

Huntingdonshire District Council Local Plan Housing Delivery Report

On behalf of Bellway Homes Limited

June 2018

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Appendices

Appendix 1: Huntingdonshire Annual Monitoring Report 2017 (including trajectory)

Appendix 2: Turley and Council Email Correspondence 7 and 8 June 2018

Appendix 3: Turley Lead in Times Analysis

Appendix 4: Turley Delivery Rates Analysis

Appendix 5: Extracts of Annual Housebuilder Reports

Appendix 6: Lichfield's (was NLP) Start to Finish Report November 2016

1. Introduction

- 1.1 This Report has been prepared on behalf of Bellway Homes Limited and the landowners (The Trustees of the EJ and BH Smith 2007 Discretionary Settlement and Mr Smith) (hereafter referred to as 'Bellway').
- 1.2 The Report undertakes an assessment of the district-wide housing land supply position, with specific assessment of large sites (of over 100 dwellings) relied on by the Council in its draft Local Plan to contribute to meeting the plan period housing requirement. The report has been prepared to support representations submitted by Bellway to the Huntingdonshire District Council's emerging Local Plan to 2036 Examination.
- 1.3 A further report on five year housing land supply will be prepared at a later date ahead of the Matter 12 (the supply and delivery of housing land supply) hearing session.
- 1.4 The structure of the Report is as follows:
 - **Section 2** – outlines the relevant planning policy context for housing delivery within Huntingdonshire District;
 - **Section 3** – summarises the Council's current position on housing delivery and proposed allocations within the emerging Local Plan which will contribute to meeting the Council's housing requirement;
 - **Section 4** – sets out realistic delivery assumptions for assessing future housing delivery in the District;
 - **Section 5** – assesses existing and emerging large allocations within the Council's proposed supply up to 2036; and
 - **Section 6** – sets out the implications and conclusions of our findings on Huntingdonshire's housing land supply and the emerging Local Plan.

2. Planning Policy Context

- 2.1 In this section we provide a brief summary below of the Development Plan position in Huntingdonshire District and its relevance to our assessment of housing delivery.
- 2.2 We also consider other planning policy documents that are material to the consideration of determining housing supply including the National Planning Policy Framework (NPPF), its accompanying Planning Practice Guidance (PPG) and other previously emerging policy documents, evidence base documents and housing need assessments in the District.

The Adopted Development Plan

- 2.3 The adopted Development Plan constitutes the saved policies from the Huntingdonshire Local Plan (September 1995) and the adopted Huntingdonshire Core Strategy (September 2009). The Local Plan 1995 was updated in 2002 in the Local Plan Alteration 2002.
- 2.4 Paragraph 3.26 of the Core Strategy states that the East of England Plan identified a minimum of **11,200 new homes** being required in Huntingdonshire between 2001 and 2021. The paragraph also states that The PPS3: Housing Government guidance identifies that Councils have to ensure locations are identified for at least a 15 year supply of land for housing when the core Strategy is adopted.
- 2.5 The Core Strategy was not adopted until 2009 and therefore the plan period up to 2021 did not provide this 15 year supply. The East of England Plan advised that the highest average annual housing requirement from the 2001-2021 or 2006-2021 period should be used after 2021. The Core Strategy therefore identified an **additional 2,800 homes** being needed between 2021 and 2026.
- 2.6 **Policy CS2** states that a total of at least 14,000 homes will therefore be provided during the period 2001 to 2026, equating to a delivery of at least 560 homes a year. The Policy identifies the Spatial Planning Areas where new homes will be provided and states that 2,890 dwellings had been completed between 2001 and 2006.
- 2.7 From 2006 to 2026, Policy CS 2 identifies that new homes will be delivered from the following type of sites:
- 4,265 homes from existing allocations in the Local Plan;
 - 1,345 homes from non-allocated sites with planning permission or agreement in principle; and
 - 5,500 from locations and spatial planning areas identified in the Policy.

The Emerging Development Plan

- 2.8 The emerging Development Plan constitutes the Local Plan to 2036, which will replace the saved policies of the Local Plan 1995 and Local Plan Alteration 2002 and the Core

Strategy. This was submitted to the Secretary of State for Examination on 29 March 2018.

- 2.9 **Policy LP1** identifies that the District will plan for at least 20,100 new homes (both market and affordable) over the plan period 2011 – 2036. This equates to the delivery of 804 dwellings a year.
- 2.10 **Policy LP2** specifies that approximately three quarters of the objectively assessed need for housing will be focused in the Spatial Planning Areas (including St Ives) of the principal settlements. A quarter of the objectively assessed need for housing will be permitted on sites dispersed across the key service centres, local centres and small settlements.
- 2.11 Paragraph 4.10 of the emerging Local Plan states that since 1 April 2011 and 31 March 2017, 3,675 dwellings have been completed which equate to 18% of the objectively assessed need up to 2036. This paragraph also states that commitments at 1 April 2017 account for approximately 22,500 new homes, equating to 112% of the objectively assessed need¹.
- 2.12 Paragraph 4.17 states that a central part of the strategy for housing is two Strategic Expansion Locations at the former RAF Alconbury and expansion at St Neots. **Emerging Policy SEL 1** identifies that the Alconbury expansion will include the Former Alconbury Airfield (SEL 1.1) and RAF Alconbury (SEL 1.2), which will deliver 5,000 dwellings and 1,680 dwellings respectively. **Emerging Policy SEL 2** identifies St Neots for the delivery of 3,820 dwellings.

Other Material Considerations

- 2.13 We provide below a brief summary of the sections of the NPPF relevant to assessing five year housing land supply.
- 2.14 Paragraph 17 sets out the 'Core Planning Principles' of the NPPF. This includes a Principle that planning should make every effort objectively to identify and then meet housing needs of an area, and respond positively for wider opportunities for growth.
- 2.15 Paragraph 47 advises that "*to boost significantly the supply of housing*" local planning authorities (LPAs) should plan for meeting the full and objectively assessed needs for market and affordable housing in its housing market area.
- 2.16 Paragraph 47 also requires LPAs to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional 5% buffer (moved forward from later in the plan period).
- 2.17 Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%. This is required to provide a realistic

¹ It is understood that the more recent figure identified in the AMR December 2017 and latest housing trajectory is the commitment of 22,068 dwellings up to 2036, which is lower than the figure of 22,500. This is discussed in more detail in Section 3 of this Report.

prospect of achieving the planned supply and to ensure choice and competition in the market.

- 2.18 For market and affordable housing, paragraph 47 also requires LPAs to illustrate the expected rate of housing delivery through a housing trajectory for the plan period and how they will maintain delivery of a five year supply of housing land to meet their housing target.
- 2.19 Footnote 11 of paragraph 47 states that to be considered deliverable, sites should:
- Be available now;
 - Offer a suitable location for development now; and
 - Be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 2.20 Footnote 11 goes on to state sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.
- 2.21 Paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic, having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 2.22 Paragraph 49 advises that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 2.23 Paragraph 152 states Local Plans should be aspirational but realistic.
- 2.24 Paragraph 158 states each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.
- 2.25 In order to ensure that LPAs have a clear understanding of housing needs, paragraph 159 requires LPAs to prepare a Strategic Housing Market Assessment. It should address need for all types of housing, including affordable housing and the need of different groups.
- 2.26 In order to identify enough land to meet those needs, paragraph 159 also requires LPAs to prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish

realistic assumptions about the availability, suitability and likely economic viability of land. It should cover the whole plan period.

2.27 Paragraph 182 of the NPPF states a local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Planning Practice Guidance

2.28 The PPG provides further guidance on assessing a five-year housing supply (Section ID: 3-030-20140306), including:

- Paragraph 30 - What is the starting point for the five-year housing supply?
- Paragraph 31 - What constitutes a ‘developable site’ in the context of housing policy?
- Paragraph 33 - Updating evidence on the supply of specific deliverable sites sufficient to provide 5 years’ worth of housing against housing requirements
- Paragraph 35 - How should local planning authorities deal with past undersupply?

The National Intention to Boost Significantly the Supply of Housing

2.29 The clear intention of the NPPF to boost significantly the supply of housing is also set out in a host of other recently published reports, documents, and ministerial statements. We consider this clear national policy direction to be a material consideration of relevance to this assessment.

2.30 Prior to the publication of the draft NPPF, the Government published a White Paper entitled ‘Fixing Our Broken Housing Market’ in February 2017. This Paper considered potential national planning policy reforms to fix the broken housing market. The White Paper states explicitly in its introduction:

“The housing market in this country is broken, and the cause is very simple: for too long, we haven’t built enough homes.

