

Annual Monitoring Report 2023 Part 1 (Housing Supply)

Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

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Contact details

The Council have prepared this document so that it is compliant with the website accessibility requirements where possible; however some sections such as the housing trajectory are not fully accessible due to the reliance on tables. If you need further accessibility adjustments to any sections of this document or if you would like a translation of this document, a large text version or an audio version please contact the Planning Policy Team on the contact details set out below and we will try to meet your needs.

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1 Executive Summary

Housing Development and Supply

1.1 The 2022 housing trajectory predicted completions of 1059 dwellings in 2022/23. The actual number of completions was 1250 (net). The majority of new dwellings were built in St Neots (227), Godmanchester (198), The Stukeleys (149), Ramsey (129), and Bury (101). The Parish of the Stukeleys saw 149 completions, it must be noted that all completions are from the Alconbury Weald development, which will form its own distinct settlement.

1.2 As at 31 March 2023, **1,115** dwellings were under construction. Completions in 2023/24 are anticipated to be **1,050** dwellings.

1.3 A housing trajectory has been prepared presenting the situation as at 31 March 2023 to reflect the formal monitoring period for this AMR. The minimum housing target for 2011 to 2023 has been exceeded by 173. Incorporating a 5% buffer to the 5 year requirement for **4,020** dwellings without deducting the oversupply gives an overall requirement of **4,221** dwellings and equates to **5.79 years**. If the oversupply is deducted from the target for 2011 to 2023, this gives an overall housing land supply of **4,392** dwellings compared to a target of **4,039**, which equates to **6.06 years** when a 5% buffer is incorporated. The Council can therefore demonstrate a 5 year supply of housing land. Therefore, the policies for the supply of housing should be considered to be up-to-date.

1.4 **20.56%** of dwellings completed in the monitoring year were on previously-developed land (PDL).

1.5 The availability of housing that is affordable is a major issue in the District, with a growing gap between average earnings and housing costs. In 2022/23 **485** new affordable homes were completed, amounting to **38.18%** of all new dwellings completed (total gross completions were 1,270), and **37.87%** of completions on qualifying sites (i.e. those that meet the affordable housing policy criteria). **319** of these affordable completions were on Local Plan allocations (**65.77%** of the affordable total). This is down by 2.93% from last year.

2 Introduction

Background to the Annual Monitoring Report

2.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires local planning authorities to produce a monitoring report. The Regulations have removed the requirement to make this an annual report submitted to the Secretary of State. Instead the Regulations require the monitoring report to contain information on the progress made in the production of documents specified in the Local Development Scheme (LDS), and the extent to which policies set out in adopted documents are being achieved and targets being met, including policies which are not being implemented. Local authorities must publish this information at least annually and must also report on activity relating to the duty to cooperate. The report can also include other information such as up to date information on Neighbourhood Plans and Community Infrastructure Levy payments, but these can also be published separately if the Authority wishes to do so.

2.2 The Council has made the decision to carry on with the production of an annual monitoring report, as it is felt that this effectively fulfills the purpose of sharing the performance and achievements of the planning service with the local community, as well as showing historic trends through the framework of existing indicators. The start date of this report is 1 April 2022. The Local Plan to 2036 was adopted at Full Council on 15 May 2019.

2023 AMR

2.3 This is the 19th Annual Monitoring Report (AMR) to be produced by Huntingdonshire District Council and covers the reporting period 1 April 2022 to 31 March 2023. It has been decided to split the AMR into two parts. This is **Part 1 (Housing Supply)** and covers the following:

- Commentary on housing provision in this period
- Housing trajectory showing past performance and estimating future performance in terms of housing delivery, and demonstrating a 5 year supply of housing land
- The Housing Delivery Test
- Parish and settlement completions

2.4 Part 2 (Policy Analysis) of the 2023 AMR will be published by 31 December 2023 and will cover the following:

- Local Development Scheme (LDS) progress
- Analysis of performance of adopted policies as at 31 March 2023

- Detail of actions the Council has taken under its 'Duty to Co-operate'
- Update on the progress of Neighbourhood Plans
- Update on custom and self-build register and brownfield register

Monitoring in Huntingdonshire

2.5 Monitoring of development for the Cambridgeshire district councils is carried out in collaboration with the Business Intelligence (Research) Team at Cambridgeshire County Council. Monitoring conducted by the Business Intelligence (Research) Team includes housing, employment, retail, leisure and some renewable energy proposals.

2.6 The Business Intelligence (Research) Team at the County Council manages an annual development survey which takes place in April each year, and involves officers from the County and District Councils inspecting sites with extant planning permission to ascertain whether development is completed, is under construction, or yet to be started.

2.7 Through working closely with the Business Intelligence (Research) Team and utilising other sources of data such as building control records, community infrastructure levy documents and council tax records, the Council is able to continue actively monitoring the progress made on sites across the district.

2.8 From the data collected, the Business Intelligence (Research) Team produces annual topic reports with full details of completions and outstanding commitments for each type of development. The district data is then extracted from these reports to provide results for the indicators in the AMR. These reports are made available, typically with a year's delay, on [Cambridgeshire Insight](#) the County Council's shared knowledge base for the Cambridgeshire and Peterborough Area. Huntingdonshire District Council works closely with the County Council and colleagues at Cambridgeshire's other districts to ensure that systems are constantly being reviewed, and improved where possible to reflect any changes to requirements.

2.9 The Community Infrastructure Levy (CIL) is now monitored through the Infrastructure Funding Statement which is published annually and can be found on the Council's [CIL Annual Reporting webpage](#).

2.10 Other data required for the AMR is obtained from other divisions of the County Council, District Council, and statutory bodies such as the Environment Agency. The Council also contacts house builders, agents and developers to obtain data required for the housing trajectory.

3 Planning Policy Position

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3 Planning Policy Position

3.1 The planning policy context for Huntingdonshire through the monitoring year from 1 April 2022 to 31 March 2023 was as follows:

- Huntingdonshire Local Plan to 2036;
- Made neighbourhood plans for St Neots, Godmanchester, Houghton and Wyton, Huntingdon, Bury, Buckden, Grafham and Ellington, Great Gransden, The Stukeleys; and
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (adopted July 2021)

3.2 The Development Plan is supported by a series of other planning policy documents which can be found on the Huntingdonshire District Council [website](#).

Local Plan to 2036

3.3 The Local Plan to 2036 is a comprehensive plan incorporating both new local planning policies and identifying development allocations. It was submitted on 29 March 2018 for examination by an independent Inspector. Public examination hearings were held between 17-20 July and 10-27 September 2018, after which the Inspector declared that the Council complied with its duty to co-operate and that the Plan could be made sound through main modifications. An outline of proposed main modifications from the Inspector was published on 14 November 2018 and consultation on these ran between 10 December 2018 and 29 January 2019. All representations relating to the proposed main modifications and associated sustainability appraisal were passed on to the Planning Inspector for consideration.

3.4 Following the receipt of the final Inspector's Report on 29 April 2019, the Huntingdonshire Local Plan to 2036 went to Full Council on 15 May 2019 where it was formally adopted. This meant that it has superseded all previous development plans apart from any made neighbourhood plans and the Cambridgeshire and Peterborough Minerals and Waste Plans.

Local Plan Update

3.5 On 24 January 2023, Huntingdonshire District Council's Cabinet agreed to the preparation of a full update to the adopted Local Plan which will set out a plan for how the district will grow over future decades.

3.6 The first stage of the full update process for the Local Plan was proposed public engagement which commenced in February 2023 on:

3.7 [Statement of Community Involvement](#) which sets out how the District Council will engage and consult with the local community on planning matters; and

3.8 [Sustainability Appraisal Scoping Report](#) which sets out how the District Council will consider the possible environmental, social and economic impacts of the Local Plan update throughout its preparation.

3.9 The second stage of the full update process for the Local Plan which commenced in March 2023 included public engagement on:

3.10 [Land Availability Assessment Methodology](#) which sets out a clear methodology by which to assess potential development sites and provide a consistent way in which to assess their suitability, availability, achievability, deliverability and potential capacity; and

3.11 [Settlement Hierarchy Methodology](#) developed to assess the sustainability of settlements and aid in the decision making on their suitability for future growth in the next Local Plan

3.12 Call for Sites consultation was also launched in March to give an opportunity for people to send the council details of sites that might be suitable for allocation in the next Local Plan. All sites submitted during the Call for Sites can be found on our [interactive map](#) and also in this [spreadsheet](#), which is ordered by parish.

3.13 Although beyond this monitoring year, to give a comprehensive picture, public consultation for the [Issues Engagement Paper](#) was launched in June 2023. The paper highlighted known issues in the district and asked for public opinions on topics including responding to the climate crisis, enhancing the natural environment, supporting places, meeting housing needs for all, promoting a prosperous economy, developing high quality sustainable communities with supporting infrastructure, and distributing new growth.

Neighbourhood Plans

3.14 Huntingdonshire has currently (as at 25 October 2023) nine made neighbourhood plans: St Neots (2016), Godmanchester (2017), Houghton and Wyton (2018), Huntingdon (2019), Buckden (2021), Bury (2021) and Grafham and Ellington (2022), Great Gransden (2023) and The Stukeleys (2023). Progress on neighbourhood planning in the District is kept on the District Council's [website](#) and will be monitored in more detail in Part 2 of the AMR in December 2023.

National Planning Policy Framework

3.15 In July 2021 updates were made to the NPPF to emphasise sustainable development, conservation and enhancement of the environment, and well-designed places. The latest update to the NPPF was published in September 2023 following the Government's Technical consultation

on updates to national planning policy and guidance. The updated NPPF emphasises on sustainable development, plan making, delivering a sufficient supply of homes and meeting the challenge of climate change, flooding and coastal change.

Planning Practice Guidance

3.16 In March 2014, the government introduced online Planning Practice Guidance (PPG). This is updated on an intermittent basis throughout the year.

4 Analysis of completions in 2022/23

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4 Analysis of completions in 2022/23

4.1 The 2021 housing trajectory predicted completions of **1059** dwellings in 2022/23. The actual number of completions was **1,250 (net)**. The majority of new dwellings were built in St Neots (227), Godmanchester (198), The Stukeleys (149), Ramsey (129), and Bury (101). The Parish of the Stukeleys saw 149 completions, it must be noted that all the completions are from the Alconbury Weald development, which will form its own distinct settlement. The sites contributing the highest numbers of completions include Alconbury Weald, Brampton Park, Wintringham Park and Bearscroft (Romans' Edge) in Godmanchester

Key headlines from the 2022/23 data:

- 2022/23 saw the construction of 1,250 net completions (1,270 new dwellings with 20 demolitions), this exceeded the 2022 housing trajectory of 1059 dwellings and the Council's annual housing target of 804 dwellings.
- Of these 1,250 net completions, 779 (62.32%) were on Local Plan allocations.
- 20.56% of these dwellings were completed on previously-developed land (PDL).
- 485 new affordable homes were completed, this amounts to 38.18% of all new dwellings completed. 319 of these affordable completions were on Local Plan allocations (65.77% of the affordable total).
- Of the 485 affordable completions, 53% were for social rent (166 houses and 91 flats) and 47% shared ownership (203 houses and 25 flats).
- Across all tenures and dwelling types, the majority of net completions were 3 bed roomed properties (438), followed by 4+ bed roomed properties (367), then 2 bed (318), 1 bed (130), and Unknown bed (-3).
- On sites of greater than 9 dwellings that have now built out, most dwellings (313) were built on sites with a density between 30-50 dph, including dwellings that were on completed sites in Bury, Fenstanton, Ramsey and Huntingdon. A total of 237 dwellings were built on sites with a less than 30 dwellings per hectare (dph) this includes dwellings that were on completed sites in Brampton, Bury, Great Staughton and Kimbolton. Finally, 46 dwellings with a density of more than 50dph were built on sites in Bearscroft (Godmanchester).
- 3 gypsy and traveller pitches were delivered.
- As at 31 March 2023, 1,115 dwellings were under construction.

4.2 Some of these key headlines are illustrated in the series of graphs and charts over the page.

4.3 To reflect the settlement hierarchy in the adopted Local Plan, Table 4.1 breaks down the 2022/23 completions by Spatial Planning Area (SPA), Key Service Centre (KSC) and Small Settlement. The results are then illustrated in Figure 4.1. The outcome for 2022/23 shows that the majority of completions were in the Spatial Planning Areas, followed by KSCs and Small Settlements. This follows the adopted settlement hierarchy used in the Local Plan to 2036. Overall the Huntingdon and St Neots SPAs are expected to have higher levels of growth as a result of the two strategic expansion locations (Alconbury Weald and St Neots East).

4.4 A further breakdown of the 2022/23 net completions by parish has been compiled in Appendix 1, this includes net completions from the start of the Local Plan period in the 2011/2012 monitoring year.

