

HOUGHTON AND WYTON NEIGHBOURHOOD DEVELOPMENT PLAN 2014 - 2036

Examination of the Built up Areas and Anti-Coalescence Policies

EXAMINER: Robert Yuille MSc DipTP MRTPI

Stuart Morris
Huntingdonshire District Council
Pathfinder House
St Marys Street
Huntingdon PE29 3TN.

Examination Ref: 02/RY/HWNP

Via email:

Stuart.Morris@huntingdonshire.gov.uk

cc: clerk@houghtonwytonpc.co.uk

26 September 2017

Dear Mr Morris

I note from your e mail of 13 September 2017 that Huntingdonshire District Council (HDC), as it is entitled to do, does not intend to comment on points raised in representations on the Alternative Modifications to the Houghton and Wyton Neighbourhood Plan. I also note that the Qualifying Body has not made any such comments. It would, however be helpful if HDC would comment on the following two questions.

- 1) The first question relates to Alternative Modification 1. The first Examiner advises in her report (second paragraph on page 20) that '*HDC.... consider that defining a boundary might be counterproductive.*' However, HDC is now promoting a built up area boundary through Alternative Modification 1. Can HDC explain why they have altered their position on this matter, bearing in mind the specific terms of paragraph 13(1)(b) of Schedule 4B to the Town and Country Planning Act 1990 (as amended)?
- 2) The second question relates to Alternative Modification 2. Policy HWNP3 seeks to prevent the coalescence between the village and St Ives. The first Examiner, when considering the original version of Policy HWNP3, reports HDC as considering that "...decisions about which specific parcels of land should be developed '*should be determined through the full Local Plan process.*'" She then goes on to state that the designation of the gap between the two settlements as then proposed would '*...prevent, or at least make it harder for the District Council to plan for the strategic needs of the District, particularly given various constraints including flooding in the area.*' Can HDC confirm that it is satisfied that the version of Policy HWNP3, as now proposed in Alternative Modification 2 – a policy which includes the phrase '*Development will not be permitted if, individually or cumulatively it would result in the loss of the visual or physical separation which currently exists between the two*

settlements.' would not prevent, or at least make it harder for the District Council to plan for the strategic needs of the District?

I intend to carry out an unaccompanied site visit on **Wednesday 4th October**. It would be most helpful if I were able to receive a response to my questions by then. The site visit will be undertaken unaccompanied. You will appreciate it is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

In the interests of openness, may I prevail upon you to ensure a copy of this letter is placed on the local authority and qualifying body's websites.

Thank you in advance for your assistance.

Your sincerely

Bob Yuille

Examiner