Since the 1970s, there have been on average 160,000 new homes each year in England. The consensus is that we need from 225,000 to 275,000 or more homes per year to keep up with population growth and start to tackle years of under-supply.

This isn't because there's no space, or because the country is "full". Only around 11 per cent of land in England has been built on.

The problem is threefold: not enough local authorities planning for the homes they need; house building that is simply too slow; and a construction industry that is too reliant on a small number of big players."

- 2.31 The national intention to boost housing supply has also been considered at length in the Courts. Most notably in the Supreme Court in the recent *Suffolk Coastal District Council v Hopkins Homes Ltd* and *Richborough Estates v Cheshire East Borough Council* case [2017] UKSC 37, where at paragraphs 77 and 78, Lord Gill states the following:

"The importance that the guidance places on boosting the supply of housing is further demonstrated in the same paragraph by the requirements that for market and affordable housing planning authorities should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing, describing how they will maintain delivery of a five-years supply of housing land to meet their housing target; and that they should set out their own approach to housing density to reflect local circumstances. The message to planning authorities is unmistakable."

- 2.32 In the context of the 'unmistakeable' message to boost the supply of housing, we consider that the importance of being able to robustly demonstrate a suitable supply of housing sites in both the short term and across the plan period is abundantly clear.

3. Council's Position on Current and Future Housing Supply

3.1 For clarity, we outline below the Council's latest position on current and future housing land supply, as set out in the Annual Monitoring Report (AMR) 2017 (**Appendix 1**). This forms part of the evidence base for the emerging Local Plan, which includes draft Allocations proposed to meet the Council's housing requirement over the plan period.

3.2 In email correspondence dated 7 June 2018 (**Appendix 2**), Huntingdonshire District Council confirmed it is anticipated that updated completion figures for the 2017/18 monitoring year will be available in July of this year. On this basis, the current available housing land supply data covers the five year period from 1st April 2017 to 31st March 22, with completions data up to 31st March 2017 and including the 2016/17 monitoring year.

The Council's Housing Requirement and Housing Land Supply Position

3.3 The Council's AMR 2016/2017 and the Housing Land Supply Position Paper (August 2017) set out the latest position on housing land supply, informing the emerging Local Plan to 2036.

3.4 The Council's proposed housing requirement for the plan period 2011 – 2036, as set out in the submission version of the emerging Local Plan, is **20,100 homes**, equating to an annual housing requirement of **804 dwellings**.

3.5 Table 7.3 of the AMR 2017 identifies the past completions (up to and including 2016/17) and the projected completions throughout the plan period up to 2036. The Council has identified an overall anticipated supply of **22,068 dwellings**, exceeding the requirement of 20,100 by 1,968 dwellings.

3.6 However, a Report prepared by Turley Economics confirms that this is not an appropriate housing need figure for the District. A Hearing Statement produced by Turley Economics and submitted as part of the Local Plan to 2036 Examination identifies that an adjustment of 15% to the objectively assessed housing need is justified by market signals and housing demand pressures. On this basis, an OAN of **22,000 dwellings** would be appropriate, equating to 880 dwellings per annum. Against this OAN, the Council would only have an excess of **68 dwellings** in their anticipated housing supply up to 2036.

Emerging Supply Commitments in the Local Plan 2036

3.7 Appendix 1 of the AMR 2017 sets out the Council's housing trajectory data. The following sites contribute to the Council's housing land supply up to 2036:

- Extant Planning Permissions on Allocated Sites;
- Extant Planning Permissions on Unallocated Sites of 10+ dwellings;
- Extant 'Prior Approval' Conversions to C3 Use under GPDO;

- Extant Planning Permissions on Small Sites;
- Residual Allocated Sites;
- Sites with a Resolution for Approval Subject to the Prior Completion of a S106 Agreement; and
- Draft Local Plan to 2036: Proposed Allocations.

3.8 As noted in Section 2 of this Report, a significant proportion of the housing delivery is proposed at the strategic expansion locations which are set out as proposed allocations in the Draft Local Plan to 2036, and these therefore form the focus of assessment at this stage in this Report.

4. Setting Realistic Delivery Assumptions

- 4.1 As a starting point for considering the deliverability of the existing and proposed sources of supply in Huntingdonshire, we consider the framework of guidance and evidence around making realistic delivery assumptions.

Assessing the Council's Ability to Determine Realistic Supply

- 4.2 The Council state the following in their Housing Land Supply Position (August 2017) at paragraph 1.11 to 1.14:

“Questionnaires were sent out in July 2017 to developers and agents of allocated sites which had not yet been built out as at 31 March 2017, 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, and sites identified as having potential to deliver housing in the Local Plan to 2036. Those contacted were asked to provide information on their aspirations for their sites, any constraints to development, and whether they considered them to be available, suitable and achievable. 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 in 2 'Housing Trajectory Sites Data'.

Sites of less than 10 dwellings with outline or full planning permission were added together and a prediction made for phasing on the aggregate figure. It would not have been practical to contact developers of each and every small site. A 10% discount was applied to those small sites not yet under construction 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.

Site by site results of the 2017 survey can be found in 2 'Housing Trajectory Sites Data'.

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 understanding as possible of the prospects for housing delivery, based on developers' and agents' aspirations, or officers' best estimates of delivery based on site knowledge.”

- 4.3 There is no further evidence available on the delivery assumptions used in the five year supply statement, or evidence base for the Local Plan 2036.
- 4.4 The Council appear to have surveyed developers and promoters for their anticipated delivery rates, and applied these assumptions with little critique to the anticipated housing trajectory without, in our view, the necessary caution or evidence to support them. Planning Practice Guidance (ID: 3-033-20150327) states that local authorities should consider “the local delivery record” when carrying out its assessment of housing

delivery. Such local delivery records can include an assessment of how long it takes for sites to come forward in an authority before first homes are built and also how quickly those sites then build homes. We are not aware that any such assessment has been undertaken in Huntingdonshire.

- 4.5 Setting realistic assumptions on annual delivery rates and lead in times for first completions to come forward will provide the necessary consistent approach required to predict what quantum of housing those identified sites can reasonably expect to deliver not only in the five year period, but in the remainder of the plan period. It is also pragmatic from a planning perspective to ensure that delivery expectations are realistic. In general far greater planning harm will arise from overly optimistic predictions than that will if delivery actually comes forward more quickly than predicted.
- 4.6 Setting realistic assumptions on annual delivery rates and lead in times for first completions to come forward will provide the necessary consistent approach required to predict what quantum of housing those identified sites can reasonably expect to deliver.

Local Lead in Times

- 4.7 To determine how many dwellings may be deliverable within the plan period, it is necessary to make some assumptions about the lead in time from allocation, or application, to dwelling completions on the site. We are not aware that the Council has prepared any such evidence base on lead in times itself.
- 4.8 We have looked at the length of time it takes Huntingdonshire District Council to determine major housing applications. The table provided at **Appendix 3** provides an analysis of the application determination length of large housing sites included within the Council's AMR 2017 and housing completions data provided by Cambridgeshire County Council. This looks at the progression of the application from the original submission of outline permission through to the determination of the first reserved matters (relating to residential).
- 4.9 Our analysis shows the following:
- For sites of 50 to 99 dwellings; the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **3 years and 4 months**;
 - For sites of 100 to 249 dwellings, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **5 years and 3 months**; and
 - For sites of 250 dwellings or more, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **4 years and 7 months**.
- 4.10 It is important to note that these lead in times are to detailed planning permission being granted only, and, thereafter, there will be further lead ins from the permission

being granted to, firstly, a start on site, and secondly, to the first dwelling completions being seen on a site.

4.11 The assessment also considers the time it takes between the approval of outline consent and the approval of reserved matters. Our analysis shows the following:

- For sites of 50 to 99 dwellings; the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **2 years and 3 months**;
- For sites of 100 to 249 dwellings, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **3 Years**; and
- For sites of 250 dwellings or more, the average length of time from the validation of an outline application through to obtaining an approval of first reserved matters is **13 months**.

4.12 Our overall analysis of the time it takes to achieve various stages of planning approval on different types of applications and at various scales, as shown in the Table at **Appendix 3**, can be used as a reasonable proxy to determine when sites of varying sizes may actually deliver new homes, albeit the specifics of each site will also need to be considered.

4.13 For large outline planning permissions (which are highly relevant in this case given the number of large and strategic scale residential sites relied upon the in the Council’s supply and we would generally expect to be submitted in outline) specific consideration is required. Notably long lead in times can often be seen from proposals of this nature.

