

Draft Houghton and Wyton Neighbourhood Plan Decision Statement

1. Summary

- 1.1. Following independent examination Huntingdonshire District Council's Cabinet has decided to accept the examiner's recommended modifications and the Houghton and Wyton Neighbourhood Plan.

2. Background

- 2.1. The Houghton and Wyton neighbourhood area was designated on 19 December 2012 under the Neighbourhood Planning (General) Regulations (2012). The plan area covers the village of Houghton and Wyton and is contiguous with the parish council's administrative boundary.
- 2.2. Houghton and Wyton Parish Council, as the qualifying body, submitted the Houghton and Wyton Neighbourhood Plan and its supporting evidence to Huntingdonshire District Council in June 2015. The statutory six week submission consultation was held from 19 June to 31 July 2015.
- 2.3. Huntingdonshire District Council, in discussion with Houghton and Wyton Parish Council, appointed an independent examiner, Ann Skippers MRTPI, to review whether the submitted Neighbourhood Plan met the Basic Conditions as required by legislation. Ms Skippers issued her report on 14 December 2015 which recommended that the Neighbourhood Plan, subject to the modifications proposed in her report, met the Basic Conditions and should proceed to referendum.
- 2.4. Following discussions with the qualifying body it was decided that most of the Examiner's recommendations would be accepted in full. The exceptions were those relating to the Village Limits/ Built Up Area (HWNP1) and the Local Settlement Gap (HWNP3).
- 2.5. Alternative modifications that sought to address the concerns of the Examiner, meet the Basic Conditions and reflect both the views of the residents of Houghton and Wyton and the spirit of the submission neighbourhood plan were drawn up.
- 2.6. Following consultation on the alternative modifications the independent examination was reopened with a new examiner, Mr Robert Yuille MSc DipTP MRTPI. Mr Yuille issued his report on 20 December 2017 which recommended that the alternative modifications, subject to proposed modifications, met the Basic Conditions. Therefore the Neighbourhood Plan, incorporating the accepted modifications from the original examiner's report and the alternative modifications (incorporating modifications from the second examiner's report) should proceed to referendum.
- 2.7. The Basic Conditions are:
 - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
 - The making of the neighbourhood plan contributes to the achievement of sustainable development

- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, European Union (EU) obligations and
- Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2.8. Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations (2012) (as amended) set out two basic conditions in addition to those set out in primary legislation and referred to above. These are:

- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site either alone or in combination with other plans or projects
- Having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this is not applicable to this examination).

3. Decision

- 3.1. Huntingdonshire District Council's Cabinet considered the recommendations on 18 January 2018 and agreed to accept the recommendations from the Examiners' reports and approve the Houghton and Wyton Neighbourhood Plan to proceed to referendum.
- 3.2. The modifications to the Neighbourhood Plan, as needed to ensure it meets the Basic Conditions and in accordance with the Examiner's recommendations are listed in the following tables.