Figure 4.1

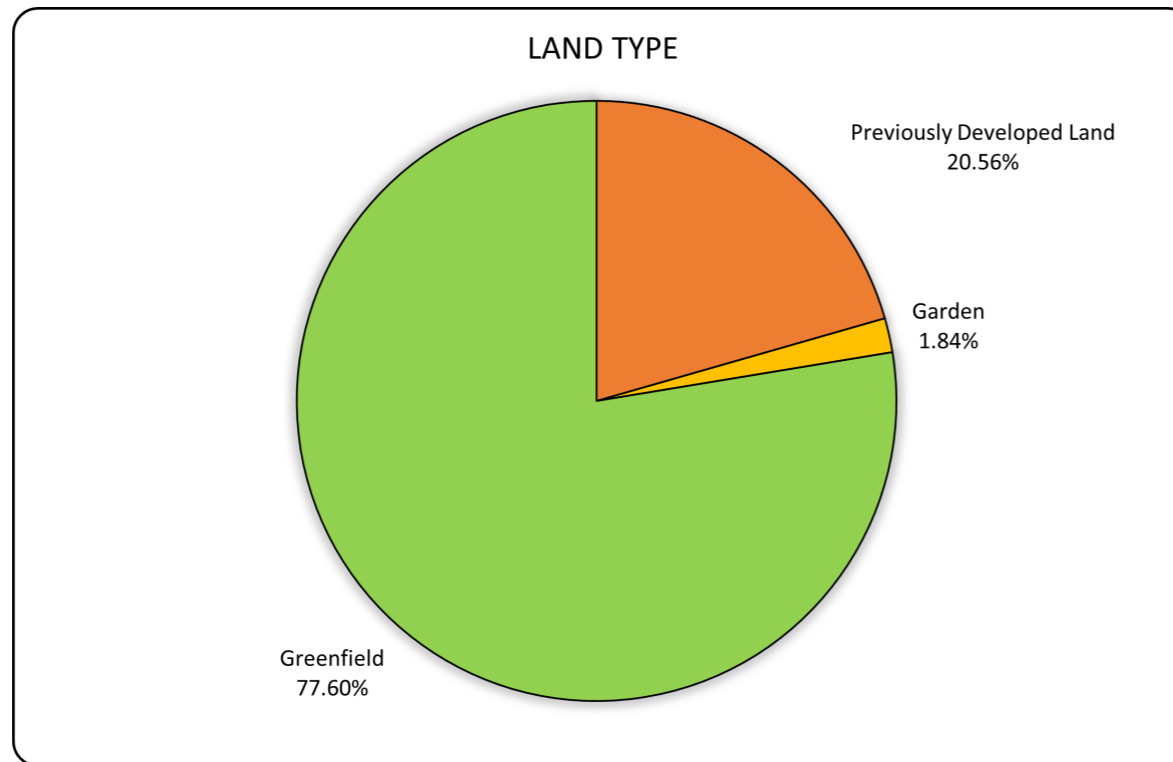


Figure 4.2

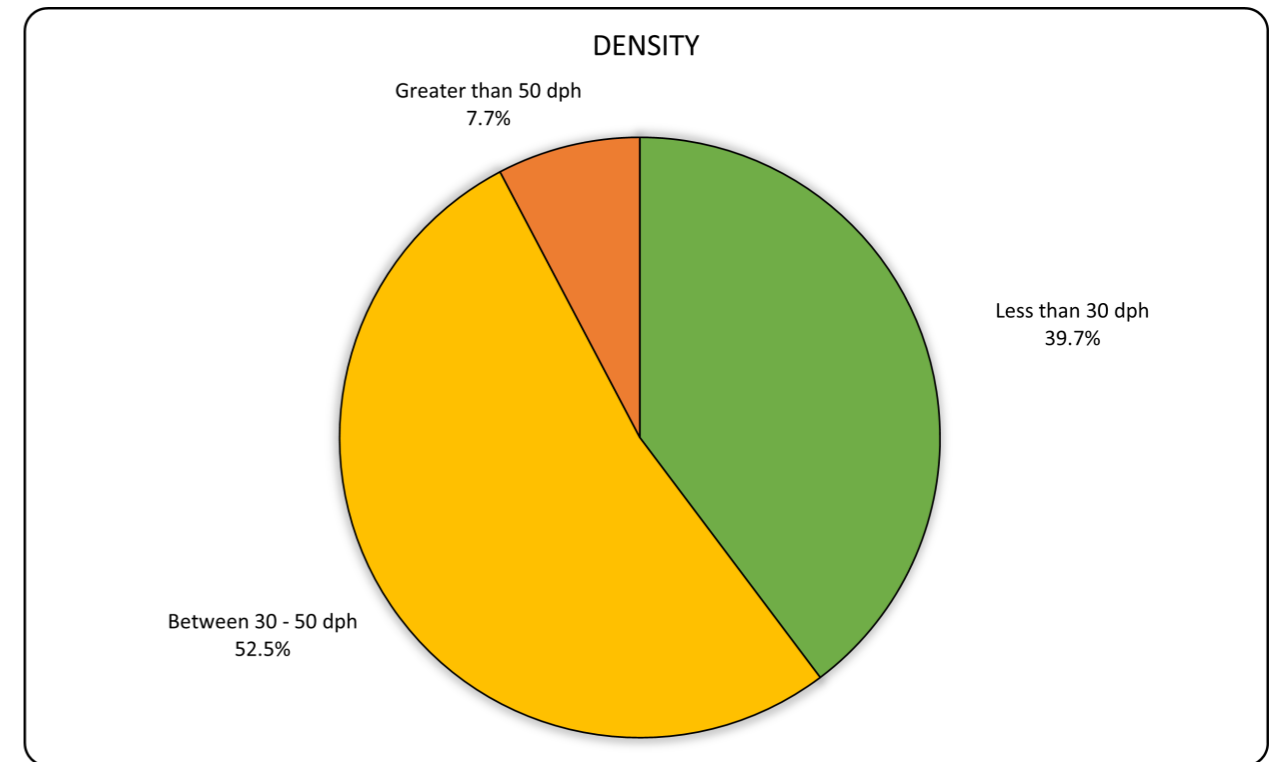


Figure 4.3

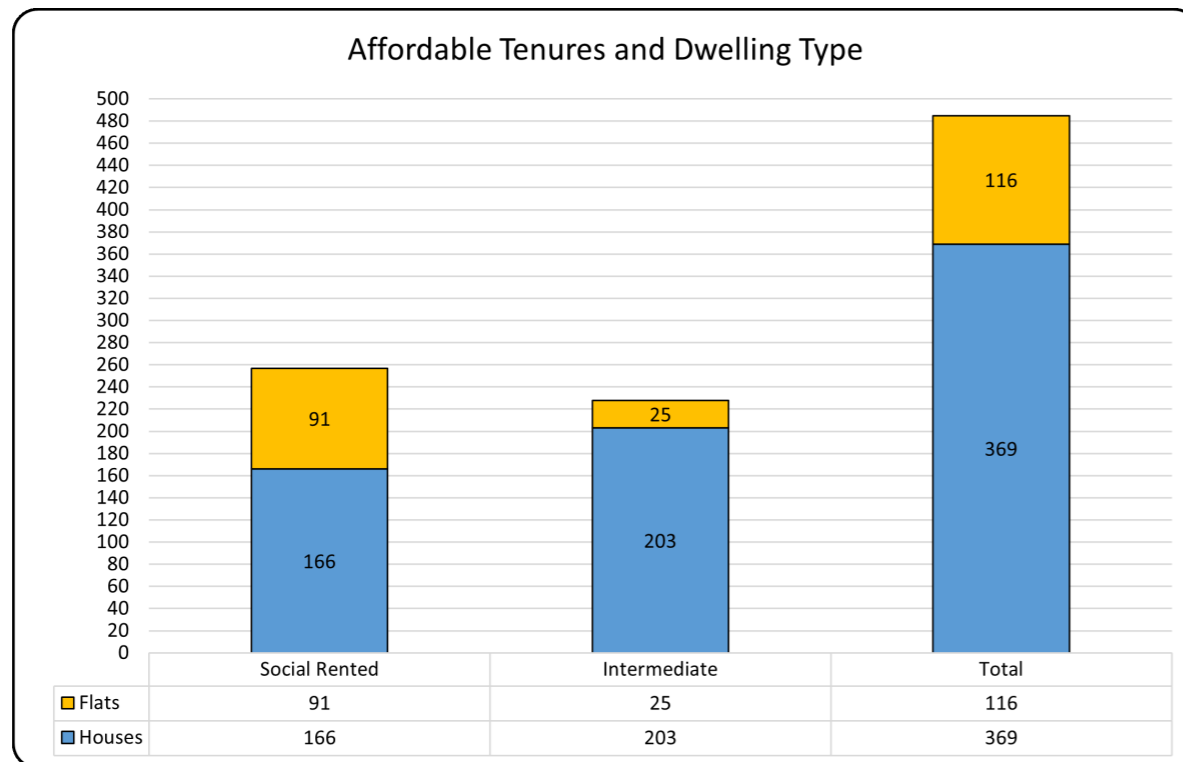
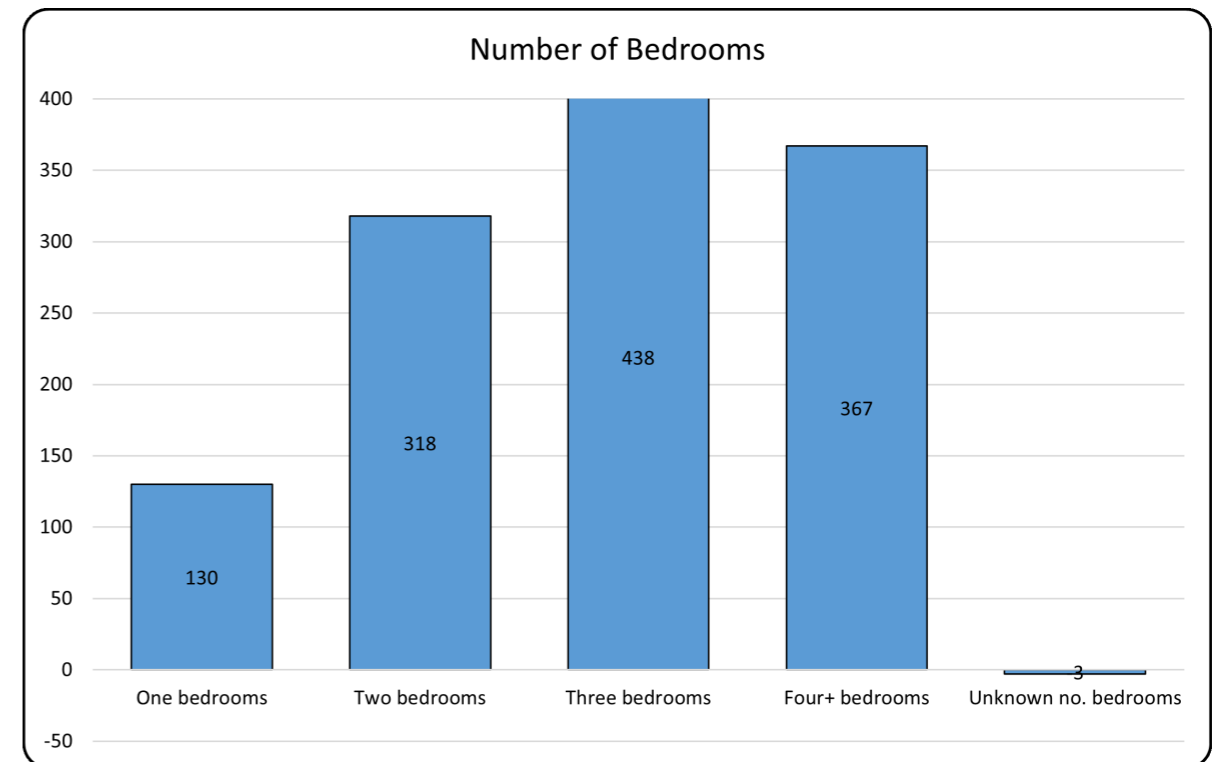


Figure 4.4



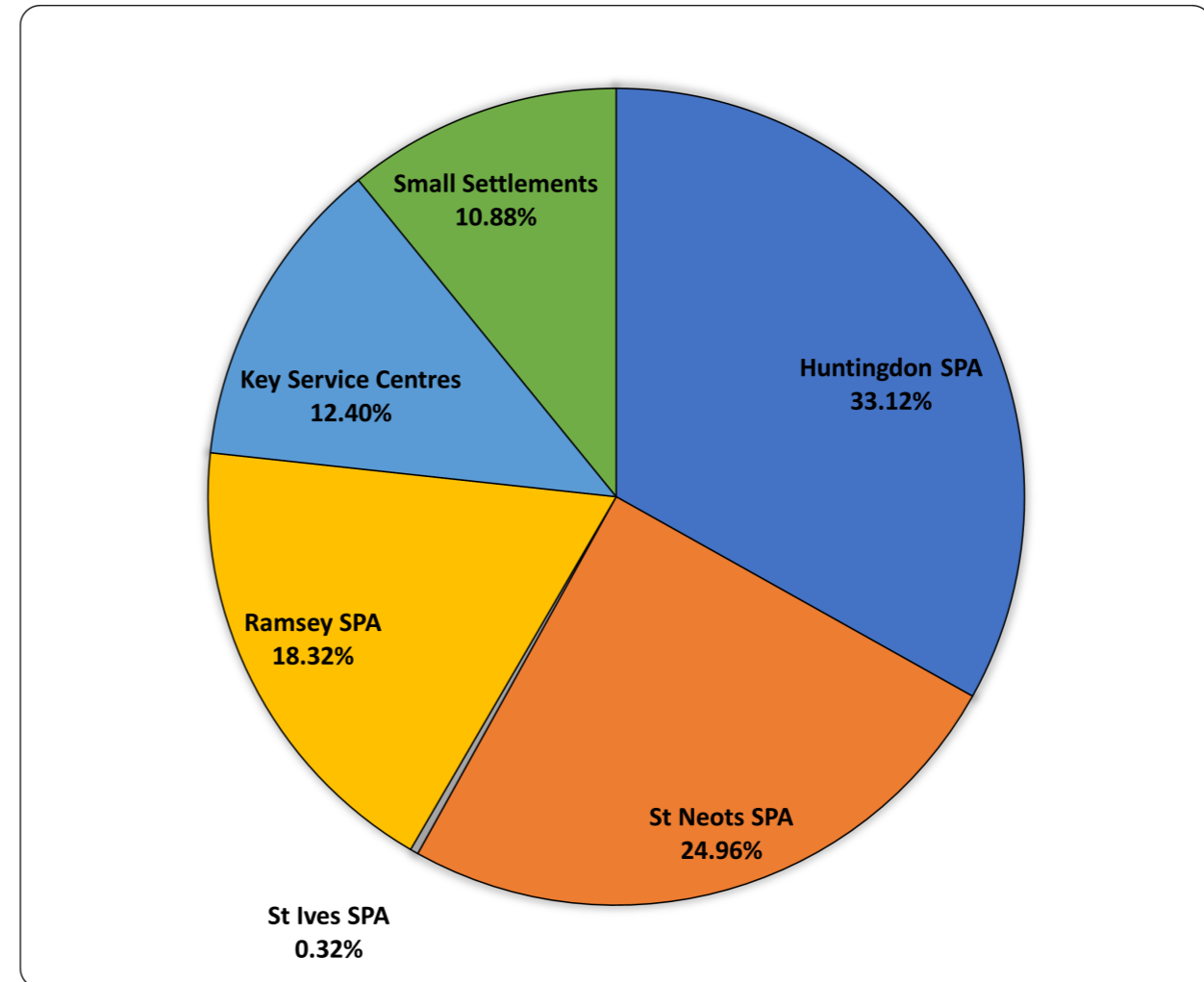
4 Analysis of completions in 2022/23

Table 4.1 2021/22 Net Completions by Settlement Hierarchy Category

Hierarchy	Location	Market	Affordable	Other	Total
Huntingdon SPA	Huntingdon	21	10	0	31
	Brampton	35	0	0	35
	Godmanchester	84	114	0	198
	Alconbury Weald	138	12	0	150
	Total	278	136	0	414
St Neots SPA	St Neots	163	64	0	227
	Little Paxton	51	34	0	85
	Total	214	98	0	312
St Ives SPA	St Ives	4	0	0	4
	Total	4	0	0	4
Ramsey SPA	Ramsey	43	85	0	128
	Bury	40	61	0	101
	Total	83	146	0	229
Key Service Centres	Buckden	15	37	0	52
	Fenstanton	3	0	0	3
	Kimbolton	10	0	0	10
	Sawtry	44	32	0	76
	Somersham	5	1	0	6
	Warboys	5	0	0	5
	Yaxley	3	0	0	3
	Total	85	70	0	155
Small Settlements	Small Settlements	101	35	0	136
	Total	101	35	6	136

	District Total	765	485	0	1,250
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Figure 4.5 Completions by settlement hierarchy 2022/23



5 Housing Supply

The housing requirement for Huntingdonshire

5.1 Huntingdonshire's Local Plan to 2036 was brought forward under the 2012 National Planning Policy Framework (NPPF) and examined under the transitional arrangements provided for plans which were well progressed when the 2018 NPPF was introduced. It was therefore not required to provide for local housing need as assessed by the standard method. The 2012 NPPF required LPAs to meet their full objectively assessed housing needs (OAN). HDC's evidence on housing requirements is set out in [Huntingdonshire Objectively Assessed Need April 2017](#) which gives HDC a housing requirement of 20,100 new dwellings for 2011-2036, equivalent to 804 dwellings per year.