4.14 To deliver strategic scale schemes there are numerous, and complex steps and barriers to be undertaken and overcome. These stages vary depending on the nature of the site, and method of promotion/acquisition. Broadly however the process can include, but is sometimes not limited to:

Stage
Allocation in an adopted Development Plan
Site acquisition and legals
EIA Scoping and Screening
Preparation of outline planning application including collation of evidence base, survey data etc
Public consultation
Achieving a resolution to grant planning permission
Completion of Section 106 to achieve outline planning permission
The disposal of the phases to suitable developer (if required) and the agreement and exchange of contracts

Discharge of pre-commencement conditions including surveys if required
Completion of preparatory site works (if approved in detail)
Completion of infrastructure works (such as access if approved in detail)
Public consultation and preparation of reserved matters
Submission and determination of reserved matters
Discharge of further pre-commencement conditions
Preparatory site works
Construction of homes
Discharge of pre-occupation conditions
Homes completed and occupied

Annual Delivery Rates

- 4.15 Having reviewed the Council’s available evidence base, there is no evidence presented that provides a robust analysis of delivery rates which can be relied on by the Inspector. Notably, paragraph 7.17 of the AMR 2017 states that the trajectory and prospects for housing delivery are based upon developers’ and agents’ aspirations, or officers’ best estimates of delivery based on site knowledge. This clearly suggests that no robust assessment of previous delivery rates in the District have been undertaken and used in formulating the latest housing trajectory, and that the predicted delivery rates therefore do not appear to be based on any empirical data.

Local Delivery Rates

- 4.16 On the basis of the above, we have therefore undertaken an analysis of the local empirical delivery evidence by assessing previous delivery of all sites sized 100 units or more included within the housing completions data provided to Turley by Cambridgeshire County Council on 8 June 2018. The raw Huntingdonshire District information has been extracted from this data and used to assess local delivery rates.
- 4.17 We have undertaken an analysis of local empirical delivery evidence by assessing previous delivery of all sites sized over 50 units included in the Council’s Housing Land Supply Statement which have delivered since the start of the plan period, 2011.
- 4.18 This has included both an analysis of the delivery rates, per outlet, on each site but also an assessment of the overall delivery that is seen on sites of varying size across the District – this latter assessment is helpful in our view where the scale of the site is known but the actual number of sales outlets is unknown or which may change over the course of the site’s delivery. The results are provided at **Appendix 4**.
- 4.19 From this assessment, a number of valuable conclusions can be drawn in respect of local delivery rates within the District for sites over 50 units including the following:
- The average delivery rates for sites of 100 units or more was **44.9 dwellings per annum**;

- The analysis includes the Land at Loves Farm, which is the only site over 1,000 dwellings in the assessment, from this analysis we have found the following:
 - The highest delivery in a single monitoring year on any site in the District was **334 dwellings** (the highest on any site in the District), but at other points during its delivery, the annual delivery rate fell to **33 dwellings per annum** – this demonstrates that it is important to identify reasonable average delivery rates to take account of peaks and troughs in delivery;
 - The average annual delivery per phase was **41 dwellings per annum**;
 - The average delivery rate over the period was **138 dwellings per annum**;
 - The site had, at its peak delivery, 5 developers on site, but this was for only 2 monitoring years, and at points had only 1 or 2 developers on site and
 - The average number of developers on the site was 3.

4.20 On sites which are yet to deliver any units to date or, are in the very early stages of delivery where there no robust average annual delivery rates can be calculated, experience of average delivery on similar sized sites in the District is a reasonable basis on which to predict future delivery on those sites going forward.

4.21 Overall, it is our view that this empirical local evidence responds to the PPG’s requirement of realistic delivery evidence and is extremely valuable in the absence of any such work having been carried out by the Council.

National Delivery Rates

4.22 A further useful evidence base which can be used to establish realistic average annual delivery rates is to consider the average delivery rates of the main national house building companies. These housebuilders are active in Huntingdonshire and a number of them are involved in sites that the Council predicts will contribute to housing delivering in the next five years.

4.23 In the light of above, we have reviewed the Annual Reports for 2017 of a number of national house builders in order to establish average unit completions per site. Extracts of those Annual Reports are contained at **Appendix 5**. In our analysis, we have reviewed eight of the top ten national housebuilders (by volume). Within the top ten, we have only excluded Berkeley Homes, who have a London development bias, and Bloor Homes, who are privately owned and do not produce annual reports to shareholders. We do, however, retain Crest Nicholson in our analysis, even though many of its new homes are delivered in apartment developments where the number of completions per annum is typically higher.

4.24 The below table provides a summary of the information found. It confirms that the average number of completions (including both market and affordable housing) per site across all housebuilders investigated was 45 units per sales outlet per annum.

Average Delivery Rates from national Housebuilder Reports				
House Builder	Source of Information	Number of Completions	Number of Sites (Sales Outlets)	Average No. of Completions
Barratt/David Wilson	Annual Report and Accounts 2017	17,395	366	48
Persimmon	Final Results 2017	16,043	370	43
Taylor Wimpey	Final Year Results 2017	14,541	287	51
Bellway	Annual Report and Accounts 2017	9,644	230	42
Bovis	Full Year results 2017	3,645	92	40
Crest Nicholson	Annual Integrated Report 2017	2,935	51	58
Redrow	Annual Report 2017	5,416	132	41
Galliford Try (Linden Homes)	Annual Report and Financial Statements 2017	3,296	77	43
Total		72,915	1,605	45

4.25 It is our view that the above average delivery rates based on empirical evidence from national housebuilder reports can be used as a complement to local delivery rates as a reasonable proxy for determining likely delivery rates on sites in Huntingdonshire.

4.26 When considering average delivery, it must also be taken into account that average completion per outlet are expected to be lower in the first year following a start on site to put the necessary site infrastructure in place. In addition to this, completions may only start to come forward part way through a monitoring year which will automatically lead to lower delivery rates in that year. However, this does depend on when a development is expected to start and, therefore, when first house completions are expected. Professional judgement on individual sites is required.

The number of outlets that can be expected to deliver on sites of various sizes

4.27 In addition to average delivery rates per outlet, there is potential for sites (normally larger sites) to see a number of outlets building new homes at any one time. Additional outlets are typically in the form of a different housebuilder, but it can also be in the form of different products sold from different marketing suites by the same

housebuilder. No such analysis has been provided by the Council in either its five year supply assessment or its Housing Employment Land Availability Assessment (HELAA).

- 4.28 Where there is no clear evidence on the number of sales outlets expected on a site, we have been provided with information from Bellway on the average number of sales outlets that it would expect on a range of site sizes, as follows in the table below. These are reasonable assumptions in our experience.

Assumptions on the number of sales outlets per site	
Site Size	Anticipated Number of Sales Outlets
200 units or less	1 sales outlet
201-600 units	2 sales outlets
601-1000 units	3 outlets
1001 units or more	3 to 5 sales outlets (although it is likely to take more than one year from commencement for the number of sales outlets on site to increase)

- 4.29 Taking this information with the average delivery rates analyse that we set out above, this would result in a following anticipated total delivery rate per site per year:

Assumptions on completions on sites of different scales and years	
Site Size	Average Completions/Annual Delivery
200 units or less	45 units
201-600 units	90 units
601-1000 units	135 units
1001 units or more	135 to 225 units

In order to Benchmark the above rates, we have also compared them to a previous analysis undertaken by Lichfields who produced a report in November 2016 (**Appendix 6**) which includes an assessment of the average delivery rates from large housing sites across the UK. The following average delivery rates for greenfield sites were identified within that Report:

- On sites of 500 – 999 dwellings, the average annual delivery rate was **86 dwellings per annum**;
- On sites of 1,000 to 1,499 dwellings, the average annual delivery rate was **122 dwellings per annum**;
- On sites of 1,500 to 1,999 dwellings, the average annual delivery rate was **142 dwellings per annum**;
- On sites of 2,000 or more dwellings, the average annual delivery rate was **171 dwellings per annum**;

- 4.30 Such rates are largely comparable with those identified in the Lichfields Report. Indeed, when our data and that of Lichfields' is aligned into sites of the same scale, the results are set out below:

Assumptions on completions on sites of different scales and years		
Site Size	Turley Average Annual Delivery Rates	Lichfields Average Annual Delivery Rates
500-999 units	90 units to 135 units	86 units
1000 units +	135 units to 225 units	122 units to 171 units

- 4.31 Our assumed average delivery rates are higher than the findings of the Lichfields Report and so cannot be accused of downplaying average annual delivery rates.

Setting Realistic Delivery Assumptions - Conclusions

- 4.32 It is our view that our assessment of local lead in times and the above figures regarding annual delivery rates are helpful in the absence of any clear evidence base to support the Council's assumptions. In our view, these figures provide a reasonable basis for assessing potential delivery in Huntingdonshire, albeit there will be site specific considerations which may impact on delivery rates in some instances.
- 4.33 We now turn to our assessment of the sites that Huntingdonshire consider are anticipated to deliver housing completions in the plan period.