Examiner's Recommended Modifications received 14 December 2015

Location	Page	Modification
Introduction	1	Change the date from "April 2012" to "2011" at the end of paragraph 1.1
	1	Change the date from "2014" to "2015" in paragraph 1.4
Various	Various	Ensure that the contents page, section headings and numbers as well as figures together with paragraph 1.11 on page 3 are consistent and tie up with each other and accurately reflect the Plan's contents
Various	Various	Remove any references throughout the Plan to allocated sites or similar as appropriate (please note that this recommended modification is not repeated at every instance and so applies to the Plan as a whole)
Local Context	6	Improve the clarity of Figure 2 on page 6 and ensure it is the most up to date plan of the Conservation Area
Local Context	7	Delete paragraph 2.22 or revise and update the wording and move this issue to a separate aspirations section or document
Various	Various	Remove all other references to the proposed AONB throughout the Plan (please note that this recommended modification is not repeated at every instance and so applies to the Plan as a whole)
Local Context	8	Update paragraph 2.29 on page 8
Local Context	8	Make it clear in paragraph 2.30 on page 8 that the claims about the access are opinions or add in the evidence which supports these claims
Local Context	10	Delete paragraph 2.38 on page 10 or ensure that any repetition is removed between this paragraph and earlier ones
Vision and Objectives	12	Correct typo in paragraph 3.1; "the" instead of "he"
Vision and Objectives	13	Delete paragraph 3.8 on page 13
Vision and Objectives	13	Check the figure of 150,000 visitors cited in paragraph 3.11 for accuracy and make any necessary changes
Vision and Objectives	14	Reword objective 1 to read: "To protect and enhance the green spaces of importance within the parish and to resist the loss of the best and most versatile agricultural land wherever possible."
Vision and Objectives & various	14 & Various	Delete objective 13 (consequential amendments will be needed)
Vision and Objectives	14	Reword objective 17 to read: "To steer new development to areas of lower flood risk as far as possible."
Village Limits/ Built Up Area	17	Delete Policy HWNP1 and its supporting text
Natural Environment	19	Make Figure 4 more legible and simpler
Natural Environment	19 & 20	Delete Figures 5 and 6 showing common land
Natural Environment	20	Policy HWNP2 should be reworded as follows:

Location	Page	Modification
		"All new development should protect and, wherever possible, enhance biodiversity and establish, enhance or extend ecological corridors and the connectivity between them. Development on land within or outside a SSSI likely to have an adverse effect on a SSSI interest, either individually or cumulatively, should not normally be permitted. Where an adverse effect is likely, permission should only be granted where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the site's features and any wider impacts on the national network of SSSIs."
Natural Environment	20 & various	Consequential amendments to the supporting text will be necessary
Natural Environment	21	Reword Policy HWNP 3 as follows: "Development proposals should respect the individual and distinct identities of the village of Houghton and the town of St Ives. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these two settlements or lead to their coalescence."
Natural Environment	22	Delete Figure 7 on page 22
Natural Environment	23	Revise Figure 8 on page 23 so that the area of Local Green Space retained is clearly shown and easily distinguishable from the background colour wash (or remove the colour wash) and ensure that the name of the LGS is the same as in the text (or vice versa)
Natural Environment	27	Delete The Elms and the BBSRC field as Local Green Spaces from Policy HWNP4 and undertake consequential amendments to the supporting text and figure
Natural Environment	27	Replace the sentence "...and will be strongly protected from development:..." in Policy HWNP4 to "...and will be protected from development other than in very special circumstances:.."
Natural Environment	27	Change the reference in Policy HWNP4 from "Figure 4.3" to "Figure 8" (or ensure consistency)
Natural Environment	32	Reword Policy HWNP5 as follows: "The green areas and verges identified on Figure X [or on pages XXXX] are valued for their biodiversity and contribution to the village's character and distinctiveness. Development that protects and enhances the openness and biodiversity of these areas will be supported. Development that would detract from the special characteristics or biodiversity of these areas will be resisted."
Natural Environment	32 & various	Consequential amendments to the supporting text and a decision on how best to identify the areas concerned will be needed
Natural Environment	34	Reword Policy HWNP6 as follows: "Development is expected to protect and enhance biodiversity assets including species-rich meadows, the River Great Ouse and areas of semi-natural habitat associated with the river. If significant harm resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, permission will be refused."
Natural Environment	34, 20 &	Consider any overlap with (the modified) Policy HWNP2 and amend supporting text as necessary

