

Houghton and Wyton Conservation Area review consultation

APPENDIX THREE - RESPONSES SUMMARY

Action Summary:

1 – Amendment to document made.

2 – Amendment to document not made.

Respondent	Ref. no.	Address	Summary of Issues Arising	Action
Resident	1	Telephone Caller – Wyton Village	Caller has trouble differentiating colours of areas to be included and excluded on Boundary Review maps 8 and 9. Key shows incorrect line colours.	1
Comments Form	2	N/A	1) Supports boundary change. 2) Does not think proposed boundary is correct. 3) Should be larger. 4) Finds CA documents useful. 5) Will send in more comments. 6) Include river frontage to west and landscape to east.	2
Comments Form	3	N/A	1) Supports boundary change. 2) Thinks proposed boundary is correct. 3) Could include Ruddles Lane but understands why this is not proposed. 4) Finds CA documents useful. 5) No comments on content. 6) No other issues.	2
Comments Form	4	N/A	1) Supports boundary change. 2) Does not think proposed boundary is correct. 3) Include The Thicket. 4) No comment. 5) No comment. 6) No other issues.	2

Comments Form	5	N/A	<ol style="list-style-type: none"> 1) Supports boundary change as a means to giving greater protection to H&W parish. 2) Thinks proposed boundary is correct. 3) No comment. 4) Finds CA documents readable and informative. 5) No comments on content. 6) Ensure implementation of S.106 improvements to Thicket Road. 	2
Comments Form	6	N/A	<ol style="list-style-type: none"> 1) Does not support proposed boundary changes as it is big enough already. 2) Does not think proposed boundary is correct. 3) The area to the east of Houghton should be omitted. 4) Finds CA documents useful. 5) No comment. 6) Character assessment should address proposed development of St Ives. <p>Additional map showing revision to subdivision of area L.</p>	2
Mr and Mrs Lucking (Residents, Ward Close)	7	via email	<ul style="list-style-type: none"> • Have no objection to exclusion of Ward Close from CA. • Agrees with most boundary changes. • Would like to see inclusion of field to east of Houghton Grange to provide protection of 'Green Gap'. • Has concerns about new development increasing traffic along A1123. 	2

Alastair Price (Resident Houghton Hill)	8	via email	<ul style="list-style-type: none"> • Suggests that Hill Estate be included as it has historic interest, trees and green space worthy of protection. • Eagle Mill and surrounding fields should be included to reflect historic relationship with the Houghton Hill House estate. • The field east of Houghton Grange should be included as it is visible from meadows, is historically linked to Houghton Grange, had a fair and is an important landscape setting to the conservation area. • Notes that very little land north of the A1123 has been proposed for inclusion and indicates the presence of historic droves, paths and trackways that cross the fields there. • Notes that Ruddles Lane is historic. • Splash Lane should be included as a historic track with Romano-British associations. • Suggests including the northern bank of the Great Ouse to match the Hemingfords CA. • Proposes widening the CA boundary to include all areas noted above in order to control further development and avoid adverse impacts upon the countryside and local tourism. 	2
Mr G. Sykes	9	Consultation Portal H+WCABR1	<ol style="list-style-type: none"> 1) Supports CA boundary review as a way of assisting in the protection of buildings of local interest. 2) Supports proposed boundary changes. 3) Thinks boundary is correct. 4) Finds CA documents useful. 	2
Mr G. Ridewood Campaign for the Protection of the Rural Environment (Cams)	10	Consultation Portal H+WCABR2	<ol style="list-style-type: none"> 1) CPRE supports changing the CA boundary. 2) Supports proposed changes. 3) Thinks proposed boundary is incorrect as the three lakes located to the north of the A1123 should be included for landscape value. 4) Finds CA documents useful. 	2

Mrs H. Merryweather	11	Consultation Portal H+WCABR3	<ol style="list-style-type: none"> 1) Supports changing the CA boundary - long overdue for an update. 2) Does not think the proposed boundary is correct. 3) Further comments to follow. 4) Finds CA documents useful. 	2
Mrs L Craig	12	Consultation Portal H+WCABR4	<ol style="list-style-type: none"> 1) Supports changing the CA boundary - long overdue. 2) Thinks the proposed boundary is correct. 3) Suggests the inclusion of common land to the north of the A1123, Splash Lane and Eagle Mill area. 4) Finds CA documents useful. 	2 1
Cllr A. H. Williams	13	via email	<ul style="list-style-type: none"> • Identifies an error in house numbering (annex 3) page 17. • Suggests including a triangle of land centred on former Eagle Mill bounded by B1090, A1123 and Cottage Lane. 	2
Mr and Mrs Feakes Houghton and Wyton Local History Society.	14	via email	Proposes a number of changes regarding factual and interpretive elements of the historic content in the Character Statement.	2
Sian Williams Conservation Officer The Wildlife Trusts	15	via email	<ul style="list-style-type: none"> • The Wildlife Trusts understand the interest in including the Wildlife Trust sites for historic landscape and wildlife reasons. • Expresses concerns that including the Wildlife Trust land in area L would result in unnecessary bureaucracy and disrupt day to day running of the sites. • Requests further consideration be given to reasons for including the nature reserves within the CA and what further benefits this would confer. 	2
Mr Jamie Robert Melvin Land Use Operations Team Natural England	16	via email	Can see nothing that causes concern and therefore makes 'no comment'.	2