5. Assessment of Allocated Site Commitments

- 5.1 We have considered the sites relied on by the Council to deliver in the plan period up to 2036. These sites are identified, alongside the Council’s proposed delivery trajectory, are identified in the AMR, produced in December 2017.
- 5.2 We have reviewed all sites in the Council’s trajectory over 100 units. The following section sets out our revised delivery assumptions on those sites where a reduction is made which results in a reduction to the overall anticipated delivery in the Local Plan period i.e. up to 2036.
- 5.3 For the purposes of this report, we have not considered the Council’s current and rolling five year housing land supply position, or set out our assumptions on sites which might affect the Council’s current five year supply i.e. up to 2021/22. However, we do have significant concerns over the robustness of the Council’s five year housing land supply position, which we reserve our position to comment on at a later date, ahead of the Matter 12 (the supply and delivery of housing land supply) hearing session.
- 5.4 Following our assessment of sites of over 100 units included in the Council’s trajectory, we have concerns about the Council’s delivery assumptions on the following sites.

Site	Dwellings (plan period)
<i>Extant Planning Permissions on Unallocated Sites</i>	
Former Alconbury Airfield (Alconbury Weald)	5,000
<i>Proposed Allocations: Local Plan to 2036</i>	
St Neots East Strategic Expansion - Wintringham Park	2,800
RAF Alconbury	1,680
Total	9,480

- 5.5 Commentary on our detailed analysis of these sites and the reductions in delivery that we recommend is provided below.

Extant Planning Permissions on Unallocated Sites

Former Alconbury Airfield and Grange Farm (Alconbury Weald)

- 5.6 The site is allocated for 5,000 dwellings within the plan period up to 2036 under emerging Policy SEL 1.1.
- 5.7 Outline planning permission for the development of the site was granted on 1 October 2014 (Application Ref. 1201158OUT) and a number of reserved matters applications have been submitted subsequently.

5.8 The Council's AMR 2017 confirms that 48 dwellings had been completed at 2017.

5.9 We are aware of the following applications for reserved matters on the site:

Ref	Applicant	Proposed Development	Status
1401979REM	Urban & Civic	Primary infrastructure (to support delivery of Primary School),	Approved April 2015
15/00540/REM	Urban & Civic	New highways (including associated highways landscaping), SUDS drainage infrastructure	Approved June 2015
15/00542/REM	Urban & Civic	Landscaping	Approved June 2015
15/02254/REM	Urban & Civic	SUDS Drainage	Approved March 2016
15/01117/REM	Urban & Civic	128 dwellings	Approved December 2015
15/00259/REM	Urban & Civic	Enterprise Zone Club Building comprising B1, D1, D2, and A3 uses	Approved May 2015
16/02262/REM	Urban & Civic	Cricket park, watchtower green area, the boulevard and SUDS drainage infrastructure	Approved April 2017
16/02013/REM	Redrow Homes	200 dwellings	Approved February 2017
16/01329/REM	Morris Homes	165 dwellings	Approved October 2016
16/02663/REM	Urban & Civic	Business incubator unit comprising 1,710m ² B1 use	Approved March 2017
17/00802/REM	Private Individual	31 flats (of which 6 affordable), 6 townhouses	Approved August 2017
17/00079/REM	Urban & Civic	101 dwellings (of which 6 affordable), 1183 sqm of A1, A3, & D1 floorspace, 5059 sqm of B1a/B1b/B1c floorspace, highways works	Approved May 2017

- 5.10 Given the site has already delivered housing, and has detailed planning consent for further residential developments, we have focussed our assessment on the anticipated delivery rates relied on by the Council going forward through the plan period.
- 5.11 The site appears to currently have three housebuilders involved; Morris Homes, Hopkin Homes and Redrow Homes, and is identified on each developer's website.
- 5.12 We have therefore assumed that in the previous 2017/18 monitoring year (for which we don't have completions data from the Council) approximately 45 dwellings will have been delivered p/outlet, resulting in total completions of approximately 135 homes.
- 5.13 Other reserved matters applications have been approved in other phases and the scale of site indicates a potential for 4-5 housebuilders per outlet at any one time, although delivery from 4 to 5 outlets is very unlikely to be sustained for the entirety of the site's development. On this basis, we have then assumed that there is potential for another housebuilder per outlet to become involved in delivering the site, leading to the potential for higher completions in 2019/20. Four outlets would deliver approximately 180 the new homes in the 2019/20 monitoring year.
- 5.14 Beyond this we have applied a delivery rate of 225 dwellings per annum, which assumes that 5 separate sales outlets are present on the site, consistently, until the end of the plan period. This is generous considering at this stage there is only evidence of three housebuilders involved in the site, and maintaining such a high delivery rate with consistency across the plan period will be difficult to achieve when subject to factors such as site phasing, timing constraints based on implementation of infrastructure, market health and absorption rates.
- 5.15 The only evidence in recent years of local delivery rates on a strategic scale site is land at Love Farm, St Neots. The delivery rates on this site were set out in Section 4 of this report. To reiterate, this site achieved average annual delivery rates of 138 dwellings per annum, while there were years of higher delivery, there were also years of lower delivery. Similarly the years of high delivery saw 5 housebuilders active on the site, and the years of low delivery saw 1 or 2. Given this, we consider that on average a higher rate of delivery will be seen on this site, but in accordance with and relative to the realistic number of sales outlets present on the site.
- 5.16 The Council has assumed that the annual delivery rates on this site will increase from 250 dwellings per annum to 300 dwellings per annum in the 2028/29 monitoring year. Such delivery rates are unrealistic and are not based on any tangible evidence.
- 5.17 Our proposed delivery rates are based on empirical evidence on local and national housing delivery rates. Our findings are corroborated by the Lichfields' (was NLP) Report 'Start to Finish' (November 2016) which demonstrates that average annual national build rate on sites of over 2,000 dwellings is only 171 dwellings. It is clear that the rates identified by the Council in the latest trajectory are substantially greater than that seen elsewhere in the Country on sites of a comparable size.
- 5.18 The recommended amended delivery trajectory for Alconbury Weald is set out below:

Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	102	220	260	260	245	250	250	250	250
Turley	135	180	225	225	225	225	225	225	225
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Council	250	300	300	300	300	300	300	285	280
Turley	225	225	225	225	225	225	225	225	225

5.19 This results in the following total reduction:

	Council	Turley	Difference
Delivery	4,952	4,140	-812

Proposed Allocations: Local Plan to 2036

St Neots East Strategic Expansion – Wintringham Park

5.20 The eastern expansion of St Neots, proposed to be allocated in the draft Local Plan under emerging Policy SEL 2, is split into two parts as follows:

- Loves Farm East (north of Cambridge Road) – 1,020 dwellings;
- Wintringham Park (south of Cambridge Road) – 2,800 dwellings.

5.21 The Wintringham Park parcel of the site was previously subject to an outline application for 2,800 dwellings (ref. 1300178OUT). The application was refused in April 2016 relating to affordable housing provision and lack of Section 106 to secure necessary infrastructure and mitigation. The application went to appeal, but was subsequently withdrawn in April 2017. We understand that this was due to the acquisition of the site by a new owner.

5.22 An application for 2,800 dwellings was subsequently submitted in October 2017 and is pending determination (ref. 17/02308/OUT). The application proposes the following description of development:

“1) Application for outline planning permission for development of a mixed use urban extension to include; residential development of up to 2,800 dwellings (C3), up to 63,500 sqm of employment development (B1-B8), District Centre including shops, services, community and health uses (A1-A5, D1 & D2), Local Centre (A1-A5), Temporary Primary School, Two Permanent Primary Schools, open space, play areas, recreation facilities and landscaping, strategic access improvements including new access points from Cambridge Road & A428, associated ground works and infrastructure. All matters reserved with the exception of means of access; and

2) Application for full planning permission for the construction of new roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works including creation of haul routes.”