Location	Page	Modification
	various	
Natural Environment	34	Amend text in paragraph 5.24 on page 34 to refer to "Figure 9" rather than "Figure 5.5"
Natural Environment	34	Ensure that Figure 9 is up to date or refer to the most recent classifications in the supporting text and avoid the need for a figure as this could be out of date quickly
Natural Environment	35	Delete paragraphs 5.26, 5.27 and 5.28 on page 35
Natural Environment	35	Reword Policy HWNP7 as follows: "Development of the best and most versatile agricultural land (as defined in the NPPF) will normally be resisted unless it can be demonstrated that significant development of agricultural land is necessary and no other land of a poorer agricultural quality is available."
Tourism	37	Reword Policy HWNP9 as follows: "Proposals for new or expanded accommodation for tourists will be supported provided that the following criteria are met: • the impact on the existing road network would be acceptable; and • pedestrian and cycle access to services in the village is provided wherever possible and ideally via footpaths and cycle routes; and • there would be no adverse impact on the character or appearance of the Conservation Area or the setting of any listed building in the Parish or the countryside."
Tourism	38	Reword Policy HWNP10 as follows: "The change of use of tourist accommodation to permanent dwellings will only be permitted when it can be reasonably demonstrated that the tourist accommodation is no longer viable. Evidence may include details of the business case and marketing of the property as a going concern at a market price over a period of months normally taken to be representative of two trading seasons."
Community Infrastructure	39	Delete the second paragraph from Policy HWNP11 and include it as part of the supporting text
Community Infrastructure	39	Delete the third paragraph from Policy HWNP11
Developer Contributions for Community Infrastructure	40	Delete or change Policy HWNP12 into a 'community aspiration' or similar ensuring that it is clearly differentiated from the policies in the Plan
Traffic and Transport	41	Consequential changes will need to be made to paragraph 9.1 which refers to this policy
Traffic and Transport	42	Delete Policy HWNP13 with the exception of paragraph three
Traffic and Transport	42 & various	Consequential amendments will need to be made to the supporting text
Traffic and Transport	43	Delete the first paragraph and all parking standards from Policy HWNP14
Traffic and Transport	43	Retain the last sentence of the policy and insert the word "public" after "...additional..." and before