5.2 The Local Plan to 2036 supports the overall provision of at least 20,100 new homes between 2011 and 2036 along with supporting infrastructure and services. The increase in housing supply will help to support the delivery of additional affordable housing which comprises a substantial element of the district's overall housing requirement. Together with developments completed and committed within the plan period so far the proposed allocations along with other anticipated sites are expected to meet Huntingdonshire's OAN for housing development in full.

Table 5.1 Plan Period and Housing Requirement - Local Plan to 2036

Source of Plan requirement	Start of Plan period	End of Plan period	Total no. of years	No. of years remaining	Total housing required
Local Plan to 2036	1 April 2011	31 March 2036	25	13	20,100

5.3 The Council's housing trajectory identifies the Council's progress towards the housing requirement of 20,100 dwellings by 2036. The housing trajectory identifies the full details of sites and commitments in terms of housing allocations, extant planning permissions, applications approved subject to S106, prior approvals, small sites, rural exception sites and windfall schemes which are counted towards meeting this need.

5.4 Cambridgeshire County Council Business Intelligence (Research) Team also provide details of housing completions and commitments. Table 5.2 shows the position as at 31 March 2023. From 1 April 2011 to 31 March 2023, a total of 9,821 dwellings (net) were completed. Housing commitment figures in this data include all extant planning permissions and housing allocations. The total number of commitments identified in the table will differ from that of the housing trajectory

for a number of reasons. Firstly the County Council data does not take into account the build-out rate of sites and will therefore include dwellings that may be completed outside of the plan period. Secondly the Council takes a more cautious approach to the completion rate on small sites by applying a discount rate to sites not yet under construction to account for the potential non-implementation of some planning permissions.

Table 5.2 Housing Commitments and completions 2011-2023

Net dwellings completed 2011-2023	Outline planning permission	Under construction	Full/Reserved Matters permission, not started	Allocations without planning permission	Total commitments	Total completions plus commitments
9,821	7,527	1,115	3,111	2,371	14,124	23,945

Gypsy and Traveller Site Provision

5.5 Planning Policy for Traveller Sites was issued by the government in March 2012. The policy states that local planning authorities should, in producing their Local Plan, identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets, and identify a supply of specific, developable sites or broad locations for growth for years six to ten and, where possible, for years 11-15.

5.6 In accordance with the requirements of the NPPF and Planning Policy for Traveller Sites, the Local Plan to 2036 sets out how the Council is positively seeking to meet the objectively assessed needs of Gypsy and Travellers. The October 2016 [Gypsy and Traveller Accommodation Assessment](#) has identified an approximate need for an additional 9 pitches for travelling households in Huntingdonshire between 2016 and 2036, and up to 19 additional pitches for households whose travelling status was recorded as unknown and no need for yards for travelling show people.

5.7 Between the base date of the GTAA at 1 February 2016 and 31 March 2023 49 pitches were granted permission across 13 sites. Three pitches for Gypsies and Travellers were completed in 2022/23.

5.8 One planning application for permanent Gypsy and Traveller pitches was determined within the monitoring year:

- Somersham parish - Land West Of East View To Llala Parkhall Road - 6 pitches (21/02861/FUL) - received December 2021 and granted permission March 2023.

5.9 As at 31 March 2023 there were nine planning applications under consideration for Gypsy and Traveller pitches:

- Ramsey parish - Harpers Drove - 1 pitch (21/01475/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01476/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01477/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01478/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01479/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01480/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01481/FUL) - received June 2021
- Somersham parish - St Ives Road - retrospective application for 5 pitches - (21/02024/FUL) - received September 2021

5.10 Looking further ahead than five years, it is considered that additional pitches will come forward as windfall adjoining existing pitches and in other areas with reasonable access to local health services and primary schools.

Housing Delivery Test (HDT)

5.11 The Housing Delivery Test (HDT) was introduced in the revised National Planning Policy Framework (NPPF) in July 2018. It provides a new additional indicator for measuring net housing delivery over the previous 3 years against the housing requirement for the area.

5.12 It is the Government's aim that Local Planning Authorities (LPAs) should aim to achieve a housing delivery rate of at least 95%. This is measured by a 3 year requirement which is based on either household projections or the latest adopted housing requirement, whichever is lower. The annual requirement of either of these over 3 years is totalled to give an overall 3 year requirement. To assess if an LPA has passed or not, the net completions recorded for those 3 years are divided by the requirement to give a delivery percentage.

5.13 Paragraph 76 of the NPPF sets out that to pass the test without any further actions, a delivery rate of at least 95% over the past 3 years' worth of net completions against the requirement must be achieved. If the identified housing requirement is not delivered, the following cumulative consequences are applied in an attempt to boost housing supply:

- the publication of an action plan if housing delivery falls below 95%;
- a 20% buffer on the LPAs 5-year housing land supply if housing delivery falls below 85%;
- the presumption in favour of sustainable development if housing delivery falls below 75%, once transitional arrangements have ended.

5.14 The Housing Delivery Test applied an element of student and communal accommodation (C2) by applying a multiplier to the housing completions, this explains why there are slightly differing completions figures between the AMR and DLUHC's (Department for Levelling Up, Housing and Communities - formerly MHCLG) figures. The idea of including C2 into these delivery figures is that they can release C3 dwelling houses when people make the move from their own home to a care facility for example thus reducing the need for new build market houses.

5.15 The Department for Levelling Up, Housing and Communities (DLUHC) had not published the 2022 Housing Delivery Test result at the time of writing this report so a 2021/22 result is not possible at this time. In the most recent result published in January 2022, Huntingdonshire passed with a delivery rate of 152% (shown in Table 5.3).

5.16 In response to the disruption caused by the COVID-19 pandemic the Government made a one month adjustment to the 2019-20 housing requirement and a four month adjustment to the 2020-21 housing requirement figure. This led to authorities being assessed on their delivery for a 48 week period in the 2019-20 period, and a 36 week period rather than the full 52 weeks in 2020-21 period. This has resulted in a positive impact on delivery rates but it must be noted that even without these adjustments, Huntingdonshire would have still achieved a 131% pass rate against the 804 a year target.

Table 5.3 HDT Result for Huntingdonshire as published in January 2021

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT: 2021 measurement	HDT: 2021 consequence
2018-19	2019-20	2020-21		2018-19	2019-20	2020-21			
804	736	535	2,075	1,067	1,011	1,083	3,160	152%	None

5 Housing Supply

C2 commitments and completions

5.17 There were 48 C2 rooms recorded as complete in 2018/19, this excludes 7 HMO rooms (Houses in Multiple Occupation) which were completed in 2018/19. There was 1 room completed in 2019/20. 2020/21 saw 76 bedroom completions. This have been factored into the outputs in Table 5.3. Since 2020/21, there has been an additional 48 net C2 rooms completions (74 new C2 rooms with 26 demolitions). There were 70 C2 rooms recorded as complete in 2021/22, 4 C2 rooms recorded as complete in 2022/23 and a loss of 26 C2 rooms in 2022/23.

5.18 C2 commitments are not included in the housing trajectory as they do not form part of the Local Plan housing requirement. Some allocated sites in the Local Plan to 2036 do include some C2 provision, these sites are:

- SEL1.1 - Alconbury Weald - up to 400 units permitted as part of 1201158OUT in October 2014
- HU3 - Former Police HQ site, Huntingdon - including supported housing or care home and/or supporting health care uses (units unspecified) alongside 75 dwellings
- HU11 - Brampton Park - 19/00406/REM details approved in February 2020 for a care home of approximately 70 bedrooms. This is now complete.
- SEL2 - St Neots East - 1300388OUT permitted care accommodation in August 2019
- SM2 - Newlands, St Ives Road, Somersham - 15/00917/OUT for a care home for between 40 and 50 residents permitted in November 2017. A reserved Matters application (19/02220/REM) for 45 dwellings was approved September 2021, and 19/03389/REM for 70 bedroom residential care home was approved in December 2021.

5.19 A further seven sites are committed and are either unimplemented or under construction as at 31 March 2023, totalling 403 additional C2 rooms:

- Brampton parish - Meadow View Farm, Thrapston Road - 30 dwellings and a 70 room care home permitted under 19/00038/OUT in April 2021.
- Godmanchester parish - on west side of A1198 - details of a 66 bedroomed care home was approved under 21/01107/REM in December 2021. This is now under construction.
- Huntingdon parish - Medway Centre - 60 rooms permitted under 20/00942/OUT in September 2020 with a reserved matters for landscaping details (21/00247/REM) approved October 2021.
- Huntingdon parish - Ringshill Residence, Sallowbush Road - demolition of existing vacant nursing home and redevelopment with 53 bedroom Class C2 care home permitted under 21/01078/FUL in December 2021. This results in a net gain of 28 C2 rooms.
- St Neots parish - Cambridge Street - 80 rooms permitted under 20/00941/OUT in May 2021.

- Somersham parish - Land East Of West Newlands - 70 rooms permitted under 19/02289/REM in December 2021
- Brampton parish - West End - 4 rooms permitted under 22/00501/FUL in November 2022

5.20 There is one site which has been permitted that will result in the loss of 19 C2 rooms:

- St Neots parish - Cambridge Street - the change of use of the former care home into flats was permitted under 20/01363/FUL in August 2021. If implemented, this will result in the loss of 19 rooms.

6 Housing Trajectory October 2023 and 5 year housing land supply

6.1 The NPPF requires Local Planning Authorities to assess and demonstrate the extent to which existing plans fulfill the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing. Development plan documents should set out policies and strategies for delivering the required level of housing provision. Sufficient specific **deliverable** sites should be identified to deliver housing in the first 5 years, with a further supply of specific **developable** sites for years 6-10 and, where possible, years 11-15.

6.2 For a site to be considered **deliverable**, the NPPF states it should be:

- **available** - the site is available now
- **suitable** - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- **achievable** - there is a reasonable prospect that housing will be delivered on the site within 5 years

6.3 Revisions through the publication of the NPPF 2019 state that sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This has been taken into account when compiling the Council's housing trajectory for this AMR. Updates to the [Planning Practice Guidance](#) in July 2019 provide further details on the sort of evidence that can be used to demonstrate deliverability. The NPPF also states that for sites that are not major developments or that have detailed planning permission, should be considered to be deliverable until the permission expires, unless it can be clearly demonstrated that it cannot be developed within 5 years.

6.4 For a site to be considered **developable**, it should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for, and could be developed at, a specific point in time.

6.5 Housing trajectories show past performance and estimate future performance in relation to housing delivery, enabling local planning authorities to monitor any shortfall or surplus in housing supply, and to manage future provision to ensure the required amount of housing is delivered. The trajectory shows current anticipated delivery based on data collected from August to October 2023 and provides a snapshot view of anticipated future delivery to 2036.

6.6 This year's trajectory is based on actual housing completions up to 31 March 2023 (Source: CCC Monitoring & Research - Annual Development Survey) and projected completions up to 2036 on sites allocated for housing and non-allocated sites with extant planning permission. Where sites have outline planning permission only, a potential figure for housing capacity has been made based on the developer's response to a trajectory questionnaire, or officer's assessment of the site. However, it must be stressed that final numbers on such sites will be determined at reserved matters stage, and the numbers in the trajectory are indicative only. Sites have also been included where the principle of development has been accepted, such as sites with a resolution to approve subject to the signing of a Section 106 agreement and sites identified as allocations in the Local Plan to 2036.

6.7 In the survey carried out in 2018, the questionnaire used for the trajectory survey was reviewed in line with the revised definition of deliverable in the NPPF, in particular if outline permission was granted or sought for a site. This revised survey form was used again for this year's survey. Those contacted were asked to provide information on the aspirations for their sites; the type of planning permission sought if not already granted; any constraints to development and viability; the number of already agreed or potential housebuilders involved and the trajectory for the site (and where possible, a breakdown of when the affordable and market dwellings were expected to be built).

6.8 Questionnaires were sent out in August 2023 to developers and agents of allocated sites which had not yet been built out as at 31 March 2023, and to those representing sites of 10+ dwellings with either outline or full planning permission and not yet completed, as well as those representing sites with applications submitted where the principle of development had been accepted (approved at Development Management Committee and are awaiting the signing of a S106 Agreement), and sites identified as having potential to deliver housing in the Local Plan to 2036. In instances where no reply was received an estimate was made based on the most up-to-date knowledge of the site by the relevant planning officer. Where it was felt that agents/developers were being over-optimistic in their predictions, the building programme was deferred to give a more cautious timeframe. This is noted in the 'comments' field of relevant sites in the trajectory data table. These deferrals resulted in reduction of the anticipated 5 year housing land supply from 6,396 dwellings (7.92 years' worth with oversupply and 7.58 years' worth without oversupply) to 4,892 dwellings (6.06 years' worth with oversupply and 5.79 years' worth without oversupply).

6.9 Sites of less than 10 dwellings with outline, permission in principle, reserved matters or full planning permission have also been included in the trajectory. It would not have been practical to contact developers of each and every small site. Sites with reserved matters or full planning permission were grouped together. A 10% discount was applied to those small sites with full or reserved matters approval not yet under construction and to sites with outline permission or

6 Housing Trajectory October 2023 and 5 year housing land supply

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permission in principle to allow for some sites which may not be developed. It should be noted that historically small sites often have the advantage of being built out more quickly than some larger sites.

6.10 Strategic housing growth will be mainly concentrated in the proposed Strategic Expansion Locations of Alconbury Weald and St Neots East, and the Spatial Planning Areas of Huntingdon, St Neots, St Ives and Ramsey, as set out in the Local Plan to 2036.