- 5.23 The application is submitted by the Wintringham Partnership, the lead developer of which is Urban & Civic. The other owners are reported on the Urban & Civic website as being Nuffield Dominions Trust and the Nuffield Oxford Hospitals Fund. Urban & Civic are not a housebuilder themselves, but generally take responsibility for delivery of on-site infrastructure to facilitate development.
- 5.24 As we have demonstrated in the other parts of this evidence, the lead in times for the delivery of strategic scale residential sites can be substantial. The Council envisage that first completions will be seen on this site in the 2018/19 monitoring year, an assumption which is wholly unrealistic given the planning status and the fact that we are already part way through the 2018/19 monitoring year.
- 5.25 The planning status of the site is that a hybrid application is lodged, but not yet determined. The application includes full details of road infrastructure, but the proposals do not include full details for any of the residential phases of development, reflective of the Urban & Civic model.
- 5.26 We note on the Wintringham community webpage <http://wintringham.org/what-happens-next/>, that an indicative timetable for the development is set out as follows:
- **Before the end of 2017**
 - Submission of the Hybrid Application to Huntingdon District Council (HDC)
 - Formal consultation with all stakeholders and residents
 - Review of responses.
 - **In winter 2017**
 - Submission to Huntingdonshire District Council of any amended information
 - Hybrid application considered at Planning Committee.
 - **In spring 2018**
 - Commencement of Phase 1 landscape and infrastructure
 - Reserved matters application submitted for temporary primary school (if required).
 - **In summer 2018**
 - Submission of reserved matters application for first homes
 - Construction of temporary primary school (if required), September 2018 opening.
 - **In autumn 2018**

- Construction of first homes commences.

- 5.27 It appears to be upon this indicative timetable that the Council has based its delivery assumptions for the site (25 dwellings in the 2018/19 monitoring year).
- 5.28 The timescales relied on by the Council for this site have already fallen away, as the hybrid application remains to be determined.
- 5.29 Whilst we consider that the site is capable of making an important contribution to housing delivery in the plan period, caution should be applied to both the lead in time to when completions will be seen on site, and the annual rates at which housing will be delivered.
- 5.30 An amendment was made to the application early this year, and further information has recently been submitted on the application (in April 2018) in relation to highways/infrastructure details. There is no indication of when the application might be considered at Planning Committee.
- 5.31 Urban & Civic has a track record of delivery in the District, indeed at Alconbury Weald Urban & Civic were also lead developer. The outline application was submitted by Urban & Civic in August 2012, and approved in October 2014 (2 years 2 months), following that the first (48) completions were seen in the 2016/17 monitoring year (another two years when measured to half way through the monitoring year). As such, it took approximately 4 years from the submission of outline planning permission before first completions were seen.
- 5.32 The timescales seen at Alconbury Weald presents a far more realistic picture if lead in times for the site particularly given that, even once the site receives a resolution to grant planning permission at Committee, the application will have to undertake the following stages before housing completions will be seen on the site:

Stage
Completion of Section 106 to achieve planning permission
The disposal of the phases to suitable housebuilder and the agreement and exchange of contracts
Discharge of pre-commencement conditions including surveys if required
Completion of preparatory site works
Completion of infrastructure works
Submission and determination of reserved matters
Discharge of any further pre-commencement conditions
Preparatory site works
Construction of homes

- 5.33 In accordance with our evidence on average lead in times included at **Appendix 3**, reflective of the above stages before completions can be seen on the site, the track record of Urban & Civic on other sites in the District and the current planning status of the site (without outline planning permission), we have pushed back first completions to the 2021/22 monitoring year.
- 5.34 We have also considered the annual delivery rates on this site in accordance with the other parts of our evidence. The Council assume 250 dwellings will be delivered per annum for most of the plan period on this site, which is equivalent to its predictions on the largest site in the District, Alconbury Wield. What is notable in this instance is that Wintringham Park is a site of 2,800 dwellings, whereas Alconbury Wield is substantially larger at 5,000 dwellings. It is therefore anticipated that more sales outlets have the potential to be present across more phases of the Alconbury Wield site than Wintringham Park (albeit that market saturation will have a hand in restricting the overall number of outlets that can be accommodated on any site, whatever the scale). In this regard, sustaining delivery rates of 250 dwellings p/annum on this site (equivalent to 5 outlets constantly delivering on the site) is unrealistic. We have amended the delivery rates to reflect delivery ramping up from commencement with 1 sales outlet present on the site, rising to up to 4 sales outlets delivering on the site after a few years.
- 5.35 As previously stated, the only evidence in recent years of local delivery rates on a strategic scale site was at the land at Love Farm, St Neots. The delivery rates on this site were set out in Section 4 of this report. To reiterate, this site achieved average annual delivery rates of 138 dwellings p/annum, while there were years of higher delivery, there were also years of lower delivery. Similarly the years of high delivery saw 5 housebuilders active on the site, and the years of low delivery saw 1 or 2. Given this, we consider that on average a higher rate of delivery will be seen on this site, but in accordance and relative to the realistic number of sales outlets present on the site.
- 5.36 Our proposed delivery rates are based on empirical evidence on local and national housing delivery rates. We note also that our findings are corroborated by the Lichfields' (was NLP) Report 'Start to Finish' (November 2016) which demonstrates that average annual national build rate on sites of over 2,000 dwellings is 171 dwellings. It is clear that the rates identified by the Council in the latest trajectory are substantially greater than that seen elsewhere in the Country on sites of a comparable size, and contrary to evidence.
- 5.37 The amended delivery trajectory for Wintringham Park is set out below:

Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	25	150	250	250	250	250	250	250
Turley	0	0	0	45	90	135	180	180	180
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Council	250	250	250	250	125	0	0	0	0
Turley	180	180	180	180	180	180	180	180	180

5.38 This results in the following total reduction:

	Council	Turley	Difference
Delivery	2,800	2,430	-370

RAF Alconbury

5.39 The site is an emerging allocation for 1,680 dwellings under emerging Policy SEL 1.2. The Council's latest housing trajectory states that the timeframe for vacating the site has been delayed by 2 years in recent months and therefore delivery on the site has been pushed back, with 360 dwellings now anticipated to be delivered beyond the plan period (post-2036).

5.40 We have concerns around the lead in time to dwelling completions on this proposed allocation principally due to its nature as a currently occupied MOD site and planning status.

5.41 Bringing forward ex-MOD sites involves a unique set of constraints and processes, and we consider that the lead in time to their development are likely to be even longer than bringing forward equivalent size schemes on greenfield sites such as urban extensions. Features of complication to bringing forward an ex-MOD can include:

- Navigation of the DIO/MOD/HCA disposals process;
- Masterplanning and development of an SPD;
- Phasing out of current occupants;
- Complex demolition works; and
- Site remediation.

5.42 Indeed, the draft Policy SEL 1.2 states that successful development of the site will require an extensive list of considerations, however we note the following in particular:

- Completion of a public masterplanning exercise agreed with the Council;
- Preservation and where possible enhancement of the significance of affected heritage assets and their settings;
- Design codes or conceptual appearance of development proposals;
- Satisfactory integration with the former Alconbury Airfield and Grange Farm site to the north; and
- Phasing of development to ensure provision of infrastructure and services coincides with occupation of properties.

5.43 It is clear that the redevelopment of the RAF Alconbury will not be a straightforward process. The site is currently unavailable and we do not consider that an outline

planning application is likely to be progressed on this site until the following stages have been undertaken:

- Allocation and adoption in the LPP2;
- Competitive procurement process undertaken to appoint a developer; and
- Preparation, consultation and adoption of masterplanning exercise and or SPD;

5.44 Only following the above steps will the appointed developer be in a position to fund and submit a planning application.

5.45 We have considered an indicative project programme for bringing forward residential development on the site, based on the programme for adoption of the new Local Plan 2036 being programme for September 2019.

Year	Stage
2018/19	Local Plan progression
2019/20	Adoption of Local Plan
2020/21	Work on SPD/Masterplan
2021/22	Adoption of SPD/Masterplan, appointment of development partner
2022/23	Release of site, outline application preparation, submission and determination
2023/24	
2024/25	
2025/26	Phase out occupants/detailed application submitted
2026/27	Detailed application determination
2027/28	Site survey work, pre commencement conditions
2028/29	Infrastructure works on site
2029/30	First housing commencements
2030/31	Housing completions

5.46 At this stage, we consider that the Council cannot have sufficient certainty that the site will be released and the relevant permissions progressed in sufficient time to allow for the development to be delivered during the Plan period at the rates upon which they rely.

5.47 The RAF Alconbury Airfield is now being built out and known as Alconbury Wield, assessed earlier in this report. The site was acquired by developer Urban & Civic in 2009, and first yielded housing completions in 2016/17. However it is important to note that this site has taken, in effect, decades to come forward:

- The officer’s report to Planning Committee for the approved scheme on the site suggests that the site was disposed of in 1996 by the MOD and a series of

planning applications were submitted in 1997 by Alconbury Developments Ltd which never came to fruition;

- The site was identified in the Cambridgeshire and Peterborough Structure Plan 2003 as a strategic employment location; and
- The site was identified as an Enterprise Zone in 2011.