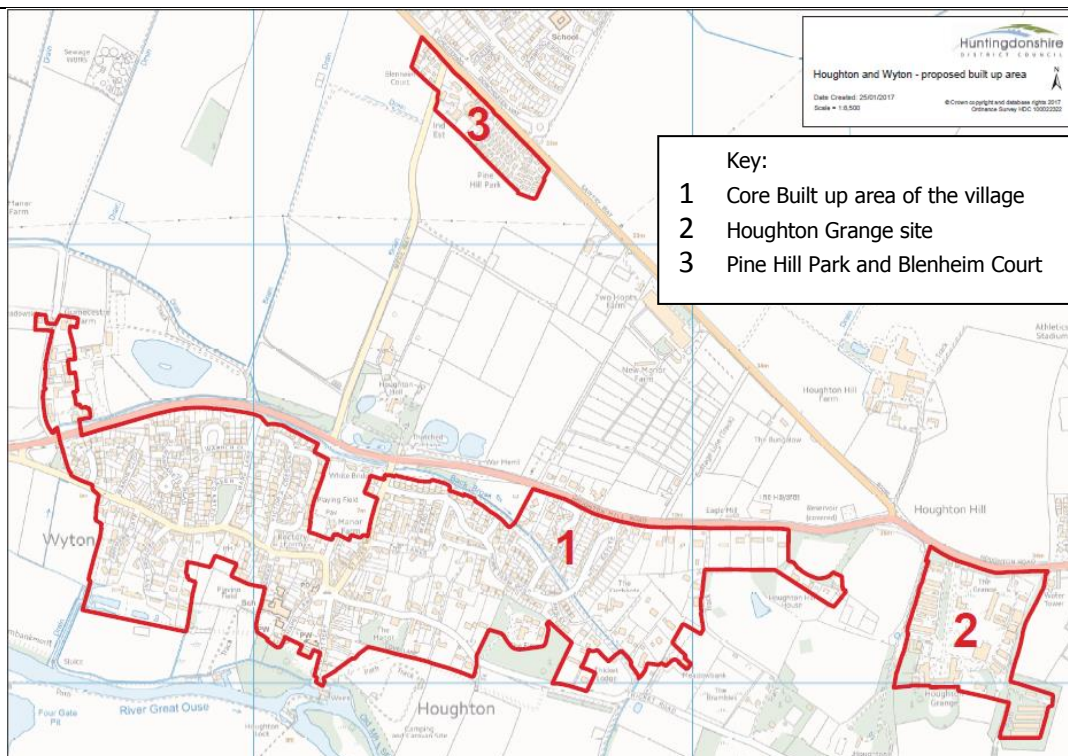
Location	Page	Modification
		"...car parking..."
Traffic and Transport	43	Ensure that the identification of photographs and figures is consistent
Traffic and Transport	43 & various	Consequential amendments to the supporting text will be needed
Traffic and Transport	44	Add "...or demonstrably unviable..." after "...physically not possible..." and before "...to make such provision.." to paragraph 9.14 on page 44
Flood Risk and Drainage	46	Delete the first paragraph from Policy HWNP16
Flood Risk and Drainage	46	Reword the (existing) second paragraph of Policy HWNP16 to: "Development will only be permitted in areas benefitting from defences where the sequential and exception tests are passed and residual risk of flooding has been considered and it can be demonstrated that the development will be safe."
Flood Risk and Drainage	46	Amend the (existing) third paragraph to read: "Any development which would reduce the flood plain storage capacity of a site will not be permitted unless an alternative storage facility is provided to compensate within the site on a level-for-level and volume-for-volume basis. Reference should be made to the SFRA maps which define the extent of the functional flood plain and any such facilities should be approved by the Environment Agency or other appropriate body."
Flood Risk and Drainage	46	Amend the (existing) fifth paragraph to read: "Replacement dwellings and buildings will only be permitted in areas at risk of flooding if it can be demonstrated they will be substantially safer and will reduce flood risk, taking into account the effects of climate change."
Flood Risk and Drainage	46	Amend the (existing) sixth paragraph to read "All developments will be expected to demonstrate they have followed the surface water management hierarchy to ensure that infiltration and other methods of surface water disposal are considered and provided for before ahead of maintaining any connection to existing surface water sewers."
Flood Risk and Drainage	46	Replace the word "applications" in (existing) eighth paragraph with "permissions"
Flood Risk and Drainage	45	Consequential changes may be needed to the supporting text
Business	48	Reword Policy HWNP17 as follows: "Proposals for new or expanding businesses will be supported provided that they are appropriate to their rural setting and respect the character of the village, the countryside and wider landscape including views in and out of the area. Any such use will need to ensure that its impact on light, noise and air is acceptable. Proposals that provide suitable space for start-up or incubator businesses, develop the Parish's agricultural base or increase retail space in the village centre are particularly encouraged. The loss of existing retail or other community services and facilities will be resisted unless

Location	Page	Modification
		alternative or enhanced provision is made elsewhere in suitable and accessible locations in the Parish or it can be demonstrated that the use is no longer viable. New development along the A1123, A141 or B1090 should seek to retain existing trees, hedges and ditches wherever possible to protect the rural setting. Any new development should not increase flood risk. Planning applications for development within the Plan area must be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice, but may also be required on a site by site basis based on locally available evidence."
Business	49	Delete Policy HWNP18 in its entirety and its supporting text
Housing	52	Reword Policy HWNP19 as follows: "Residential development on windfall sites in the villages that meets local needs will be supported. In particular, the provision of one or two bedroomed units and housing that meets the needs of older people is particularly encouraged. Self-build units will be supported on appropriate sites."
Housing	50, 51 & various	Consequential amendments to the supporting text will be needed including ensuring that paragraph 12.14 is brought into line with national policy and advice and reflects recommended changes to the issue of flooding made throughout this report
Design of New Development	55	Reword Policy HWNP20 as follows: "New development will be supported where it can demonstrate that the following criteria are all met: • it respects the character or appearance of the village and its heritage assets including the Conservation Area and the setting of the Great Ouse Valley • it responds positively to the heritage and distinctive features of any Character Area in which it is situated and pays particular attention to the site's topography and height, scale, spacing, layout, orientation and materials • it is of a high quality design and, where appropriate, is of a distinctive and individual character • it retains and incorporates, where possible, existing natural features such as trees, hedgerows and ponds • it takes any opportunity available to provide safe, accessible and well connected footpath and cycle routes to the village centre, and • where the development is located at the edge of the settlement it takes account of, and respects, the character of adjacent countryside by providing landscaping and / or developing at a lower height as appropriate to reflect its fringe location."
Design of New Development	53 & 54	Consequential amendments to the supporting text will be needed
Design of New Development	54	Change reference in paragraph 13.11 from "Policy HWNP21" to "Policy HWNP20"