6.11 It must be noted that the trajectory is an attempt at providing a reasonable and pragmatic forward planning tool. It is acknowledged that trajectories are not intended to produce perfect forecasts of the future. They should however provide as good an indication as possible of the prospects for housing delivery, based on developers' and agents' aspirations, or officers' best estimates of delivery based on site knowledge.

6.12 The Council uses the 'Sedgefield' method to calculate the 5 year supply.

The NPPF states that LPAs may make an allowance for windfall sites in the 5 year supply if they have compelling evidence that such sites have been consistently available and are likely to remain so, an approach supported by the Local Plan Inspector in his report dated 29 April 2019. It is anticipated, however, that some non-strategic housing sites are likely to come forward within the built-up areas of towns and villages in line with the scale of development set out in the Settlement Hierarchy, which will add further to the housing supply.

7 Position as at March 2023

7.1 This trajectory was produced reflecting the position as at March 2023, the technical monitoring period and is set out below. Table 7.1 sets out the annual number of actual housing completions up to 31 March 2023, and projected future completions to 2036, based on the results of the 2023 survey, and compares these totals with the annual Local Plan requirement to 2036. It should be noted that the number of completions in previous years has in some cases been revised from data previously published due to ongoing assessment by the Cambridgeshire County Council Business Intelligence (Research) Team.

Table 7.1

													Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Past completions (net)	855	412	686	514	526	687	744	1040	1011	1041	1055	1250													
Projected Completions													1050	968	999	933	942	1056	1051	938	830	806	796	778	695
Past/Projected cumulative completions	855	1267	1953	2467	2993	3680	4424	5464	6475	7516	8571	9821	10871	11839	12838	13771	14713	15769	16820	17758	18588	19394	20190	20968	21663
Local Plan requirement cumulative over 25 years	804	1608	2412	3216	4020	4824	5628	6432	7236	8040	8844	9648	10452	11256	12060	12864	13668	14472	15276	16080	16884	17688	18492	19296	20100
No. dwellings above or below cumulative allocation	51	-341	-459	-749	-1027	-1144	-1204	-968	-761	-524	-273	173	419	583	778	907	1045	1297	1544	1678	1704	1706	1698	1672	1563

7 Position as at March 2023

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7.2 The Council has an adopted Local Plan (2019) where the Inspector of the Local Plan confirmed that the Council can demonstrate it can meet its housing targets. A 5% buffer has been applied to the housing trajectory to ensure choice and competition in the market for land. The Council have not undertaken an annual position statement to 'set' a 5YHLS with a 10% buffer. Also, the Council has passed the Housing Delivery Test over the last three years surpassing the housing requirement for that period, therefore a 20% buffer is not required.

7.3 The 5 year supply is shown in Table 7.2. Taking into account the 9,821 completions between 2011/12 and 2022/23, there is a surplus of 173 dwellings against the requirement for those 12 years. The increase in completions in 2022/23 as a result of sites with nine or more dwellings completing or nearing completion in 2022/2023 accounts for the oversupply of completions against requirements. Deducting this from the 5 year requirement for 4,020 dwellings and then incorporating a 5% buffer gives an overall requirement of 4,039 dwellings. However, incorporating a 5% buffer to the 5 year requirement for 4,020 dwellings without the oversupply gives an overall requirement of 4,221 dwellings.

7.4 The 5 year supply, as identified in the trajectory in Appendix 2 is 4,892 dwellings, which equates to **5.79 years** without oversupply and **6.06 years** with oversupply.

7.5 The trajectory also includes a yearly cap on total housing delivery rates at two clusters of sites. The Inspector of the Huntingdonshire Local Plan to 2036 proposed a cap of 300 dwellings per year to be across allocations SEL 1.1 (Alconbury Weald), SEL 1.2 (RAF Alconbury) and HU1 (Ermine Street). A cap of 200 dwellings per year was proposed across the two parts of SEL 2 St Neots Strategic Expansion Site (Loves Farm and Wintringham Park). This was due to his concerns over market absorption and build out rates for developments in close proximity. The cap is only to calculate the housing trajectory and 5 year housing land supply figure, there is no actual cap on delivery on any of these sites and the developers/housebuilders involved anticipate housing completions well in excess of the capped figures for most years (see Appendix 3). The number of anticipated prior approvals to be delivered were also capped to 20 per year and rural exception sites to 35 dwellings per year. The average small site completions, including change of use and excluding prior approvals, over the past 11 years has been 139 completions with 9 out of the 11 years achieving over 120. The cap for small sites has therefore been re-calibrated from 80 to 120 to reflect a more realistic picture on small site delivery going forward.

7.6 The Council can demonstrate a 5 year supply of housing land, therefore its policies for the supply of housing should be considered to be up-to-date.

Table 7.2 Five Year Housing Supply Against Local Plan Requirement as at March 2023 (Applying 5% to Target)

Total Number of Years in Local Plan Period	25
Years Remaining in Local Plan Period	13
Local Plan Dwelling Requirement to 2036	20,100
Annual Requirement	804
Target 2011/12 to 2022/2023 (804 x 12)	9,648
Completions 2011/12 to 2022/2023	9,821
Shortfall on target 2011 - 2023	0
5 Year Requirement (804 x 5)	4,020
5 Year Requirement x 5%	4,221
Annual Equivalent of Target x 5% Buffer	844.2
5 Year Supply (taken from trajectory) 1 April 2023 to 31 March 2028	4,892
Achievable Supply (as a % of requirement + 5% buffer)	115.9%
Equivalent Years of Requirement + 5% Buffer	5.79

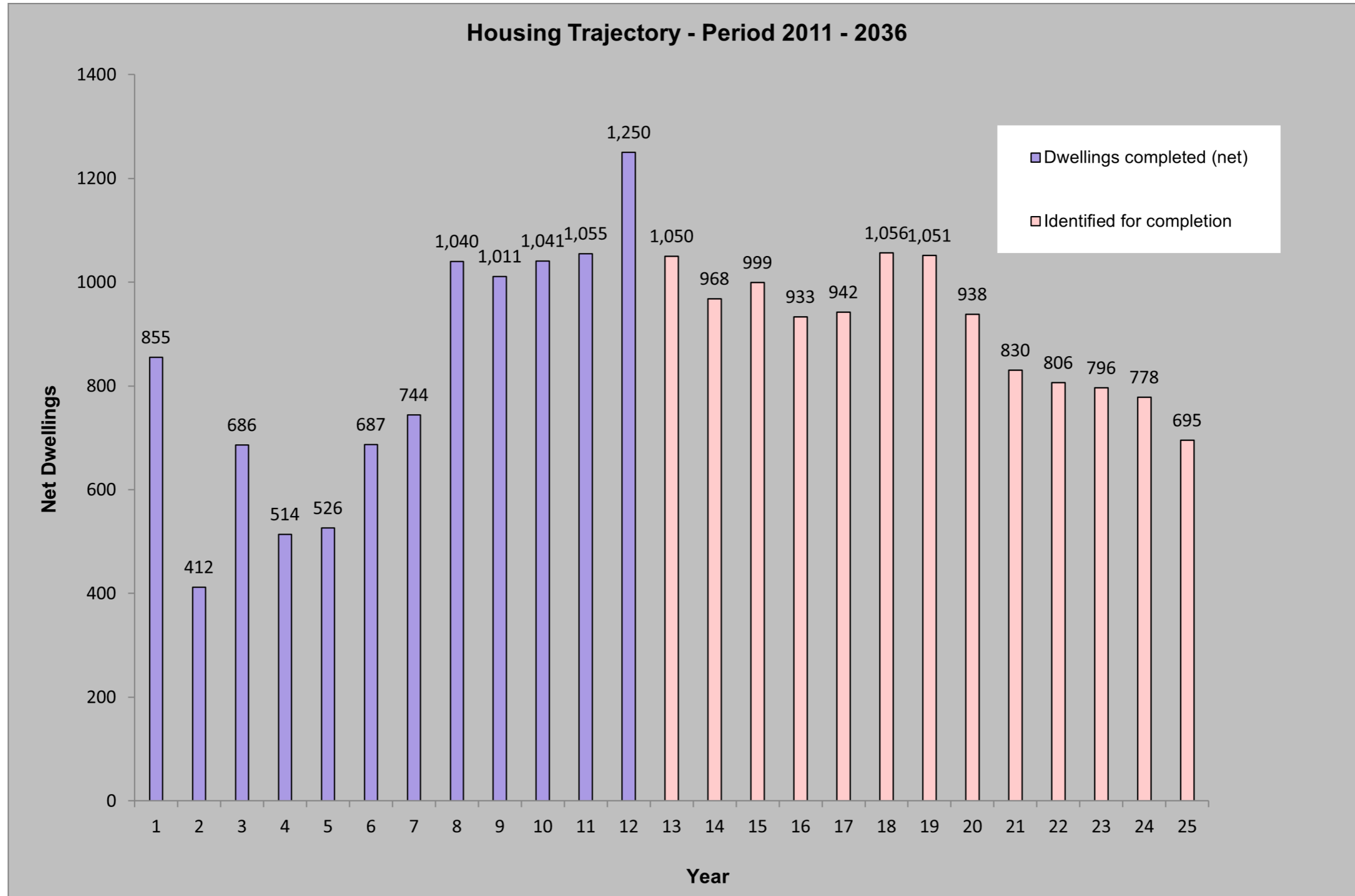
7 Position as at March 2023

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Table 7.3 Five Year Housing Supply Against Local Plan Requirement as at March 2023 (Applying 5% to Target and Oversupply)

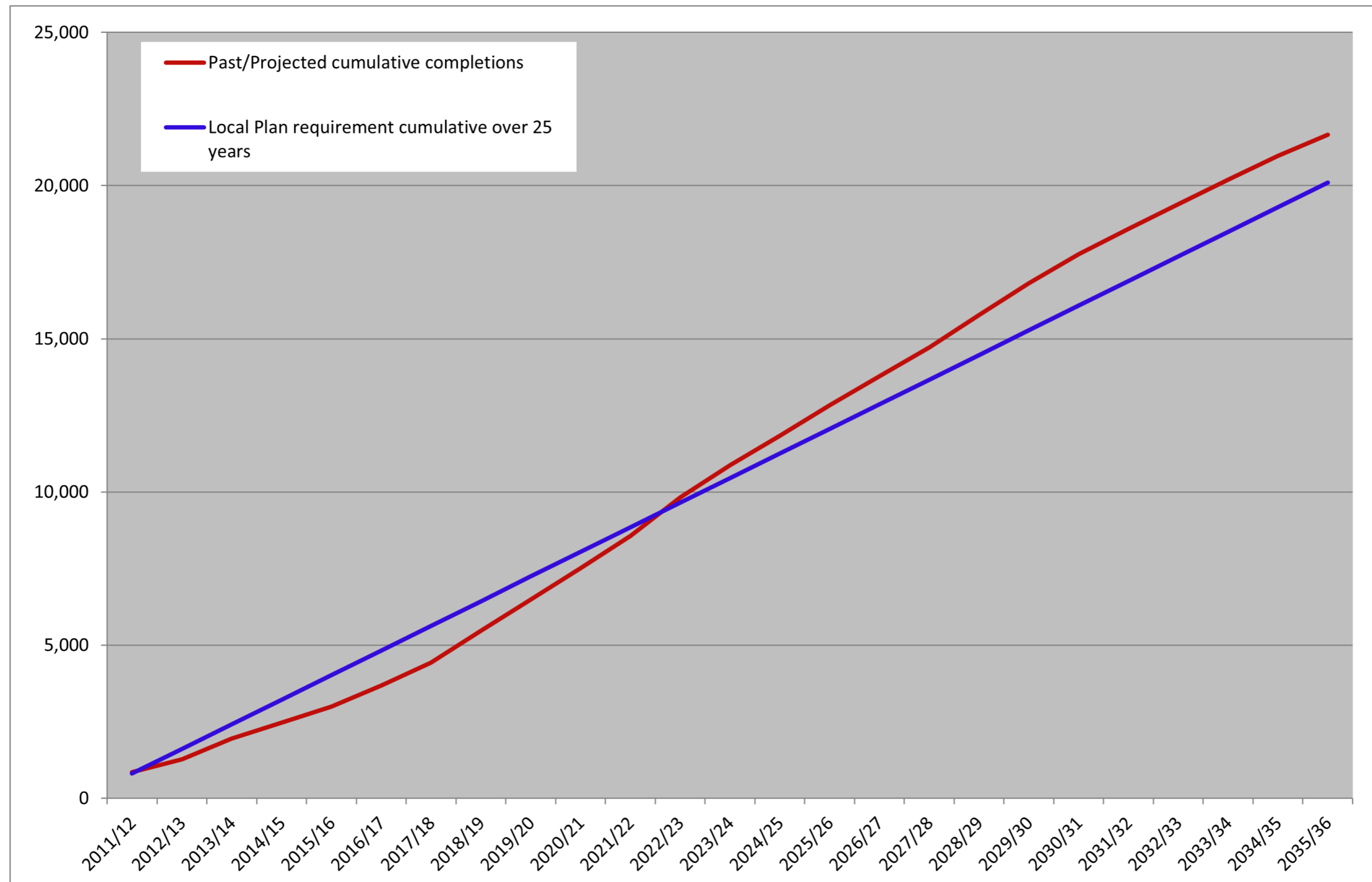
Total Number of Years in Local Plan Period	25
Years Remaining in Local Plan Period	13
Local Plan Dwelling Requirement to 2036	20,100
Annual Requirement	804
Target 2011/12 to 2022/2023 (804 x 12)	9,648
Completions 2011/12 to 2022/2023	9,821
Shortfall on target 2011 - 2023	-173
5 Year Requirement (804 x 5) - Oversupply	3,847
5 Year Requirement - Oversupply x 5%	4,039
Annual Equivalent of Target - Oversupply x 5% Buffer	808
5 Year Supply (taken from trajectory) 1 April 2023 to 31 March 2028	4,892
Achievable Supply (as a % of requirement - oversupply + 5% buffer)	121.1%
Equivalent Years of Requirement - Oversupply + 5% Buffer	6.06

Picture 7.1



7 Position as at March 2023

Picture 7.2



Appendix 1 Net completions by Parish from 2011/12 to 2022/23

Table 1.1

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2011-2023
Abbots Ripton	0			4		5		1		4			14
Abbotsley	1			1	-1	3	2	-1	9		2	2	18
Alconbury			1		2	5							8
Alconbury Weston	-1		-1			1	1	2		2	4	5	13
Alwalton						-1			1	1	8		9
Barham and Woolley		-1	1					1					1
Bluntisham	13	4		-1		2		1	2	20	7	4	52
Brampton	24	0	1	1	15	1	94	221	230	99	123	35	844
Broughton and Molesworth	0	1	2		9	-24	19	14	2	1	9	2	35
Broughton	0			-1	3		2	1	1	3		3	12
Buckden	4	2	3	1	2	-1	1	3	6	59	70	52	202
Buckworth													0
Bury	1	21	15				1	2	13	48	46	101	248
Bythorn and Keyston			0	3	1	1				3	1		9
Catworth	2	10	1			1		2	2	2	1		21
Chesterton					-1		-1		1	1	-2	4	2
Colne	4	3	2	1	1	1	2	16	4	7	5	7	53
Conington (H)				-1	1				2			1	3
Covington								1			1		2