Jennifer Dean Planning Liaison Manager Anglian Water Asset Management	17	via email	Has no comment to make.	2
Mrs Dawn Porter Planning Liaison Officer Environment Agency	18	via email	Has no objection to the Character Statement and Boundary review.	2
Sinead O Donoghue Planning Policy Officer Cambs County Council	19	Development Strategy Team, Box No. CC1216, Castle Court, Shire Hall, Castle Hill, Cambridge. CB23 0AP and H&WCABR5	<ul style="list-style-type: none"> • Cambs County Council welcomes proposals to include the medieval field systems and grounds of country house estates on Houghton Hill as this will strengthen landscape-scale biodiversity benefits within the three contiguous conservation areas of Houghton and Wyton, St Ives and The Hemingfords thereby helping fulfil biodiversity duties under the Natural Environment and Rural Communities Act 2006. • Recommends including the former BBSRC field east of Houghton Grange in order to strengthen landscape connectivity across this part of Huntingdonshire. • Identifies various possible typographical errors and failure to map River Great Ouse County Wildlife Site. • Welcomes the inclusion of various public rights of way and their associated historic hedgerows within the CA. 	2

Houghton and Wyton Neighbourhood Working Party	20	via email	<ul style="list-style-type: none"> • Recommends that the farmland to the east of Houghton Grange is included on the grounds of historic landscape characterisation. • The Thicket Bird Sanctuary should be transferred from the St Ives Conservation Area to the Houghton and Wyton Conservation Area. • Extend the CA boundary to include the northern bank of the Great Ouse up to and including Hartford Marina. 	2
Mrs C. Pollock Parish Clerk Hemingford Abbots Parish Council	21	5, Gore Tree Road, Hemingford Grey, Cambs. PE28 9BP	<ul style="list-style-type: none"> • The Parish Council welcomes the inclusion of large parts of Houghton Hill and the historic farmland bordering Thicket Road as they are an important landscape backdrop to Hemingford Abbots parish. • It is strongly recommended that the field to the east of Houghton Grange and the land associated with The How be included within the CA to maintain landscape continuity in the Great Ouse valley. 	2
Ann Enticknap Deputy Town Clerk St Ives Town Council	22	via email	<ul style="list-style-type: none"> • St Ives Town Council Members wish to see additional areas included within the conservation area (indicated on submitted map). • Area A consists of a large field directly north of Houghton Grange across the A1123 which is bounded on the east by the parish boundary and on the west by Houghton Hill Farm. • Area B consist of a triangle of land centred on the former Eagle Mill, bounded by the B1090, A1123 and Cottage Lane. 	2

<p>Mrs H. Merryweather Parish Clerk Houghton and Wyton Parish Council</p>	23	via email	<ul style="list-style-type: none"> • The Houghton and Wyton Parish Council applaud the work undertaken so far but believe the proposed area should be further expanded. • The BBRSC field to the east of Houghton Grange should be included as a vital part of the landscape setting to Houghton Village. The field has an historic landscape characterisation. • Eagle Mill and historic curtilage should be included. • The river frontage should be included to mirror the designated area of the Hemingfords Conservation Area. • The Thicket Bird Sanctuary should be transferred from the St Ives Conservation Area to the Houghton and Wyton Conservation Area and renamed. • The Parish Council endorse the recommendation of the CPRE to include the lakes adjacent to the Houghton Manor site within the CA. 	2
<p>Mr. Martin Page D H Barford & Co. Chartered Surveyors and Planning Consultants On behalf of the Biotechnology and Biological Sciences Research Council</p>	24	Howard House, 17 Church Street, St Neots, Cambs. PE19 2BU	<p>The Agents for the BBSRC suggest that the northern half of the Houghton Grange property is not included within the conservation area for the following reasons:</p> <ul style="list-style-type: none"> • The site adds no appreciable spatial quality from a longer distance due to screening from belts of trees on three sides. • The site does not form part of a key settlement edge. • The existing trees are already protected with Tree Preservation Orders. • Much of the historic quality of the site has been lost through the piecemeal development of outbuildings and laboratories which are now in disrepair. • The site has no archaeological significance. • Opportunities for economic regeneration and character enhancement are already fully covered by the approved residential development. 	2
<p>Mr J Page</p>	25	<p>Consultation Portal Via email H&WCABR6</p>	<ul style="list-style-type: none"> • Extend the conservation area to include eastern part of Houghton and Wyton parish land. • This will preserve the gap between the parish and St Ives by preventing development. 	2

Ms Boothman	26	Consultation Portal H&WCABR7	<ol style="list-style-type: none"> 1) Supports changing the CA boundary – it's always good to review. 2) Thinks the proposed boundary is incorrect. 3) Suggests the inclusion of the farmland to the east of Houghton Grange as it is important to the overall character of the area of Houghton Hill, providing views for the Hemingfords and from the meadows. The riverscape i.e. full river and banks are historically important as are its wildlife and and leisure value to the village. 4) Finds CA documents useful – well researched and thought through. 5) Further Issues – The CA cannot be seen in isolation from The Hemmingfords and St Ives CAs and it would be good to see the documents illustrate this. 	2
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