Location	Page	Modification
Existing Development Sites – Parish Needs and Intentions	56 & 57	Move section 14 in its entirety to a separate section (which does not appear as part of the Plan) or appendix of the Plan which is clearly labelled 'community aspirations' or delete in its entirety
Existing Development Sites – Parish Needs and Intentions	56 & 57	Clarify or remove the reference to sui generis uses in paragraph 14.7
Existing Development Sites – Parish Needs and Intentions	57	Move paragraph 14.13 so that it sits within the correct section
Existing Development Sites – Parish Needs and Intentions	56 & 57	Consequential changes may be required
Monitoring and Community Action Plan	58	Clarify paragraphs 15.4 and 15.5 further
Monitoring and Community Action Plan	58	Move the part of section 15 headed "Community Right to Bid" in its entirety to a separate section (which does not appear as part of the Plan) or appendix of the Plan which is clearly labelled or delete in its entirety

Alternative modifications for policies HWNP 1 and HWNP 3

Location	Modification
Section 4, Village Limits/Built Up Area, pages 15 to 17	Alternative Modification 1 - HWNP 1 Built Up Areas The following content replaces Figure 3: Indicative Built Up area of Houghton and Wyton and policy HWNP1 – Houghton and Wyton village limits/built up area. Policy justification The NPPF makes clear distinctions between built up areas and the countryside. To assist with interpretation of the neighbourhood plan's policies, built up areas have therefore been defined and mapped; all land outside the defined boundary is deemed to be countryside and subject to policies influencing development outside the built up area.



Policy

Policy HWNP1 - Houghton and Wyton built up area

A built up area is defined as a distinct group of 30 or more homes and their immediate surroundings.

Other areas outside the built up area are part of the open countryside.

Proposals for development within the built up area will be guided by the relevant Neighbourhood Plan policies and other policies in the development plan.

Proposals for development outside of the defined built up areas will be acceptable where they comply with relevant policies for building in the countryside.

Objectives addressed by Policy HWNP1

1,2,3,10,16

Section 5, Local Settlement Gap, pages 21 to 22

Alternative Modification 2 – HWNP 3 Anti Coalescence

The following content replaces Local Settlement Gap paragraphs 5.5 to 5.7, policy HWNP3 – Local Settlement Gap and Figure 7: local Settlement Gap.

Prevention of coalescence with St Ives

Working together with policy HWNP1, this policy seeks to protect the village character and distinctiveness by retaining and enhancing a clear and obvious open land gap between the village and neighbouring market town of St Ives.

Historically the land identified in Development Plan documents separating Houghton & Wyton from St.Ives has comprised that land extending east of Houghton Grange and being made up of the St.Ives Golf Course, BBSRC Field and Thicket Wood.

Previous Inspectors of Development Plan documents have carefully described and defined the area in question using various terms such as 'green gap', 'open gap'; 'separation' and 'green wedge'. They have valued its importance using comments that it 'should not be impinged upon', 'not compromised' and 'should be protected', including that it was 'vital'.

The Inspector of the Core Strategy 2009 stated that 'separation should be retained' and during preparation of the plan, the SHLAA 2009 specifically excluded the BBSRC field from development for this reason.