Appendix 1 Net completions by Parish from 2011/12 to 2022/23

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	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2011-2023
Denton and Caldecote		-1								1			0
Diddington													0
Earith	1	2	1	3		14	3	1	0	1	3	3	32
Easton						1	1			1	0	1	4
Ellington	-1	4	-1	1		1	3			1			8
Elton			1		3	2	0		4	1	0	1	12
Farcet	1	2						2	0	6	1	1	13
Fenstanton	1	1	2			40	8	37	73	67	7	3	239
Folksworth and Washingley						1	4			1	1		7
Glatton		-1	1		-1	1	-1			1		1	1
Godmanchester	4	1	3	8	32	93	95	147	115	89	97	198	882
Grafham								-1	2				1
Great Gidding			1	-1	4	1		1		1			7
Great Gransden	1		1				-3	3	4	23	20	2	51
Great Paxton						1					2	4	7
Great Staughton	4	1	-1	1	1	2	1	-1	2	2		13	25
Haddon													0
Hail Weston	-1	5	1	3		5							13
Hamerton and Steeple Gidding	1								1		1		3
Hemingford Abbots			-1		2				-1	2	1	-1	2
Hemingford Grey	97	28	70	2		1	2	5	1	0	1	2	209
Hilton	1	2				0	1	1	1		0		6

Net completions by Parish from 2011/12 to 2022/23 Appendix 1

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	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2011-2023
Holme	2			2			7	3	1	4	1	2	22
Holywell-cum-Needingworth	4		1	0		1	0	5	2	21	41	55	130
Houghton and Wyton	2			1	4	0	5	1		1		1	15
Huntingdon	14	-13	127	121	141	115	56	71	141	12	23	31	839
Kimbolton and Stonely	1	1		-10	2	8	7	1		1	16	10	37
Kings Ripton		2	1		1								4
Leighton Bromswold		1											1
Little Gidding													0
Little Paxton	125	45	74	83		92	-1	3		1	26	85	533
Morborne													0
Offord Cluny and Offord D'Arcy	4		6			1	1	25	9	1	10		57
Old Hurst	2				5	3				4			14
Old Weston			1			-1	3	2	1	2	0	1	9
Perry					1								1
Pidley cum Fenton	2		1	1	1	8	6	4	7	14	2	7	53
Ramsey	28	9	7	7	18	13	25	66	71	35	150	129	558
Sawtry	2	2	88	82	26	1	23	69	37	40	37	76	483
Sibson-cum-Stibbington	-1	2		3	1	2	2	2	2	2		1	16
Somersham	7	9	1	1	3	9	3	12	10	5	2	6	68
Southoe & Midloe				2				1					3
Spaldwick	5	1	0			4	3	1				1	15
St Ives	93	123	42	17	33	35	67	112	40	76	12	4	654

Appendix 1 Net completions by Parish from 2011/12 to 2022/23

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	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2011-2023
St Neots	335	110	218	156	191	121	36	25	16	109	115	227	1,659
Stilton	10	1	0	2	2	2	3	1	1	3	2	1	28
Stow Longa					-1	2	0	2					3
The Stukeleys	16	15		2	-1	48	117	113	124	160	175	149	918
Tilbrook			3		2	1		1		1			8
Toseland	1												1
Upton and Coppingford				1	2		-1	0	1		1		4
Upwood & the Raveleys	7	-1	2		2		5	5	3	5	1	6	35
Warboys	5	1	6	5	13	32	71	50	65	84	12	5	349
Waresley-cum-Tetworth						1				0		1	2
Water Newton				2									2
Winwick		1			1	1				3		1	7
Wistow	2		0	2			1	3		3		5	16
Wood Walton			1				6	2	2	1			12
Woodhurst									1				1
Wyton-on-the-Hill						1	-1						0
Yaxley	31	17	3	9	5	30	65	1	2	6	19	3	191
Yelling	1	2	1		1			0			1	-1	5
Total Huntingdonshire	855	412	686	514	526	687	744	1,040	1,011	1,041	1,055	1,250	9,821

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Table 2.1

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Existing Planning Permissions - Unallocated sites																					
Reserved Matters 0301597REM	The Old Granary, Gidding Rd, Sawtry	0.6	Brownfield. Rough foundations in place so material start has been implemented some years ago and no progress since. The agent stated in 2022 that they are awaiting approval of revised surface water drainage. Estimated.	0	10	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	10
Reserved Matters 0200293REM Full 22/02099/FUL	Waters Edge, Ship End Quarry, Wansford	9.3	Brownfield. 22/02099/FUL approved in June 2023 for the remaining dwelling. Estimated.	26	1	27	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Outline 18/02569/OUT	Land East Of 66 Thrapston Road, Brampton	0.83	Greenfield. 21/01791/FUL submitted in August 2021 on behalf of Bewick Homes was disposed of in May 2023. An appeal has been filed by the agent. Estimated.	0	16	16	0	0	0	0	0	0	6	10	0	0	0	0	0	0	16
Outline 16/01530/OUT Reserved Matters 19/00795/REM 19/00796/REM Full 19/00797/FUL	Land West Of Park Road And The Malting On Biggin Lane, Ramsey	10.71	Greenfield. 19/00795/REM for 71 dwellings (Phase 1) was approved in October 2020 and 19/00796/REM for 70 dwellings (Phase 2) was approved in December 2020. A phase 3 was approved under 19/00797/FUL approved in December 2020 increased the capacity of the site from 141 to 188. Site progressing well, with one house builder on it. Amended trajectory response to reflect recorded number of completions. Agents anticipates completion of site in 2024/25	103	85	188	85	50	35	0	0	0	0	0	0	0	0	0	0	0	85
Outline 17/01024/OUT Reserved Matters 18/02660/REM	Shotbolt Engineers, Newtown Road, Ramsey	0.4	Brownfield. Reserved matters application was approved in April 2020 (18/02660/REM). Rose Homes involved with the site. Site will be commencing in 2023/24. Estimated.	0	9	9	9	0	4	5	0	0	0	0	0	0	0	0	0	0	9

Appendix 2 Housing Trajectory Data: Local Plan to 2036

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Outline 17/01687/OUT Reserved Matters 19/01166/REM	Land South Of The A1123 And West Of Bluntisham Road, Needingworth	6.44	Part greenfield/part brownfield. A reserved matters submitted by David Wilson Homes was approved in April 2020 (19/01166/REM). An existing bungalow was demolished giving a net gain of 119 dwellings (reflected in trajectory). There have been a gross 103 dwellings built, but 102 net taking into account the loss of the bungalow. Amended trajectory response to reflect recorded number of completions. Site expected to be completed in 2023/24.	102	17	119	17							0	0	0	0	0	0	0	17
Outline 18/01492/OUT Reserved Matters 20/02425/REM	Land at Riversfield, Great North Road, Little Paxton	9.86	Greenfield. Outline permission for a mixed-use development including 199 dwellings was granted in December 2018. 20/02425/REM for 199 dwellings approved in May 2021. 22/01594/OUT for an additional 31 dwellings pending consideration. Site progressing well with several occupations. There have been a gross 110 dwellings built. Amended trajectory response to reflect recorded number of completions. Agent expects build out in over 3 years completing in 2025/26.	110	89	199	89							0	0	0	0	0	0	0	89
Full 18/00212/FUL	Former British Red Cross Society, Huntingdon	0.16	Brownfield. Units (7 apartments and 3 houses) under construction. Estimated.	0	10	10	10							0	0	0	0	0	0	0	10
Outline 18/01490/OUT Reserved Matters 19/02487/REM Full 20/01948/FUL	Poundstretcher, Tebbutts Road, St Neots	0.1	Brownfield. Outline permission granted in November 2018 and reserved matters approved in June 2020 (19/02487/REM) was superseded by 20/01948/FUL for 10 dwellings approved in March 2021. 21/02596/S73 and 21/02543/NMA approved in March 2022 with conditions to discharge. 23/00484/S73 approved in July 2023. Estimated.	0	10	10	10	0	0	10	0	0	0	0	0	0	0	0	0	0	10

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Outline 18/01850/OUT Reserved Matters 21/00928/REM	Dexters Farm, Bearscroft Lane, Godmanchester	2.85	Greenfield. 21/00928/REM was approved in January 2022. Bellway Homes currently involved on site. Net gain of 58 dwellings on site following demolition of an existing dwellings (reflected in trajectory). There have been a gross 11 dwellings built, but 10 net taking into account the loss. Amended trajectory response to reflect recorded number of completions. Site expected to be completed in 2023/24.	10	58	58	48	48	0	0	0	0	0	0	0	0	0	0	0	0	48
Outline 17/00101/OUT Reserved Matters 20/00923/REM	D J C Produce, Pingle Bank, Holme	0.99	Brownfield. Outline application was approved in May 2019. Reserved matters application (20/00923/REM) submitted May 2020 was approved in February 2023. Agents expects build out over 2 years completing in 2025/26.	0	25	25	25	0	10	15	0	0	0	0	0	0	0	0	0	0	25
Outline 18/01073/OUT Reserved Matters 21/01723/REM	Land Rear Of 92 To 108 High Street, Needingworth	4.6	Greenfield. The site was approved in April 2019. 21/01723/REM was approved in February 2022. All affordable homes. Cross Keys Homes is involved with the site and stated in August 2022 that they estimate a start date of March 2024. Estimated.	0	45	45	45	0	0	22	23	0	0	0	0	0	0	0	0	0	45
Outline 17/01015/OUT Reserved Matters 21/02690/REM	North of 10 Station Road, Bluntisham	1.15	Greenfield. The site was approved at Development Management Committee in November 2018 with the decision notice sent out in May 2019. 21/02690/REM submitted in November 2021 was approved in February 2023. Estimated.	0	26	26	26	0	0	13	13	0	0	0	0	0	0	0	0	0	26
Outline 18/02192/OUT Reserved Matters 21/01808/REM	Land West Of 26 To 34 High Street, Stilton	4.25	Greenfield. The site was approved at Development Management Committee in April 2019 with the decision notice sent out in May 2019. The site has been sold to Cross Keys Homes. 21/01808/REM submitted in August 2021 and approved in March 2022. Estimated.	0	70	70	70	0	0	35	35	0	0	0	0	0	0	0	0	0	70

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Outline 18/02245/OUT 22/01926/OUT	Land At Fenton Fields Farm, Bencroft Lane, Warboys	0.59	Greenfield. This outline was submitted in October 2018 and approved October 2019. Access has been secured from the adjacent WB4 (South of Farrier's Way) which is now complete. Revised application (22/01926/OUT) submitted in September 2022 and approved in May 2023. Estimated.	0	10	10	0						5	5	0	0	0	0	0	0	10
Outline 16/01507/OUT	Land Between The Railway Line And St Neots Bypass And Potton Road, Eynesbury	3.87	Greenfield. Outline application was approved in September 2020. No reserved matters applications have been submitted. Estimated for completion after A428 works due to impact of Development Consent Order which now has approval. Estimated.	0	79	79	0						0	0	0	39	40	0	0	0	79
Outline 18/00958/FUL	Potton Ltd Eltisley Road Great Gransden	3.37	Brownfield. Hybrid application with full permission granted in March 2021 for 5 custom and self-build show homes, which will be kept as such after site completion, and outline permission for 38 custom and self-build homes. The start on site is subject to the demolition of existing factory. Agent expects reserved matters to be submitted in 2023 and anticipates build out over 3 years completing in 2027/28. Have deferred by two years due to need to relocate existing factory site.	0	38	38	12						12	14	0	0	0	0	0	0	38
Full 20/00285/FUL	F Vindis And Sons Ltd, Low Road, Fenstanton	2.76	Brownfield. Full application for 94 dwellings approved in March 2022. Now solely an affordable housing scheme following purchase by Settle Housing Association and qualifying from funding from Homes England. Demolition notice received in August 2022 to demolish existing buildings on the site. 23/00827/S73 submitted in May 2023 pending consideration. Agent expects to build out over 2 years completing in 2025/26. Have deferred by one year.	0	94	94	94	0	0	44	50	0	0	0	0	0	0	0	0	0	94

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Outline 18/01796/OUT Reserved Matters 20/02362/REM	Land Rear Of 68 To 82 North Street, Stilton	4.02	Greenfield. Outline 18/01796/OUT allowed on appeal in February 2020. Reserved matters (20/02362/REM) approved in September 2021. Site under construction. Estimated.	0	90	90	90	35	35	20	0	0	0	0	0	0	0	0	0	0	90
Full 20/01363/FUL 22/001364/LBC	106 Cambridge Street, St Neots	0.57	Brownfield. Full application and listed building consent granted to change the use of a care home to 13 dwellings in August 2021. 22/00678/NMA and 22/00671/LBC approved in July 2022 amended the scheme down to 12 flats. This has been reflected in the trajectory. All units are under construction. Estimated.	0	12	12	12	0	12	0	0	0	0	0	0	0	0	0	0	0	12
Outline 19/00038/OUT Reserved Matters 21/01043/REM	Meadow View Farm, Thrapston Road Brampton	2.23	Greenfield. Outline permission granted in April 2021 for 30 dwellings and a care home of up to 70 beds. 21/01043/REM for the 30 dwellings was approved in June 2022. Agent anticipates build out in one year completing in 2025/26.	0	30	30	30	0	0	30	0	0	0	0	0	0	0	0	0	0	30
Outline 20/01407/OUT	Land North of Shawley Road and West of Glatton Road, Sawtry	34.25	Greenfield. Up to 340 dwellings permitted in November 2021. 22/01080/REM submitted on behalf of Allison Homes in May 2022 and is currently pending consideration. Agent expects to build out over 8 years completing in 2031/32. Have deferred by 2 years.	0	340	340	87	0	0	0	39	48	48	48	48	48	48	13	0	0	340
Full 21/02694/FUL 22/01439/FUL	11 - 12 The Pavement, St Ives	0.05	Brownfield. 21/02694/FUL approved in April 2022 for the conversion, extension and alteration of existing building including the addition of an additional storey to create 10no. self-contained dwellings. A revised application (22/01439/FUL) was approved in December for the demolition and construction of three-storey building rather than conversion of the existing building into 10 self-contained units. Estimated.	0	10	10	10	0	0	10	0	0	0	0	0	0	0	0	0	0	10
Outline 19/00552/OUT	Land West Of The Avenue, Ramsey	4.01	Greenfield. Outline application approved in July 2021. 21/02019/REM approved in April 2022. Agent expects	0	100	100	100	0	10	40	50	0	0	0	0	0	0	0	0	0	100