5.48 The amended delivery trajectory for RAF Alconbury is set out below, which also takes into account the other parts of our evidence on delivery rates for a site of this scale at best consistently delivering through 3 sales outlets.

Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Council	0	0	0	0	0	0	0	0	0
Turley	0	0	0	0	0	0	0	0	0
Year	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Council	0	50	180	185	185	180	180	180	180
Turley	0	0	0	45	90	135	135	135	135

5.49 This results in the following total reduction:

	Council	Turley	Difference
Delivery	1,320	675	-645

Summary

5.50 We have demonstrated the following reductions should be made from the Council's anticipated delivery in the plan period to 2036.

Site/Source	Council Delivery Assumption in Plan Period	Turley Delivery Assumption in Plan Period	Difference
Alconbury Weald	4,952	4,140	-812
St Neots - Wintringham Park	2,800	2,610	-370
RAF Alconbury	1,320	675	-645
Total			-1,827

6. Implications and Conclusions

- 6.1 Overall, our analysis has demonstrated that the Council's anticipated delivery can be reduced by 1,827 dwellings across these three sites. It is noted that there remains an excess in dwellings when the Council's anticipated delivery is considered against the housing requirement of 20,100 dwellings. However, with these reductions, this only stands at an excess delivery of 141 dwellings in the plan period. It is important for Huntingdonshire Council to demonstrate a good contingency in housing delivery against the housing requirement of 20,100 dwellings. With the reductions made in this assessment, if one were to apply a 10% contingency (2,010 dwellings) to the Council's housing supply, their supply of 20,241 would fall well below this. It is therefore considered appropriate and important for the Council to be looking for additional sites which can contribute to the housing supply across the plan period to ensure that there is a comfortable housing supply. It is reasonable that there may be delays on some sites, as well as sites falling away or delivering at lower rates than anticipated and therefore additional sites would reduce the risk of failing to meet the District's housing requirement.
- 6.2 Moreover, and as noted in paragraph 3.6 of this Report, it is considered that the current OAN is not an appropriate figure, and should be increased to 22,000 dwellings in order to suitably respond to market signals and housing demand pressures. On this basis, the supply of 20,241 dwellings in the plan period would lead to a shortfall 1,759 dwellings.
- 6.3 We consider that reductions on these three sites, as well as other sites contained within the Council's trajectory, can be made and have implications for the five year housing land supply. At this stage, five year housing land supply has not been considered, but our assessment of this will be set out in more detail in subsequent work relating to later hearing sessions for the Local Plan Examination.
- 6.4 Overall, we consider the identification of the above housing land supply shortfalls when considered against a higher OAN, cut to the heart of the soundness of the Local Plan to 2036 for the following reasons:
- **Positively prepared** – the plan is not positively prepared; it does not include a strategy which will meet objectively assessed development requirements.
 - **Justified** – the plan is not justified, it does not propose the most reasonable strategy, as it is based upon unrealistic delivery assumptions in relation to key housing allocations.
 - **Effective** – the plan is not effective, its strategy is not deliverable over the plan period.
 - **Consistent with national policy** – the Local Plan is not consistent with national policy specifically in relation to the housing policies of the Framework with seek for the supply of housing to be significantly boosted.

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Appendix 1: Huntingdonshire Annual Monitoring Report 2017

Annual Monitoring Report

December 2017

Planning Services

www.huntingdonshire.gov.uk

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If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to meet your needs.

Andy Moffat
Head of Development

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1 Executive Summary

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

1 Executive Summary

Progress against the Local Development Scheme

- 1.1** As at 31 March 2017, the published LDS was the March 2017 version. The LDS indicated that finalisation of the Local Plan to 2036 evidence base would take place from August 2015 to April 2017. Some of the evidence was delayed until summer 2017, but was finalised in time for publication of the Proposed Submission Local Plan to 2036 (Reg. 19) in December 2017.

CIL

- 1.2** Total CIL receipts for 2016/17 amounted to **£3,618,767.58**. **£1,479,606.00** was spent on infrastructure, **£180,938.35** was applied to administrative expenditure, and **£540,702.52** was passed to Town/Parish Councils.

Neighbourhood Plans

- 1.3** During the AMR period, the Neighbourhood Areas for Alwalton and The Stukeleys were designated. Since 31 March 2017, Godmanchester Neighbourhood Plan has gone to referendum, and 96% of the votes cast were in favour of adopting the Plan. The Plan was 'made' by HDC on 13 December 2017. The examiner's final report into the alternative modifications for the Houghton and Wyton Neighbourhood Plan was received in November with a recommendation that the plan with modifications can proceed to referendum.

Duty to Co-operate

- 1.4** The Council has co-operated with other local planning authorities, Cambridgeshire County Council and prescribed bodies during the period covered by this monitoring report on issues such as transport, water and other infrastructure, housing (including Gypsies and Travellers) and jobs targets and economic growth.

Analysis of policy performance and effects

- 1.5** The Annual Monitoring Report includes over 25 indicators, linked to Sustainability Appraisal objectives, to measure the performance of the Council's adopted planning policies and to assess the wider effects on the District. Some headline results are included below. Full results for each indicator are reported in Chapter 6.

Housing Development and Supply

- 1.6** The 2016 housing trajectory predicted completions of **567** dwellings in 2016/17. The actual number of completions was in fact **682** due to higher than expected rates of completion on several sites. The majority of new dwellings were built in the market towns of Huntingdon and St Neots with some also at St Ives and Ramsey. The Key Service Centres of Godmanchester, Little Paxton, Yaxley and Warboys also saw significant completions.

- 1.7 As at 31 March 2017, **508** dwellings were under construction. Completions in 2017/18 are anticipated to be approximately **689** dwellings.
- 1.8 Taking into account completions and projected delivery on sites already committed and those sites identified as being capable of contributing to housing delivery, the Local Plan to 2036 housing trajectory indicates that by 2036 **22,068** dwellings could be delivered. The five year housing land supply stands at **7,165** which is **115.5%** of the Local Plan requirement to 2036 incorporating a 20% buffer (equivalent to **5.78** years). The Council can therefore demonstrate a 5 year supply of housing land. The shortfall of completions against targets is a short-term issue arising from a dramatic increase in the target and predicted completions over the next 5 years will exceed the target and fully make up the current shortfall. Therefore, the policies for the supply of housing should be considered to be up-to-date.
- 1.9 **61.4%** of dwellings completed in the monitoring year were on previously-developed land (PDL), well in excess of the 29% Core Strategy target.
- 1.10 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 2016/17 **128** new affordable homes were completed, amounting to **16.2%** of all new dwellings completed, and **32.6%** of completions on qualifying sites (ie those that meet the affordable housing policy criteria).

Business, Retail and Leisure Development

- 1.11 The total percentage of employment floorspace (B uses) completed on previously developed land was **88.3%** in 2016/17, slightly up on last year. The high proportion is largely as a result of changes of use, extensions to, and replacement of existing business units, and the erection of a large new headquarters building at Alconbury Weald (former airfield) for a company that processes and packages flowers and fruits.
- 1.12 The overall total of net completions of employment floorspace (B uses) was **36,161m²**. This was well up on last year and again largely attributable to the new building at Alconbury Weald, as well as large commercial units built at Needingworth and Fenstanton.
- 1.13 Net retail completions were very similar to last year, with the erection of two new supermarkets in St Neots and Huntingdon.
- 1.14 There were considerable increases in the 'other use' classes such as sui generis, A3-A5, C1, C2 and D2. A large new public house and hotel were completed in Huntingdon, as was a new care home. Similarly a retail unit was converted to a public house in St Ives.

2 Introduction

Background to the Annual Monitoring Report

- 2.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 require 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 authorities are required to prepare individual reports on key issues as data becomes available, to be made available to the public, rather than waiting for an annual report.
- 2.2 Huntingdonshire District Council (HDC) published an update to its [Housing Land Supply Position](#) in August 2017. Details can be found in 'Housing Supply and Trajectory'.
- 2.3 Interim reports on employment and retail development in Huntingdonshire in 2016/17 were published on the Council's website in November 2017, in advance of publication of the AMR.
- 2.4 The Council has made the decision to carry on with the production of an annual monitoring report, as it is felt that this effectively fulfils 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 Council will develop an updated monitoring framework alongside the preparation of its emerging Local Plan.
- 2.5 The Regulations require the monitoring report to contain information on the progress made in 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.