Whilst recognising the vital importance of maintaining a gap between village and town, subsequent plans have allowed some development of the town westwards and onto the northern section of old St.Ives golf course. In so doing this has reduced the area of land capable of physically separating the communities.

The depletion of historic land area once making up the 'green gap' now means that the BBSRC field occupies the only undeveloped frontage adjoining the A1123. It represents the last undeveloped and largely open area of agricultural and grassland countryside east of the village, as well as running north to south, uninterrupted from the A1123 south to the Thicket.

As a consequence the BBSRC field has gained importance in ensuring anti coalescence is maintained.

Whilst the BBSRC field together with the Thicket wood immediately to the south of it, remains the cornerstone of this policy, it should be noted that the surrounding areas of land which knit together in a patchwork across Houghton Hill, and continue to include the remaining undeveloped southern slopes of the old golf course (although not within the designated area of this Neighbourhood Plan) ; the county wildlife site (south of Houghton Grange); as well as the albeit secondary, more manicured gardens belonging to the scattering of houses west of Houghton Grange; are all now increasingly important in helping to maintain the perception of separation.

Whilst recognising an increased reliance upon the wider area working together to deliver the objective of anti coalescence, the Core Strategy 2009 does not include a specific anti-coalescence policy which brings these areas together and defines them as a gap.

The importance to the community of anti coalescence between Houghton and Wyton the western edge of St Ives has historically been very significant. This continues to be the case as evidenced through the funding of a court case, a petition of over 700 signatures and many letters to the District Council on the subject as well as the Neighbourhood Plan surveys and consultations. It is the opinion of the community of Houghton and Wyton that, with the growth of neighbouring St Ives, assimilation would not be possible without totally destroying the historic character of the parish and the settlements.

It is therefore the purpose of HWNP policy 3 to define and protect those areas of land responsible for delivering both the actual and perceived anti coalescence of village and town as experienced from road, footpaths, meadow or river.

Policy justification

Huntingdonshire is characterised by a variety of individual towns and villages. However, as stated in the Local Development Scoping Report 2007 which informed the Core Strategy 2009, the extent of urban development over the past 50 years has transformed the appearance of its market towns and has also had a major impact on many of the villages. It went on to say that in some cases this has led to the incorporation of previously distinct settlements such as Eaton Socon (St. neots) and Hartford (Huntingdon).

Houghton and Wyton can contribute to maintaining this rich tapestry by way of ensuring the continued separation between the built up area of the village and the town of St Ives. This will help to protect the special character of Houghton and Wyton which has a clear and distinct identity as a village from that of St Ives as a market town.

The landscape of Houghton Hill is valued as a significant and unique topographical feature in the area forming a key element in long distance views across the Ouse Valley and contributing to the setting of both Houghton and Wyton and St Ives.

Historically Houghton Hill House and Houghton Grange stood in extensive grounds somewhat detached from the eastern end of Houghton. Housebuilding since the 1950s has extended the village eastwards such that Houghton Hill House is now connected to the eastern end of the defined built up area. Houghton Hill house has an entrance from the A1123 with a section of landscaped garden with ornamental tree cover fronting the road and helping to partially conceal the house.

Next to this is Houghton Grange which has been identified as an allocated development site within the Core Strategy. This site is detached from the core village and when developed will be large enough to create its own built up area. The woodland belt surrounding the site on three sides to the south, east and west, does screen views of the site. This is particularly important on the eastern flank and to the south where it links to Houghton Meadow county wildlife site and leads down to countryside footpaths. On the northern edge of the site, two large listed gate houses front onto the road on either side of a long wide entrance. A water tower is also situated on the north-eastern corner next to the A1123 and both form landmarks when travelling along this road. To the north of the A1123 recent development in St Ives has extended westwards such that it now directly abuts the extensive open farmland rising to the north of Houghton Grange; however, this land lies within the parish of Wyton on the Hill and is outside the scope of this neighbourhood plan.

