

Urban&Civic



Wintringham St Neots

Huntingdonshire
District Council
Local Plan
Matter 4 Statement

Examination in Public

June 2018

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ON BEHALF OF URBAN&CIVIC

David Lock Associates
Town Planning and Urban Design



Huntingdonshire District Local Plan Examination in Public

Hearing Statement on behalf of Urban&Civic plc (Consultee 992844)

C/O:

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Matter 4: Overall Provision for Housing

Question 8

Is the Local Plan justified in seeking to make provision to meet this OAN? Is there a case to make provision for a higher or lower number? How does it compare with past rates of delivery?

1. It is considered that the draft Local Plan is justified in seeking to make provision to meet its OAN. In line with the requirements of the NPPF, the OAN is considered to be both aspirational and realistic, by clearly identifying sustainable locations for additional growth.
2. It is noted that the OAN figure is expressed as a minimum figure – “at least 20,100 new homes”, and therefore it is considered that this provides for flexibility should additional windfall sites come forward during the plan period, or if existing site allocations in sustainable locations have additional capacity to provide further homes. As highlighted within Policy SEL1.1, the former Alconbury Airfield and Grange Farm site has capacity for additional homes above and beyond the 5,000 dwellings figure.
3. The spatial approach to delivering the Huntingdonshire’s OAN, including two major Strategic Expansion Locations, site allocations within the Spatial Planning Areas and Key and Local Service Centres is considered to be a balanced and justifiable approach to meeting the required housing over the local plan period to 2036.
4. In particular, the largest allocated site in Huntingdonshire – the former Alconbury Airfield and Grange Farm site – provides certainty of delivery at a sustainable location. The site has Outline Planning Permission (2014) for the delivery of 5,000 homes and has already delivered supporting infrastructure (access roads, primary school, outdoor play facilities, landscaping, sustainable urban drainage) to support housing growth. The first homes

were completed and occupied at the end of 2016, with completion rates expected to accelerate in future years as more housebuilders (currently four housebuilders with planning permission for nearly 650 units) build out residential parcels on site.

5. Crucially, at 575 hectares in size and an approximate site length of 3 miles, the scale of the former Alconbury Airfield and Grange Farm site, together with redevelopment at RAF Alconbury, offers the clear advantage of providing multiple housing delivery markets. This means that a range of housing products can be delivered by multiple housing providers at the same time without being in direct conflict with each other.
6. Similarly, the St Neots East Strategic Expansion Location consists of two sites (Wintringham and Loves Farm Phase 2) that will be delivered within the plan period and will be built out separately with a number of distinct phases within each site.

Question 9

Is the approach of the Local Plan towards housing provision and jobs growth / employment land provision consistent?

7. As Policy LP1 states, the draft Local Plan aims to provide 14,400 jobs from 2011 to 2036. It is a matter of good practice that new jobs and new homes are located either in the same place or within easy reach via a wide variety of public transport routes.
8. As highlighted in the table below, the key sustainable growth nodes within Huntingdonshire – the Strategic Expansion Locations – will provide an integrated approach to the provision of economic development alongside housing provision. The location of the Alconbury Enterprise Zone with new housing at the former Alconbury Airfield and Grange Farm site is represents a core planning principle underpinning the development of the Huntingdon Spatial Planning Area as well as the District itself as a whole. When the Enterprise Zone was established in 2011 it was anticipated that circa 8,000 new jobs would be located at Alconbury Weald by 2036. This is a significant proportion of the 14,400 jobs to be provided in the District across the plan period.

Strategic Expansion Location	Housing	Jobs growth
Alconbury Weald	6,680	8,000*
St Neots East	3,820	2,420**
Total	10,500	10,420
Huntingdonshire Total to 2036	20,100	14,400

* the figure relate to jobs anticipated within the Alconbury Enterprise Zone only, and does not include additional jobs likely to be created on the former Alconbury Airfield and Grange Farm site or likely 'multiplier' jobs likely to be generated elsewhere in the locality as a result of the Enterprise Zone.

**the figure is quoted from Paragraph 10.9 of the draft Local Plan

9. The majority of jobs to be provided in Huntingdonshire to 2036 will therefore be in those locations where the majority of new housing growth is planned. Not only does this meet the overarching NPPF objective of achieving sustainable development, but the joint provision of jobs and homes at the Strategic Expansion Locations are in highly sustainable locations that are supported by key existing and planned transport infrastructure. This will ensure that Huntingdonshire will benefit more widely from linkages within the Cambridge and Peterborough region and deliver a real step change in the number and type of jobs to be created.