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Reserved Matters 21/02019/REM			to build out over 3 years completing in 2025/2026. Have deferred by one year.																		
Full 18/02726/FUL	Former Car Showroom, London Road, St Ives	1.53	Brownfield. Residential development of 49 dwellings following demolition of existing buildings on site. Approved in April 2022. One housebuilder involved. Estimated.	0	49	49	49	0	0	0	22	27	0	0	0	0	0	0	0	0	49
Outline 20/00164/OUT Rural Exception Site	Land West Of Wychwood, Church End, Hilton	1.18	Greenfield. Rural exception site. Outline for up to 16 dwellings submitted in January 2020 and granted permission in July 2022. Estimated.	0	16	16	16	0	0	0	0	16	0	0	0	0	0	0	0	0	16
Outline 20/00208/OUT Rural Exception Site Reserved Matters 22/01951/REM	Land North of 15, Yaxley road, Holme	0.31	Greenfield. Rural exception site. Outline application (20/00208/OUT) in May 2022. 22/01951/REM submitted in September 2022 was approved in January 2023. One housebuilder involved (Longhurst). Agent anticipates build out over 2 years completing in 2025/26	0	10	10	10	0	4	6	0	0	0	0	0	0	0	0	0	0	10
Outline 21/02027/OUT	Land North of Butchers Close, Alconbury Weston	0.93	Greenfield. Outline application (21/02027/OUT) granted permission in December 2022. Estimated.	0	15	15	7	0	0	0	0	7	8	0	0	0	0	0	0	0	15
Full 16/00906/FUL	Land At Former Site Of Huntingdon Marine And Leisure Ltd, Bridge Place Godmanchester	0.43	Brownfield. Mixed use development (C3 and A3/A4) comprising 16 dwellings was approved in January 2023 Site clearance is underway. Net gain of 14 dwellings on site following demolition of existing dwellings (reflected in trajectory). Estimated.	0	14	14	14	0	0	8	6	0	0	0	0	0	0	0	0	0	14
Total of small sites Full, Reserved Matters or Technical Details Consent under construction	n/a	n/a	No discount applied as sites which are already started are expected to be delivered.	n/a	124	124	124	62	62	0	0	0	0	0	0	0	0	0	0	0	124

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Total of small sites Full, Reserved Matters or Technical Details Consent not started at 31/03/23	n/a	n/a	A 10% discount has been applied to the total of sites not yet started to allow for some sites which may not be developed.	n/a	249	249	249	63	63	63	60	0	0	0	0	0	0	0	0	0	249
Total of small sites Outline	n/a	n/a	A 10% discount has been applied to the total of sites not yet started to allow for some sites which may not be developed.	n/a	32	32	32	0	11	11	10	0	0	0	0	0	0	0	0	0	32
Total of small sites Permission in Principle	n/a	n/a	A 10% discount has been applied to the total of sites not yet started to allow for some sites which may not be developed.	n/a	19	19	19	0	10	9	0	0	0	0	0	0	0	0	0	0	19
Subtotal				351	1,802	2,143	1,390	305	316	351	308	110	89	77	48	87	88	13	0	0	1,792
Local Plan Allocations																					
Alconbury/North-West Huntingdon cluster - SEL1.1, SEL1.2 and HU1																					
Existing Planning Permissions - Local Plan Allocations Local Plan Allocation SEL1.1 Alconbruy Weald Part Reserved Matters/ Part Outline 1201158OUT, numerous REMs Local Plan Allocation SEL1.2 - RAF Alconbury	Alconbury Weald/ RAF Alconbury/ North	830	The Local Plan Inspector considered that an overall cap of 300 dwellings per was an appropriately cautious	863	5,785	3,963	995	175	185	195	215	225	225	240	240	250	250	300	300	300	3,100

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/ 24 Yr 1	2024/ 25 Yr 2	2025/ 26 Yr 3	2026/ 27 Yr 4	2027/ 28 Yr 5	2028/ 29 Yr 6	2029/ 30 Yr 7	2030/ 31 Yr 8	2031/ 32 Yr 9	2032/ 33 Yr 10	2033/ 34 Yr 11	2034/ 35 Yr 12	2035/ 36 Yr 13	Total 2023 - 2036
Local Plan allocation without Planning Permission Local Plan Allocation HU1 - Ermine Street (South) Planning application submitted 18/01918/OUT Local Plan Allocation HU1 - Ermine Street (North) Planning application submitted 20/00847/OUT	Huntingdon HU1 cluster		<p>approach reflecting the proximity of the sites and market absorption rates.</p> <p>Alconbury Weald - brownfield. The site is progressing well with several housebuilders involved (Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Cross Key Homes) and reserved matters applications submitted for residential and commercial development as well as for the delivery of site-wide infrastructure to ensure continued delivery. Development has now moved into phase 2. The Agent for the site anticipates the capacity of the site to be 6,500. This includes an additional 1,500 homes at Grange Farm for which there is an outline application pending consideration (19/01341/OUT), the capacity for the site has been kept inline with the original permission. The agent anticipated 208 dwellings a year until 2035/36 totalling 2,704. This with existing completions on site leaving 1,433 dwellings of the original 5,000 permitted potentially being delivered outside of the plan period.</p> <p>RAF Alconbury - brownfield. MoD have confirmed that the United States Visiting Forces will continue to occupy the site, resulting in the site no longer being brought forward.</p> <p>Ermine Street (South) - greenfield. Outline application awaiting determination (18/01918/OUT) for a mixed use development including 1,000 dwellings. Agent has highlighted issues with CCC Highways regarding improvements to A141. One housebuilder currently on site (Bloor Homes).</p> <p>Ermine Street (North) - greenfield. Outline application 20/00847/OUT submitted in May 2020 for 648 dwellings is pending consideration. Agent anticipates build out over</p>																		

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
			7 years completing in 2031/32. Capacity for the site kept in line with Local Plan allocation.																		
Total for Site Allocation SEL1.1, SEL1.2 and HU1		830.0		863	5,785	3,963	995	175	185	195	215	225	225	240	240	250	250	300	300	300	3,100
Site Allocation HU3																					
Local Plan Allocations without Planning Permission	Former Police HQ site, Hinchingsbrooke Park Road, Huntingdon	6	Greenfield. Public sector land. Suitable for mixed use development. The opportunity exists to access directly onto Views Common Road. Agent anticipates that an outline application will be submitted in 2024 and expects build out over one year completing in 2025/26. Have deferred by two years and spread completions over 2 years.	0	75	75	35	0	0	0	0	35	40	0	0	0	0	0	0	0	75
Total for Site Allocation HU3		6.0		0	75	75	35	0	0	0	0	35	40	0	0	0	0	0	0	0	75
Site Allocation HU5																					
Existing Planning Permissions - Local Plan Allocations Full	Edison Bell Way	3	Brownfield. The site has been cleared with remediation works completed. Revised application has been submitted (20/02613/FUL) for 178 dwellings was permitted in June 2022. In the 2021 survey, the agent anticipated that the scheme would complete in 15 months as this is a modular scheme. Trajectory reduced in line with most recent permission reflecting current expectations for the site. Estimated.	0	178	178	178	0	0	58	60	60	0	0	0	0	0	0	0	0	178
Total for Site Allocation HU5		3.0		0	178	178	178	0	0	58	60	60	0	0	0	0	0	0	0	0	178
Site Allocation HU6																					
Existing Planning Permissions - Local Plan Allocations Full	Gas Depot, Mill Common, Huntingdon	0.6	Brownfield. 23/00234/S73 submitted in February 2023 was approved in June 2023. Site progressing well. All 11 units are under construction. Estimated.	0	11	11	11	6	5	0	0	0	0	0	0	0	0	0	0	0	11

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
16/02093/FUL																					
Total for Site Allocation HU6		0.6		0	11	11	11	6	5	0	0	0	0	0	0	0	0	0	0	0	11
Site Allocation HU7																					
Existing Planning Permissions - Local Plan Allocations Outline 17/02123/OUT 20/01126/REM	Land south of Colebrook Road (California Road) Huntingdon	1.1	Greenfield. Outline for a residential development of between 50 and 60 dwellings was approved in June 2019 (17/02123/OUT). Reserved matters application (20/01126/REM) was approved in March 2021. All units are for affordable housing. Site progressing well. 7 units built and remaining units are under construction. Estimated.	7	49	56	49	25	24	0	0	0	0	0	0	0	0	0	0	0	49
Total for Site Allocation HU7		1.1		7	49	56	49	25	24	0	0	0	0	0	0	0	0	0	0	0	49
Site Allocation HU11																					
Existing Planning Permissions - Local Plan Allocations 18/00504/REM	Parcel C Brampton Park (formerly RAF Brampton)	12	Brownfield. Linden Homes is the house builder. Site is nearing completion. Remaining 10 units are under construction. Amended trajectory response to reflect recorded number of completions. Agent expects completion in 2023/24.	100	10	110	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10
Existing Planning Permissions - Local Plan Allocations 15/02016/FUL and 19/00028/FUL (19/00029/LBC)	Parcels F and G Brampton Park (formerly RAF Brampton)	4	Permission has been granted to convert the former Officer's Mess and gatehouse into 2 dwellings and the construction of 30 dwellings under 15/02016/FUL. The 30 new dwellings will be built out by Windborough Homes. The gatehouse has been sold to a private individual for one dwelling. An amendment to this application was submitted in January 2019 to convert Brampton Park House (former Officer's Mess) into 13 dwellings and was permitted in June 2020 (19/00028/FUL) with listed building consent for these works granted in June 2021 under 19/00029/LBC. Have reflected this in trajectory to provide a cautious approach. Estimated.	16	27	43	27	7	8	12	0	0	0	0	0	0	0	0	0	0	27

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Total for Site Allocation HU11			16.0		116	37	153	37	17	8	12	0	0	0	0	0	0	0	0	0	37
Site Allocation HU14																					
Local Plan Allocations without Planning Permission	RGE Engineering, Godmanchester	3.8	Brownfield. Agent expects a full application to be submitted in March 2024 for 130 dwellings. One housebuilder expected on site (Campbell Buchanan George). Agent anticipates build out over three years completing in 2027/28. Capacity has been kept in line with Local Plan allocation and deferred by three years as application has not yet been submitted.	0	90	90	0	0	0	0	0	0	30	30	30	0	0	0	0	0	90
Total for Site Allocation HU14			3.8		0	90	90	0	0	0	0	0	30	30	30	0	0	0	0	0	90
Site Allocation HU16																					
Existing Planning Permissions - Local Plan Allocations Part Reserved Matters/ Part Outline 1200685OUT	Bearcroft Farm, Godmanchester	41.8	Greenfield. The site is progressing well, 734 dwellings completed. In total there are now 912 dwellings approved across the allocation. 20/00505/REM approved in December 2020 for 46 dwellings has been completed in 2023. Agent provided trajectory response for the 753 dwellings and the 54 units approved under 20/02540/FUL. Agent anticipates remaining dwellings to be completed in 2023/24. Have split these out and provided them below and amended trajectory response to reflect recorded number of completions.	731	22	753	22	22	0	0	0	0	0	0	0	0	0	0	0	0	22
Existing Planning Permissions - Local Plan Allocations Full 20/02540/FUL			Greenfield. 20/02540/FUL was permitted in July 2021 for 54 dwellings. See notes above.	31	23	54	23	23	0	0	0	0	0	0	0	0	0	0	0	0	23
Existing Planning Permissions - local Plan Allocations		3.54	Greenfield. Outline Application was approved in March 2020 for 59 dwellings. Reserved matters was approved	0	59	59	59	59	0	0	0	0	0	0	0	0	0	0	0	0	59

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/ 24 Yr 1	2024/ 25 Yr 2	2025/ 26 Yr 3	2026/ 27 Yr 4	2027/ 28 Yr 5	2028/ 29 Yr 6	2029/ 30 Yr 7	2030/ 31 Yr 8	2031/ 32 Yr 9	2032/ 33 Yr 10	2033/ 34 Yr 11	2034/ 35 Yr 12	2035/ 36 Yr 13	Total 2023 - 2036
Outline 19/00489/OUT Reserved Matters 20/01150/REM			in June 2021 (20/01150/REM). Site is progressing well with all dwellings are under construction. Agent anticipates build out over one year completing in 2023/24.																		
Total for Site Allocation HU16		45.3		762	104	866	104	104	0	0	0	0	0	0	0	0	0	0	0	0	104
St Neots East (Loves Farm/Wintringham Park) cluster - SEL2																					
Local Plan Allocations with Planning Permission Local Plan Allocation SEL2 Wintringham Park Outline 17/02308/OUT Reserved Matters 18/02708/REM 18/02719/REM 20/01507/REM 21/01674/REM Loves Farm East Outline 13/00388/OUT	St Neots East Loves Farm (1300388OUT)/ Wintringham Park (17/2308/OUT)	131.1	The Local Plan Inspector considered that an overall cap of 200 dwellings per year being delivered across this cluster was an appropriately cautious approach reflecting the proximity of the sites and market absorption rates. Using the capped approach, removing the completed dwellings and taking into consideration the trajectory responses from the agents for the sites, there are 898 dwellings forecasted outside of the planning period. Wintringham Park - greenfield. A hybrid planning application has been approved (17/2308/OUT) in November 2018 for up to 2,800 dwellings as part of a mixed use development. Several reserved matters relating to landscaping and housing have been approved and have commenced on site (18/02708/REM, 18/02719/REM, 20/01507/REM and 21/01674/REM). Agent anticipates that 10 plus housebuilders could be involved with the development. Currently involved are Cala, Durkan, Morris Homes, Barrat David Wilson, Stonebond, Lovell/Urban & Civic. A £26 million loan from Homes England has been secured by the development partnership to accelerate housing delivery and enable early delivery of community facilities to maximise the potential of this strategic expansion location. Agent anticipates build out over 13 years completing in 2035/36.	322	3,498	2,912	990	190	200	200	200	200	200	200	200	200	200	200	200	200	2,590