Policy position as at December 2017

Huntingdonshire Local Plan and Alteration

- 2.6 The Huntingdonshire Local Plan was adopted in December 1995, and was superseded in part by the Local Plan Alteration, adopted December 2002, which relates to housing.
- 2.7 The 2004 Act provided for the saving of policies in adopted or approved local plans for a period of 3 years from its commencement, which was September 2004. In order to ensure continuity in the plan-led system and a stable local planning framework, the Secretary of State issued a Direction (Schedule 1) in September 2007, listing all policies from the Huntingdonshire Local Plan 1995 and Local Plan Alteration 2002 which were to be saved beyond 28 September 2007 until such time as they are replaced by policies in Development Plan Documents (DPDs). The schedule can be viewed on the District Council's [website](#). Those policies not saved in the schedule expired.

Core Strategy

- 2.8** The Core Strategy DPD was adopted on 23 September 2009. The document sets the strategic spatial planning framework for how Huntingdonshire will develop up to 2026. It contains policies to manage growth and guide new development in the District. The Core Strategy provides the local context for considering the long-term social, economic, environmental and resource impacts of development.

National Planning Policy Framework

- 2.9** The Government introduced the National Planning Policy Framework (NPPF) in March 2012. For 12 months from the day of publication of the NPPF, planning authorities could continue to give full weight to relevant policies adopted since 2004. In other cases and following the 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

Planning Practice Guidance

- 2.10** In March 2014, the government announced the launch of the new Planning Practice Guidance (PPG). This has been updated on an intermittent basis throughout the year.

Emerging Local Plan to 2036.

- 2.11** These changes in the national planning policy position, as well as changes in local circumstances, accelerated the need for the Council to pro-actively reconsider its local planning policy position.
- 2.12** Of major significance locally, part of Alconbury Airfield was designated an Enterprise Zone in August 2011, which triggered a requirement to consider undertaking a review all of the Council's Local Development Documents. The Enterprise Zone, covering 150ha, was designated to help deliver the economic growth aspirations of the Greater Cambridge Greater Peterborough Local Enterprise Partnership (LEP) by encouraging new investment and creating around 8,000 high-quality jobs. The owners of Alconbury Airfield (Urban and Civic) submitted an outline planning application in September 2012 for a major high quality mixed use development, including up to 5000 dwellings, as well as the Enterprise Zone (1201158OUT) which was approved in October 2014. Subsequent Reserved Matters have been approved for residential, business, community and leisure uses, and development is well underway, with a number of homes and business units already occupied and a primary school in use. Up to date information on progress at Alconbury Weald can be found on its [website](#).
- 2.13** The Council has resolved to maintain its support for the approved locations and directions of growth identified within its adopted Core Strategy and thereafter to look to 'roll forward' its local strategy to incorporate the scale of new development envisaged for the extended period up to 2036. This will be in the form of a comprehensive local plan that will incorporate both new local planning policies and identify development allocations. Latest progress on the emerging Local Plan is set out below in the Local Development Scheme update.

2017 AMR

- 2.14** This is the 13th AMR to be produced by Huntingdonshire District Council and covers the reporting period 1 April 2016 to 31 March 2017.

2 Introduction

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2.15 This report covers the following:

- Local Development Scheme (LDS) progress
- Analysis of performance of adopted policies as at 31 March 2017
- Housing trajectory showing past performance and estimating future performance in terms of housing delivery, and demonstrating a 5 year supply of housing land
- Detail of actions the Council has taken under its 'Duty to Co-operate'
- Update on Community Infrastructure Levy (CIL) and Neighbourhood Plans
- Update on self-build register and brownfield register

Monitoring in Huntingdonshire

2.16 Monitoring of development for the Cambridgeshire District Councils is carried out in collaboration with the Research and Monitoring Team at Cambridgeshire County Council. In the past, this covered just housing and employment, but was more recently expanded to include retail, leisure and some renewable energy proposals.

2.17 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. From the data collected, the County Council produces annual topic reports with full details of completions and outstanding commitments for each type of development. These reports are available on the County Council's [website](#). The district data is then extracted from these reports to provide results for the indicators in the AMR. 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.

2.18 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.

Sustainability Appraisal / Strategic Environmental Assessment

2.19 Local development documents are required to undergo a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA). This process involves assessing policies and proposals against sustainability objectives. Local Planning Authorities are required to adopt an integrated approach to monitoring that takes full account of the monitoring needs of SA and SEA. The Council has established a single monitoring framework that links indicators to SA objectives in order to identify the significant effects of policy implementation. Although the existing 'saved' Local Plan policies were not subject to SA or SEA under the old planning system, it is considered good practice to link indicators to SA objectives in the AMR.

Local Development Scheme

- 2.20** This chapter reviews progress against the [Local Development Scheme \(LDS\)](#) which outlines the programme for preparing and reviewing development plan documents, and reports on whether key stages in their production are being achieved.
- 2.21** The LDS sets out the proposed programme for the production of the Huntingdonshire Local Plan to 2036. The purpose of the Local Plan is to set out the strategy for development in the whole of Huntingdonshire, policies for managing development and site-specific proposals for different forms of development. The LDS programme includes key milestones to inform people about opportunities to get involved in the plan-making process.
- 2.22** An updated LDS was published in March 2017 with an amended timetable taking into account the requirement to incorporate details from Cambridgeshire County Council's Long Term Transport Strategy and other key evidence into the Local Plan to 2036.

Huntingdonshire Local Plan to 2036: Consultation Draft 2017

- 2.23** The decision was taken in June 2017 to introduce an additional round of public consultation on the Local Plan to 2036 and accompanying Sustainability Appraisal, Housing and Economic Land Availability Assessment, and also to issue a call for sites. This would ensure that the Proposed Submission Draft is not only based on up-to-date evidence, but is also informed by up-to-date comments from interested parties. Full public consultation took place between 3 July and 25 August 2017.
- 2.24** The Huntingdonshire Local Plan to 2036: Proposed Submission was published on 18 December 2017, and open for representations until 5 February 2018. Submission to the Secretary of State is anticipated to take place in March 2018. The Council therefore considers it is able to meet the expected Government deadline to submit a new Local Plan by the end of March 2018.

LDS Progress

- 2.25** The March 2017 LDS indicated that finalisation of the evidence base would take place from August 2015 to April 2017. Progress on the relevant studies is as follows:
- [Housing and Employment Land Availability Assessment \(HELAA\)](#) - Consultation took place from September 2016 to November 2016 seeking opinions on revisions to the HELAA methodology and assessments of individual sites submitted between December 2013 and July 2016. A full version of the HELAA was subsequently prepared to accompany the Huntingdonshire Local Plan to 2036: Consultation Draft 2017, including consideration of all appropriate sites put forward up to 31 May 2017, and a consultation exercise took place between July 2017 and August 2017. Further consultation on additional sites submitted to the Council during the Call for Sites which also accompanied the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 was carried out between October and November 2017.
 - [Strategic Transport Study](#) - The purpose of the study is to recommend the most sustainable development scenario in transport terms for delivering the homes required in the district to 2036. The LDS indicated this would be carried out in collaboration with Cambridgeshire County Council from January 2016 to April 2017. A report was published in May 2017, and an [Addendum](#) reflecting the Proposed Submission Local Plan was published in December 2017.

2 Introduction

- [Strategic Flood Risk Assessment](#) - There were initial delays to the Environment Agency completing its Lower Great Ouse flood model, necessary to produce updated flood risk zones, without which more detailed assessment of sites in zones at greater risk of flooding cannot be undertaken. The Environment Agency also issued updated guidance in February 2016 on consideration of climate change allowances to support the NPPF. The final report was published in June 2017.
- [Gypsy and Traveller Accommodation Assessment 2016](#) - The final report was published in October 2016.
- [Retail and Commercial Leisure Needs Assessment](#) - The final report was published in February 2017.
- [Objectively Assessed Need \(OAN\)](#) - an update of the OAN figure for Huntingdonshire was commissioned from Cambridgeshire County Council's Research Group and published in April 2017. This identifies an objectively assessed need for a total of 20,100 homes, of which some 7,900 would need to be affordable.
- [Wind Energy Development](#) - A consultation document was issued in November 2016 to seek comments on four possible options for which areas of the district might be designated as potentially suitable for further wind turbine development, supplemented by an additional option allowing for wind turbines of up to 30 metres which could be implemented in combination with the other options. Consideration of the responses to the consultation document issued in November 2016 has informed the policy contained in the emerging Local Plan to 2036.
- [Habitats Regulations Assessment](#) - A report was published in May 2017, and an [Addendum](#) reflecting the Proposed Submission Local Plan was published in November 2017.
- [Growth and Infrastructure Investment and Delivery Plan](#) - This study aims firstly to assess the quality and capacity of infrastructure available and its ability to accommodate anticipated growth, and then to determine the additional infrastructure investment required to support the level of growth anticipated in the Local Plan to 2036, and was published in July 2017
- [Local Plan Viability Study](#) - Considers the implications for each Local Plan policy for the viability of delivering development. A report was published in June 2017, and an [Addendum](#) reflecting the Proposed Submission Local Plan was published in December 2017.