Westward of Houghton Grange, a scattering of individual properties and gardens create a patchwork and populate the ridge and lower slopes before connecting with the built up area of the core village.

The eastern edge is separated from St Ives by a more open and larger tract of land, known as the BBSRC Field. It is the only significant natural grassland area left between the village and the town. It is also the last remaining area of open frontage along the A1123 affording glimpses of long distance views from the road. Taken together with the Thicket wood it is the only area of land which runs uninterrupted by housing north to south from the road to the valley floor. It does contain two small groups derelict buildings on its western edge, formerly used in association with Houghton Grange as a poultry research station. One of these groups is attached to the south western corner of Houghton Grange and has been included within the built up area specified in Policy HNWP1. Once again this is heavily screened from the southern approaches by mature trees.

The District's historical Development Planning documentation stretching back over 20 years has consistently recognised the BBSRC field and Thicket wood as being at the heart of providing the important and substantial separation of Houghton & Wyton from St.Ives.

	In the development of the Core Strategy 2009 the BBSRC Field is expressly treated by the source material for Policy CS2 of the Core Strategy as being unsuitable for residential development, precisely because of its importance in forming the landscape gap between St Ives and Houghton. Further support for the above interpretation comes from the Core Strategy's express saving of Policies EN 15 and EN17 of the 1995 Local Plan. With the granting of planning permission and current building programme for the old St.Ives golf course, the remaining land i.e. the BBSRC field and Thicket wood, has become significantly more important to maintain separation. However, it is also much more apparent that in order to maintain a meaningful perception of separation, both visually and physically, this now has to work in conjunction with other areas of undeveloped and unallocated land lying between the two settlements. This policy recognises this need, ensuring that coalescence with St Ives is prevented and the special character of Houghton and Wyton is therefore retained. In doing so it puts the BBSRC field and Thicket wood at the heart of that area essential to ensuring anti coalescence, together with the surrounding area of the County wildlife site (south of Houghton Grange) and the gardens west of Houghton Grange (but excluding the built up areas defined in HWNP1). Policy Policy HWNP3 – Anti –coalescence Development proposals should respect the individual and distinct identities of the village of Houghton and Wyton and the town of St Ives. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation which currently exists between these two settlements, or would lead to their coalescence. <table border="1" data-bbox="501 983 1688 1042"> <tr> <td data-bbox="501 983 1086 1042">Objectives addressed by Policy HWNP3</td><td data-bbox="1086 983 1688 1042">1, 2, 3, 4, 5, 9,</td></tr> </table>	Objectives addressed by Policy HWNP3	1, 2, 3, 4, 5, 9,
Objectives addressed by Policy HWNP3	1, 2, 3, 4, 5, 9,		

Proposed Modifications from the Examination of the Built up Areas and Anti-Coalescence Policies received 20 November

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	The map attached to Alternative Modification 1	<i>The built up area boundary shown on this map should be modified to include part of the garden to The Moorings as shown on the map attached to the representation made by Mr David Mead on behalf of Mr William King.</i>

PM2	Policy HWNP 1	<i>The built up area boundary for Houghton and Wyton is shown on Figure....</i> (The map attached to Alternative Modification 1 needs to be given a number)
PM3	Policy HWNP 3	<i>Policy HWNP 3: Anti - Coalescence</i> <i>Development proposals should respect the individual and distinct identities of the village of Houghton and Wyton and the town of St Ives. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation which currently exists between these two settlements, or would lead to their coalescence.</i>
PM4	Policy Justification to Policy HWNP 3	<u>Add the following paragraph at the end of this section</u> <u>The aim of preventing the coalescence of St Ives and Houghton and Wyton has, however, to be balanced against the fact that Policy CS2 of the Core Strategy allocates about 400 houses to a significant greenfield development to the west of the town. Planning permission has been granted for some of these houses a number of which have been built. Decisions as to where the remainder of these houses will be located will be made in the emerging Local Plan.</u>