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
			Loves Farm - greenfield. S106 for outline application (1300388OUT) was approved in August 2019. A reserved matters relating to secondary road primary infrastructure was submitted in May 2022 (22/01147/REM) and is pending consideration. 2 housebuilders are currently involved. Agent anticipates build out over 9 years completing in 2033/34.																		
Total for Site Allocation SEL2		131.1		322	3,498	2,912	990	190	200	200	200	200	200	200	200	200	200	200	200	200	2,590
Site Allocation SN1																					
Existing Planning Permissions - Local Plan Allocations Full 0900411FUL, 1301969FUL, 20/01812/PIP, 21/02603/FUL, 17/01446/FUL, 18/00497/FUL and 21/01940/FUL	St Mary's Urban Village, St Neots	0.9	Brownfield. This site has come forward in several applications. 3 dwellings have been completed on site under 1301969FUL (permitted in May 2014). 0900411FUL was permitted for 24 dwellings in December 2014. The chapel has been converted to two dwellings (approved under 17/01446/FUL). A regularisation application for 18 dwellings was approved under 21/02603/FUL which regularised 16 units approved under 0900411FUL and the two approved under 17/01446/FUL. This leaves 5 dwellings remaining under 0900411FUL. An application for 9 dwellings (18/00497/FUL) was amended by 21/01940/FUL increasing the dwellings to 10 on this part of the site, these are complete. 20/01812/PIP in the north eastern part of the site was approved in March 2021 for 9 dwellings. 22/00819/FULTDC submitted in March 2022 seeking to reduce scheme to 7 dwellings was withdrawn in May 2023. Estimated.	31	14	45	5	0	0	0	0	5	9	0	0	0	0	0	0	0	14
Total for Site Allocation SN1		0.9		31	14	45	5	0	0	0	0	5	9	0	0	0	0	0	0	0	14
Site Allocation SN2																					

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Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Existing Planning Permissions - Local Plan Allocations Outline 1300389/OUT Reserved Matters 19/00384/REM	Loves Farm Reserved Site (At junction of Dramsell Rise & Cambridge Rd), St Neots	1	Greenfield. Reserved matters received in February 2019 and approved in June 2019. One housebuilder on site (L&Q). Site is progressing well. 9 dwellings built and remaining 32 dwellings are under construction. Have split trajectory over two years. Estimated.	9	32	41	32	16	16	0	0	0	0	0	0	0	0	0	0	0	32
Total for Site Allocation SN2		1.0		9	32	41	32	16	16	0	0	0	0	0	0	0	0	0	0	0	32
Site Allocation SN3																					
Existing Planning Permissions - Local Plan Allocations Outline 20/00896/OUT	Cromwell Road North, St Neots	2.6	Mixed green/brownfield. Woods Hardwick submitted an outline application for 83 dwellings in May 2020 which was approved in December 2021 (20/00896/OUT). 22/02375/REM submitted in November 2022 was refused in February 2023. Estimated.	0	83	83	0	0	0	0	0	0	23	30	30	0	0	0	0	0	83
Total for Site Allocation SN3		2.6		0	83	83	0	0	0	0	0	0	23	30	30	0	0	0	0	0	83
Site Allocation SN4																					
Local Plan Allocations without Planning Permission	Cromwell Road Car Park, St Neots	0.6	Brownfield. Agent involved with site exploring with Cambridgeshire County Council possibility for using the site as an extension for the Samuel Pepys School rather than housing.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total for Site Allocation SN4		0.6		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Allocation SN5																					
Local Plan Allocations without Planning Permission	North of St James Road to North of High Street, Little Paxton	4.7	Greenfield. Agent expects an outline application to be submitted in 2024 and anticipates build out over 2 years completing in 2027/28. Have deferred by 2 years.	0	35	35	0	0	0	0	0	0	15	20	0	0	0	0	0	0	35
Total for Site Allocation SN5		4.7		0	35	35	0	0	0	0	0	0	15	20	0	0	0	0	0	0	35
Site Allocation SI1																					

Housing Trajectory Data: Local Plan to 2036 Appendix 2

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Existing Planning Permissions - Local Plan Allocations 19/02280/FUL	Land North Of The How, Houghton Road, St Ives	2.5	Greenfield. A full application was submitted in August 2019 and granted permission in July 2021. Agent expects a full application to be submitted for an additional 16 dwellings. Agent anticipates build out over 3 years completing in 2025/26 for 34 dwellings. All 18 units are under construction. Capacity have been kept capacity in line with current permission.	0	18	18	18	0	18	0	0	0	0	0	0	0	0	0	0	0	18
Existing Planning Permissions - Local Plan Allocations Outline 1402210OUT Reserved Matters 19/01180/REM	St Ives West - Houghton Grange, St Ives	10.4	Brownfield. A reserved matters application (19/01180/REM) for 99 dwellings was submitted by Morris Homes was approved in July 2020. The original submission was for 99 dwellings but this has increased to 107. 1 housebuilder on site. 3 residential losses on site (demolition notice received in April 2021) which brings down the net site total to 104, this has been reflected in the trajectory. Construction on site has commenced. Estimated.	0	104	104	104	60	44	0	0	0	0	0	0	0	0	0	0	0	104
Local Plan Allocations without Planning Permission	St Ives West - Land Between Houghton Grange & The How	18.7	Greenfield. Outline application (23/00627/OUT) for 120 dwelling submitted in April 2023 is pending consideration. Agent anticipates build out over 3 years completing in 2028/29. Kept capacity in line with the Local Plan allocation as the outline is yet to be approved and deferred by two years.	0	125	125	0	0	0	0	0	0	30	50	45	0	0	0	0	0	125
Total for Site Allocation SI1		31.6		0	247	247	122	60	62	0	0	0	30	50	45	0	0	0	0	0	247
Site Allocation SI2																					
Existing Planning Permissions - Local Plan Allocations Outline 16/01485/OUT	St Ives Football Club	1.3	Greenfield. Agent response states that St Ives Town Football Club have decided not to progress this further at this time. They have invested money in improving existing facilities at Westwood Road and do not have plans to move.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 2 Housing Trajectory Data: Local Plan to 2036

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Total for Site Allocation SI2			1.3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Allocation RA1																					
Existing Planning Permissions - Local Plan Allocations Full 19/01576/FUL	Ramsey Gateway, High Lode	4.2	Revised full application for 82 affordable dwellings (19/01576/FUL) on behalf of Accent Group was approved in December 2020. Site progressing well with 56 completed dwellings and remaining units under construction. Agent expects site to be completed in 2023/24.	56	26	82	26	26	0	0	0	0	0	0	0	0	0	0	0	0	26
Total for Site Allocation RA1			4.2		56	26	82	26	26	0	0	0	0	0	0	0	0	0	0	0	26
Site Allocation RA3																					
Local Plan Allocations without Planning Permission	West Station Yard & Northern Mill	0.8	Brownfield. Due to the preference to retain the Northern Mill, the site owner is concerned about viability. Opportunities may exist for partnership working with the Combined Authority when the Market Town Strategy for Ramsey is prepared. Estimated.	0	30	30	0	0	0	0	0	0	0	15	15	0	0	0	0	0	30
Total for Site Allocation RA3			0.8		0	30	30	0	0	0	0	0	0	15	15	0	0	0	0	0	30
Site Allocation RA5																					
Local Plan Allocations without Planning Permission	Whytefield Rd, Ramsey	0.9	Brownfield. No planning application submitted. No response from agent. Estimated.	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	20	20	40
Total for Site Allocation RA5			0.9		0	40	40	0	0	0	0	0	0	0	0	0	0	0	20	20	40
Site Allocation RA7																					
Existing Planning Permissions - Local Plan Allocations Outline 20/00863/OUT	East of Valiant Square, Bury	3.6	Greenfield. Outline application (20/00863/OUT) for 87 dwellings was submitted in May 2020 and approved in July 2021. Reserved matters submitted in September 2022 (22/01946/REM) is pending consideration. Stonewater Housing Association involved so will be 100%	0	87	87	87	0	0	42	45	0	0	0	0	0	0	0	0	0	87

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
			affordable. Agent expects build out in two years completing in 2025/26. Have deferred by one year.																		
Total for Site Allocation RA7		3.6		0	87	87	87	0	0	42	45	0	0	0	0	0	0	0	0	0	87
Site Allocation RA8																					
Existing Planning Permissions - Local Plan Allocations Outline 1201274OUT Reserved Matters 20/00161/REM	RAF Upwood & Upwood Hill House	14.5	Brownfield. A reserved matters (20/00161/REM) for phase one (1201274OUT for 160 dwellings) was approved in September 2020 for the southern part of the site. Evera Homes is the housebuilder for the site, with another yet to be determined for the affordable housing elements of the scheme. Agent anticipates the whole site to build out over 11 years completing in 2034/35.	0	160	160	125	0	12	35	38	40	35	0	0	0	0	0	0	0	160
Local Plan Allocations without Planning Permission		10.5	Brownfield. A full application (21/00572/FUL) for 321 dwellings was submitted in March 2021 on behalf of Evera Homes for the northern part of the site. The application is pending consideration. With the approval of 160 dwellings under 20/00161/REM, this application would bring the site capacity up to 481. However, agent anticipates revisions to be submitted for 21/00572/FUL to reduce capacity to 317, this will reduce capacity to 477. Have kept capacity in line with local plan.	0	290	290	0	0	0	0	0	0	2	48	48	48	48	48	48	0	290
Total for Site Allocation RA8		25.0		0	450	450	125	0	12	35	38	40	37	48	48	48	48	48	48	0	450
Site Allocation BU1																					
Existing Planning Permissions - Local Plan Allocations Outline 18/02753/OUT	East of Silver Street and South of A1, Buckden	14.8	Greenfield. An outline application (18/02753/OUT) application was approved in principle at Development Management Committee in September 2021 and the decision issued in August 2022. Agent anticipates a capacity of 290 dwellings for the site. Reserved matters expected to be submitted 2023/24. Agent anticipates	0	290	290	0	0	0	0	0	40	40	40	40	40	40	40	10	0	290

Appendix 2 Housing Trajectory Data: Local Plan to 2036

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
			build out over 8 years completing in 2031/32. Have deferred by three years.																		
Total for Site Allocation BU1		14.8		0	290	290	0	0	0	0	0	40	40	40	40	40	40	40	10	0	290
Site Allocation FS3																					
Existing Planning Permissions - Local Plan Allocations Outline 20/02128/OUT	Cambridge Road, Fenstanton - East	2.4	Greenfield. Outline planning application (20/02128/OUT) for 39 dwellings was submitted in October 2020 and granted in September 2022. Agent anticipates reserved matters to be submitted by March 2024 and build out in over 2 years completing in 2025/26. Have deferred by four years.	0	39	39	0	0	0	0	0	0	19	20	0	0	0	0	0	0	39
Total for Site Allocation FS3		2.4		0	39	39	0	0	0	0	0	0	19	20	0	0	0	0	0	0	39
Site Allocation KB2																					
Local Plan Allocations without Planning Permission	North of Station Road/Stow Road, Kimbolton	2.5	Greenfield. No planning application yet submitted for the site. Sale of the land to a housebuilder is expected after full application is submitted and approved. Agent anticipates build out over 3 years completing in 2028/29. Have deferred by two years.	0	65	65	0	0	0	0	0	0	15	25	25	0	0	0	0	0	65
Total for Site Allocation KB2		2.5		0	65	65	0	0	0	0	0	0	15	25	25	0	0	0	0	0	65
Site Allocation SY1																					
Existing Planning Permissions - Local Plan Allocations Full 19/01294/FUL	Land East Of Glebe Farm Gidding Road, Sawtry	10.8	Greenfield. Wider allocation of 80 dwellings built out. 19/01294/FUL is for 6 additional dwellings in the south west corner of the site along Gidding Road permitted in November 2021. Estimated.	0	6	6	6	0	6	0	0	0	0	0	0	0	0	0	0	0	6
Total for Site Allocation SY1		10.8		0	6	6	6	0	6	0	0	0	0	0	0	0	0	0	0	0	6
Site Allocation SY2																					

Housing Trajectory Data: Local Plan to 2036 Appendix 2

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Existing Planning Permissions - Local Plan Allocations Reserved Matters 19/00462/REM	South of Gidding Rd, Sawtry	10.8	Greenfield. Outline permission granted May 2018. Site acquired by Bovis Homes and a reserved matters application (19/00462/REM) for 295 dwellings was approved in November 2019. Site is under construction and progressing well. Agent expects build out over 3 years starting 2025/26. Amended trajectory response to reflect recorded number of completions.	135	160	295	160	55	55	50	0	0	0	0	0	0	0	0	0	0	160
Total for Site Allocation SY2		10.8		135	160	295	160	55	55	50	0	0	0	0	0	0	0	0	0	0	160
Site Allocation SM1																					
Local Plan Allocations without Planning Permission	College Farm, West of Newlands Industrial Estate, Somersham	1.8	Greenfield. No planning application yet submitted for the site. Agent anticipates build out over 3 years completing in 2028/29. Have deferred by 2 years.	0	55	55	0	0	0	0	0	0	25	25	5	0	0	0	0	0	55
Total for Site Allocation SM1		1.8		0	55	55	0	0	0	0	0	0	25	25	5	0	0	0	0	0	55
Site Allocation SM2																					
Existing Planning Permissions - Local Plan Allocations Outline Reserved Matters 15/00917/OUT 19/02220/REM	Newlands, Somersham	2.5	Greenfield. Outline application for 45 dwellings and a residential care home in November 2017. A reserved matters application (19/02220/REM) for 45 dwellings was submitted in November 2019 by Rose Homes, and approved in September 2021. A reserved matters (19/02289/REM) for a residential care home was also submitted in November 2019 with details approved in December 2021. The site has commenced since March 2022 with 15 dwellings currently under construction. Agent anticipates build out over 3 years completing in 2025/26.	0	45	45	45	16	22	7	0	0	0	0	0	0	0	0	0	0	45
Total for Site Allocation SM2		2.5		0	45	45	45	16	22	7	0	0	0	0	0	0	0	0	0	0	45
Site Allocation SM3																					

Appendix 2 Housing Trajectory Data: Local Plan to 2036

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Existing Planning Permissions - Local Plan Allocations Outline 21/02111/OUT	The Pasture, Somersham	0.9	Greenfield. An outline application (21/02111/OUT) for 11 dwellings submitted in September 2021 was approved in December 2022. Reserved matters expected in July 2024. Agent anticipates build out over 2 years completing in 2025/26. Have deferred to outside of the five year supply.	0	11	11	0	0	0	0	0	0	6	5	0	0	0	0	0	0	11
Total for Site Allocation SM3		0.9		0	11	11	0	0	0	0	0	0	6	5	0	0	0	0	0	0	11
Site Allocation SM4																					
Local Plan Allocations without Planning Permission	Somersham Town Football Club and Pond Closes, Somersham	3.8	Greenfield. Relocation of the football club required as housing development on this site is tied to this being achieved. Estimated.	0	45	45	0	0	0	0	0	0	0	0	0	0	0	20	25	0	45
Total for Site Allocation SM4		3.8		0	45	45	0	0	0	0	0	0	0	0	0	0	0	20	25	0	45
Site Allocation SM5																					
Existing Planning Permissions - Local Plan Allocations Outline 19/01790/OUT	North of The Bank, Somersham	2.1	Greenfield. An outline for the site was submitted in September 2019 (19/01790/OUT) for 132 dwellings by Larkfleet Homes. The application was permitted in February 2023. Reserved matters application (23/00369/REM) submitted in March 2023 is pending consideration. Estimated.	0	132	132	52	0	0	0	12	40	40	40	0	0	0	0	0	0	132
Total for Site Allocation SM5		2.1		0	132	132	52	0	0	0	12	40	40	40	0	0	0	0	0	0	132
Site Allocation WB1																					
Existing Planning Permissions - Local Plan Allocations Outline 20/00308/OUT	West of Ramsey Road, Warboys (Southern part)	0.9	Greenfield. Site is in dual ownership. Southern part of the site has 20/00308/OUT for 22 dwellings was approved in October 2021. A separate application (20/00723/FUL) for the demolition of 21 Ramsey Road to allow for access to the site was approved in October 2021. One housebuilder on site (Taggart Homes). Agent expects	0	22	22	0	0	0	0	0	0	22	0	0	0	0	0	0	0	22

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2023 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
			reserved matters application to be submitted in 2023 and anticipates build out in one year (2026/27). Have deferred by 2 years.																		
Local Plan Allocations without Planning Permission	West of Ramsey Road, Warboys (Northern part)	0.8	Greenfield. Site is in dual ownership. The agent for the Southern part of the site has indicated that the owners of the Northern part of the site are not progressing an application at this stage. The Northern part of the site is estimated.	0	23	23	0	0	0	0	0	0	0	11	12	0	0	0	0	0	23
Total for Site Allocation WB1		1.7		0	45	45	0	0	0	0	0	0	0	22	11	12	0	0	0	0	45
Site Allocation WB2																					
Local Plan Allocations without Planning Permission	Manor Farm Buildings, Warboys	0.6	Greenfield. No application has been submitted. An outline application is expected in 2023/24. A key constraint to development is the lack of available, suitable alternative farm site for buildings to relocate to. Agent anticipates build out in two years completing in 2026/27. Have deferred to outside of the five year supply.	0	10	10	0	0	0	0	0	0	0	0	0	5	5	0	0	0	10
Total for Site Allocation WB2		0.6		0	10	10	0	0	0	0	0	0	0	0	0	5	5	0	0	0	10
Site Allocation WB3																					
Local Plan Allocations without Planning Permission	South of Stirling Close, Warboys	3.8	Greenfield. No planning application yet submitted for the site. Reviewing marketing options for the land with anticipated sale to a housebuilder under way. Agent expects build out over 2 years completing in 2028/29. Have deferred by three years.	0	50	50	0	0	0	0	0	0	0	0	25	25	0	0	0	0	50
Total for Site Allocation WB3		3.8		0	50	50	0	0	0	0	0	0	0	0	25	25	0	0	0	0	50
Subtotal				2,301	11,830	10,538	3,065	690	601	599	570	645	776	799	715	568	543	608	603	520	8,237

Other Commitments: Subject to S106

Appendix 2 Housing Trajectory Data: Local Plan to 2036

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Outline 21/01810/OUT	Land West Of 26 To 34 High Street, Stilton	2.05	Greenfield. Outline for 16 Dwellings and Associated Infrastructure Works and Access. Submitted in August 2021 and approved at Development Management Committee in December 2022 subject to signing of S106. One housebuilder involved. Estimated.	0	16	16	0	0	0	0	0	0	16	0	0	0	0	0	0	0	16
Full 21/02139/FUL	Informal Open Space East Of 47 Farm Close, Upwood	1.65	Greenfield. Rural exception site. Residential development of 28 dwellings and associated infrastructure and works. Submitted in September 2021 and approved at Development Management Committee in December 2022 subject to signing of S106 . Estimated.	0	28	28	28	0	0	0	0	28	0	0	0	0	0	0	0	0	28
Subtotal				0	44	44	28	0	0	0	0	28	16	0	0	0	0	0	0	0	44

Other Sources - 'Prior Approval' Conversions to C3 residential use under GPDO																					
Prior approval 16/01611/PMBPA	Marshalls Farm, Farcet	0.05	Greenfield. Estimated. Under construction.	0	1	1															
Prior approval 16/00039/PMBPA	Agricultural Buildings North West Of Grange Farm, Keyston Road, Covington	0.03	Greenfield. Estimated.	0	1	1															
Prior approval 18/00756/PMBPA	Tower Farm, New Long Drove, Holme	0.1	Greenfield. Estimated.	0	4	4															
Prior approval 20/01049/PLID	Building Adjacent To Salome Farm, Sheep Street, Hamerton	0.02	Brownfield. Estimated.	0	1	1															
Prior approval 21/00762/P3JPA	The Anderson Centre, Spitfire Close, Huntingdon	0.01	Brownfield. Estimated.	0	2	2															

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Prior approval 21/01335/PMBPA	Barn At Lodge Farm, Gidding Road, Sawtry	0.03	Greenfield. Estimated.	0	1	1															
Prior approval 21/01427/PMBPA	Nursery Farm, Thrapston Road, Brampton	0.02	Greenfield. Estimated.	0	1	1															
Prior approval 21/01616/P3JPA	West Farm, The Lane, Easton	0.005	Brownfield. Estimated.	0	1	1															
Prior approval 21/01901/P3JPA	12 High Street, Warboys	0.01	Brownfield. Estimated.	0	2	2															
Prior approval 21/02264/P3JPA	7 Free Church, Passage, St Ives	0.02	Brownfield. Estimated.	0	4	4															
Prior approval 21/02838/PMBPA	Agricultural Buildings, South West Of Lodge Farm, Bridge Road, Broughton	0.1	Greenfield. Estimated.	0	3	3															
23/00009/PMBPA	Agricultural Buildings, Cottage Farm, Leighton Road, Hamerton	0.15	Greenfield. Estimated.	0	5	5															
Prior approval 23/00064/P3JPA	The Old Exchange Surgery, East Street St Ives	0.06	Brownfield. Estimated.	0	1	1															
Prior approval 21/00138/P3JPA	101 High Street, Ramsey	0.09	Brownfield. Estimated.	0	9	9															
Prior approval 21/01350/P3JPA	56 High Street, Somersham	0.1	Brownfield. Estimated.	0	6	6															

Appendix 2 Housing Trajectory Data: Local Plan to 2036

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
Prior approval 20/01385/PMBPA	Manor Lodge, Hamerton Road, Steeple Gidding	0.04	Greenfield. Estimated	0	3	3															
Prior approval 22/01914/PMBPA	Agricultural Building At Glebe Farm Graveley Road, Offord Darcy	0.1	Greenfield. Estimated	0	3	3															
Prior approval 21/01530/P3JPA	Land At Coppingford Hall, Coppingford Road, Sawtry	0.15	Brownfield. Estimated.	0	14	14															
			The Local Plan Inspector considered that an overall cap of 20 dwellings per year being delivered across prior approval sites was an appropriately cautious approach reflecting future likely supply. Projecting 20 dwellings a year over the remaining plan period results in 280 dwellings. This comprises the sites identified and an allowance for future sites to come forward.	0	198	198	80	20	20	20	20	20	20	20	20	20	20	20	20	20	260
Subtotal				0	260	260	80	20	20	20	20	20	20	20	20	20	20	20	20	20	260

Windfall and Rural Exception Sites																					
Windfall small sites (less than 10 dwellings)	n/a	n/a	The average small site completions, including change of use and excluding prior approvals, over the past 11 years has been 139 completions with 9 out of the 11 years achieving over 120. The cap for small sites has therefore been recalibrated from 80 to 120 to reflect a more realistic picture on small site delivery going forward. Have	n/a	1,200	1,200	120	0	0	0	0	120	120	120	120	120	120	120	120	120	1,080

Housing Trajectory Data: Local Plan to 2036 Appendix 2

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Status / Site reference as at 31/03/2023	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in yrs 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023 - 2036
			subtracted the outline permissions from the annual estimate of 120.																		
Rural Exception Sites		n/a	The Inspector for the Local Plan in his final report dated 29 April 2019, states that 35 dwellings a year from 2021/2022 is reasonable given the evidence provided on historic delivery in the Local Plan hearing sessions held in July and September 2018. Permitted rural exception sites that are yet to be built out are listed above in the trajectory: 20/00164/OUT for 16 dwellings in Hilton 20/00208/OUT for 10 dwellings in Holme Both applications were approved at Development Management Committee subject to the signing of a S106 at the end of March 2022 and have subsequently received outline planning permission. The capacity of the two applications have been subtracted from years 2, 3 and 5.	n/a	429	455	149	35	31	29	35	19	35	35	35	35	35	35	35	35	429
Subtotal				n/a	1,629	1,655	269	35	31	29	35	139	155	155	155	155	155	155	155	155	1,509

Total	15,565	14,640	4,832	1,050	968	999	933	942	1,056	1,051	938	830	806	796	778	695	11,842
																	4,892
Completions between 2011 - 2023	9,821																
Total predicted completions 2023/24 to 2035/36 + completions from 2011-2023	21,663																

Appendix 3 Trajectory survey responses for SEL1.1, SEL1.2, HU1 and SEL2

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Appendix 3 Trajectory survey responses for SEL1.1, SEL1.2, HU1 and SEL2

Table 3.1

Site reference as at 31/03/2023	Approx. site area gross (ha)	Notes	Units built	Extant	Total on site by 2036	Number in years 1-5	2023/ 24 Yr 1	2024/ 25 Yr 2	2025/ 26 Yr 3	2026/ 27 Yr 4	2027/ 28 Yr 5	2028/ 29 Yr 6	2029/ 30 Yr 7	2030/ 31 Yr 8	2031/ 32 Yr 9	2032/ 33 Yr 10	2033/ 34 Yr 11	2034/ 35 Yr 12	2035/ 36 Yr 13	Total 2023-2036
Alconbury and north-west Huntingdon cluster																				
Alconbury Weald Local Plan Allocation SEL1.1 Part Reserved Matters/ Part Outline 1201158OUT, numerous REMs	575	Brownfield. The site is progressing well with several housebuilders involved (Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Cross Key Homes) and reserved matters applications submitted for residential and commercial development as well as for the delivery of site-wide infrastructure to ensure continued delivery. Development has now moved into phase 2. The Agent for the site anticipates the capacity of the site to be 6,500. This includes an additional 1,500 homes at Grange Farm for which there is an outline application pending consideration (19/01341/OUT), the capacity for the site has been kept inline with the original permission. The agent anticipated 208 dwellings a year until 2035/36 totalling 2,704. This with existing completions on site leaving 1,433 dwellings of the original 5,000 permitted potentially being delivered outside of the plan period.	863	4,137	3,567	1,040	208	208	208	208	208	208	208	208	208	208	208	208	208	2,704
RAF Alconbury Local Plan Allocation SEL1.2	84	Brownfield. MoD have confirmed that the United States Visiting Forces will	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Trajectory survey responses for SEL1.1, SEL1.2, HU1 and SEL2 Appendix 3

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Site reference as at 31/03/2023	Approx. site area gross (ha)	Notes	Units built	Extant	Total on site by 2036	Number in years 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023-2036
		continue to occupy the site, resulting in the site no longer being brought forward.																		
Ermine Street (South), Huntingdon Local Plan Allocation HU1 Planning application submitted 18/01918/OUT	54	Greenfield. Outline application awaiting determination (18/01918/OUT) for a mixed use development including 1,000 dwellings. Agent has highlighted issues with CCC Highways regarding improvements to A141. One housebuilder currently on site (Bloor Homes).	0	1,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ermine Street (North), Huntingdon Local Plan Allocation HU1 Planning application submitted 20/00847/OUT	33	Greenfield. Outline application 20/00847/OUT submitted in May 2020 for 648 dwellings is pending consideration. Agent anticipates build out over 7 years completing in 2031/32. Capacity for the site kept in line with Local Plan allocation.	0	400	648	268	0	0	78	95	95	95	95	95	95	0	0	0	0	648
Subtotal			863	5,577	4,215	1,308	208	208	286	303	303	303	303	303	303	208	208	208	208	3,352

Appendix 3 Trajectory survey responses for SEL1.1, SEL1.2, HU1 and SEL2

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Table 3.2

Site reference as at 31/03/2023	Approx. site area gross (ha)	Notes	Units built	Extant	Total on site by 2036	Number in years 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023-2036
St Neots East cluster																				
St Neots East - Loves Farm East Local Plan Allocation SEL 2 Outline 1300388OUT	71.5	Greenfield. S106 for outline application (1300388OUT) was approved in August 2019. A reserved matters relating to secondary road primary infrastructure was submitted in May 2022 (22/01147/REM) and is pending consideration. 2 housebuilders are currently involved. Agent anticipates build out over 9 years completing in 2033/34	0	1,020	1,020	305	0	0	25	95	185	185	185	140	115	65	25	0	0	1,020
St Neots East - Wintringham Park Local Plan Allocation SEL 2 Part Reserved Matters/ Part Outline 17/02308/OUT Reserved Matters 18/02708/REM 18/02719/REM 20/01507/REM	59.6	Greenfield. A hybrid planning application has been approved (17/2308/OUT) in November 2018 for up to 2,800 dwellings as part of a mixed use development. Several reserved matters relating to landscaping and housing have been approved and have commenced on site (18/02708/REM, 18/02719/REM, 20/01507/REM and 21/01674/REM). Agent anticipates that 10 plus housebuilders could be involved with the development. Currently involved are Cala, Durkan, Morris Homes, Barrat David Wilson, Stonebond, Lovell/Urban & Civic. A £26 million loan from Homes England has been secured by the development partnership to accelerate housing delivery and enable early delivery of community facilities to maximise the potential of this strategic	322	2,478	2,800	1,126	220	260	246	200	200	200	200	200	200	200	200	200	5	2,531

Trajectory survey responses for SEL1.1, SEL1.2, HU1 and SEL2 Appendix 3

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Site reference as at 31/03/2023	Approx. site area gross (ha)	Notes	Units built	Extant	Total on site by 2036	Number in years 1-5	2023/24 Yr 1	2024/25 Yr 2	2025/26 Yr 3	2026/27 Yr 4	2027/28 Yr 5	2028/29 Yr 6	2029/30 Yr 7	2030/31 Yr 8	2031/32 Yr 9	2032/33 Yr 10	2033/34 Yr 11	2034/35 Yr 12	2035/36 Yr 13	Total 2023-2036
		expansion location. Agent anticipates build out over 13 years completing in 2035/36.																		
Subtotal			322	3,498	3,820	1,431	220	260	271	295	385	385	385	340	315	265	225	200	5	3,551