3 Neighbourhood Plans and Duty to Co-operate

Neighbourhood Development Orders / Plans

- 3.1** The Localism Act 2011 introduced the concept of Neighbourhood Planning. The Act allows for greater planning and development powers to be devolved to neighbourhoods, which in Huntingdonshire are currently defined as the Town and Parish Councils.
- 3.2** The aim of Neighbourhood Planning is to allow local communities more opportunity to shape new, additional development within their areas. It is not the Government's intention that Neighbourhood Plans should be used as mechanisms to prevent new development.
- 3.3** The Act introduces three new Neighbourhood Planning mechanisms:
- Neighbourhood Plans
 - Neighbourhood Development Orders
 - Community Right to Build
- 3.4** Neighbourhood Plans must conform with the strategic policies of the Development Plan. The 2012 Regulations require local authorities to give details of Neighbourhood Development Orders and Plans in their monitoring reports.
- 3.5** During the AMR period, four town/parish councils made the following progress with their Neighbourhood Plans.

Table 3.1 Progress with Neighbourhood Plans

Godmanchester Neighbourhood Plan	Independent examination of Godmanchester's submission neighbourhood plan took place between 3 July and 30 August 2017. The final report was received 30 August 2017. The town and district councils agreed modifications to the plan and HDC's cabinet approved the modified plan to proceed to referendum. The referendum took place on 7 December 2017, and the result was a vote in favour of adopting the Plan. The Godmanchester Neighbourhood Plan was 'made' at a meeting of full Council on 13 December 2017.
Houghton and Wyton Neighbourhood Plan	Following consultation on alternative modifications for the Houghton and Wyton Neighbourhood Plan to those proposed by the examiner, the examination was reopened on 7 September 2017 with a new examiner. The examiner's final report into the alternative modifications for the Plan was received on 20 November 2017. The recommendation was that the plan with modifications can proceed to referendum.
Alwalton Neighbourhood Area	Alwalton Parish Council's application for the designation of a neighbourhood area relating to the whole of the parish was approved on 30 January 2017.

3 Neighbourhood Plans and Duty to Co-operate

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The Stukeleys Neighbourhood Area

The Stukeleys Parish Council's application for the designation of a neighbourhood area relating to the whole of the parish was approved on 3 June 2016, following consultation.

Duty to Cooperate

- 3.6** In accordance with the National Planning Policy Framework, public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. The government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.
- 3.7** The 2012 Regulations require local planning authorities to give details of what action they have taken to cooperate with another local planning authority, county council or a body prescribed under section 33A of the Act.
- 3.8** In December 2017, the Council published a document on its [website](#) setting out how requirements and outcomes concerning the duty to cooperate have been met with regard to the preparation of the Huntingdonshire Local Plan to 2036.

4 Custom & Self-build Register and Brownfield Register

Custom and Self-build Register

- 4.1** As required by PPG, since 1 April 2016 the Council keeps a custom and self-build homes register, details of which are publicised on its [website](#). The register provides valuable information on the demand for custom and self-build homes in Huntingdonshire and forms a key part of the Council's evidence base of demand for this type of housing. The register holds information on individuals and associations of individuals who are seeking to acquire serviced plots of land in the district. The PPG encourages Local Planning Authorities to publish headline data in their AMR on the demand for self-build or custom housebuilding revealed by the register and other sources. As of 31 October 2016 new regulations dealing with custom and self build homes registers came into force ([Self-build and Custom Housebuilding Regulations 2016 and the Self-build and Custom Housebuilding \(Time for Compliance and Fees\) Regulations 2016](#))
- 4.2** The Council has not set any local eligibility criteria or fees for going on to or staying on the register. As such anyone going on to the register would be on 'Part 1'.
- 4.3** Local authorities are required to give suitable development permission to enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period.
- 4.4** The first base period began on the day on which the register (which meets the requirement of the 2015 Act) was established and ended on 30 October 2016. Each subsequent base period is the period of 12 months beginning immediately after the end of the previous base period. Subsequent base periods will therefore run from 31 October to 30 October each year (i.e. not concurrent with the monitoring period for the AMR).
- 4.5** At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.
- 4.6** There were 25 applications to the register during the AMR monitoring period between 1 April 2016 and 31 March 2017, of which 2 were considered ineligible. The 23 eligible respondents, who were placed on the register, were all individuals. There were 18 eligible respondents on the register from 1 April 2017 to 30 October 2017. Responses to the questions on the register's application form are set out in table 4.1.
- 4.7** During the period from when the Council set up its custom and self-build homes register on 1 April 2016, to the end of the second base period of 30 October 2017, a total of 54 self-build Community Infrastructure Levy (CIL) exemptions were granted on approved planning applications for dwellings. Of these, 10 dwellings were granted before 1 April 2016, and the exemption applied retrospectively. 35 of the 54 dwellings had been either completed or commenced by 30 October 2017. The number of self-build dwellings permitted exceeds the number of applications to the register, which indicates that the Council is fulfilling its duty to the custom and self-builder in granting sufficient suitable development permission.

4 Custom & Self-build Register and Brownfield Register

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Table 4.1 Responses to custom and self-build questionnaire

Reasons for interest		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
I want a property with a higher environmental performance than is generally available	24.73%	28.26%
I want to move to a larger property	22.72%	12.06%
I want to move to a smaller property	0%	8.10%
I am interested in improving or learning building and construction skills	13.91%	11.07%
Other	11.13%	13.04%
I am retired and want to build a property suitable for my long term needs	9.12%	10.87%
I would like to move closer to family but cannot afford a similar property to mine in the area	5.87%	0%
I am moving to the area to work but cannot afford a similar property to mine in the area	4.48%	0%
I have had previous experience of a custom/ self build project	4.02%	5.56%
I am interested in being part of a community-led project	3.40%	5.53%
I want a property that has been purposely designed for my disability needs	0.62%	3.95%
What type of build project are you interested in?		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
Self build one-off home	20.55%	23.88%

Custom & Self-build Register and Brownfield Register 4

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Contractor built one-off	19.18%	17.91%
Kit home	20.55%	20.90%
Independent community collaboration	5.48%	7.46%
Supported community self build group	5.48%	2.99%
Community self build	6.85%	5.97%
Custom build home	16.44%	16.42%
Other	1.37%	1.49%
Not sure yet	4.11%	2.99%
How quickly do you think you would be able to progress if a site became available?		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
Under 6 months	47.83%	55.56%
Between 6 months and 1 year	26.09%	44.44%
Between 1 and 2 years	17.39%	0%
More than 2 years	8.70%	0%
Please identify any links you have with Huntingdonshire		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17

4 Custom & Self-build Register and Brownfield Register

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I live in Huntingdonshire	35.56%	47.06%
I work in Huntingdonshire	24.44%	14.71%
I have family living in Huntingdonshire	31.11%	29.41%
Other links	6.67%	8.82%
Are you interested in plots located:		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
Anywhere in Huntingdonshire	10.34%	24.32%
In Huntingdon	8.62%	8.11%
In St Neots	13.79%	10.81%
In St Ives	17.24%	10.81%
In Ramsey	0%	2.70%
In a settlement other than the four market towns above	20.69%	21.62%
In the countryside (not in any settlement)	27.59%	21.62%
Other	1.73%	0%
What type of plot are you interested in?		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
A single plot	47.73%	42.50%

Custom & Self-build Register and Brownfield Register 4

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An individual plot within a larger site	29.55%	30.00%
A plot as part of a group project	13.64%	17.50%
Not sure yet	4.55%	5.00%
Other type of plot	4.55%	5.00%
What size of plot are you interested in?		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
Under 150sqm	2.44%	4.00%
More than 150sqm but less than 200sqm	9.76%	4.00%
More than 200sqm but less than 250sqm	4.88%	4.00%
More than 250sqm but less than 300sqm	4.88%	8.00%
More than 300sqm but less than 400sqm	12.20%	12.00%
More than 400sqm but less than 500sqm	12.20%	8.00%
More than 500sqm	21.95%	16.00%
Not sure yet	24.39%	40.00%
Other size	7.32%	4.00%
What type of property are you interested in?		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17

4 Custom & Self-build Register and Brownfield Register

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Detached house	67.74%	45.71%
Semi-detached house	0%	5.71%
Terraced house	0%	5.71%
Detached bungalow	22.58%	20.00%
Semi-detached bungalow	0%	2.86%
Terraced bungalow	0%	2.86%
Apartment/ flat	0%	5.71%
Other	9.68%	5.71%
Not sure yet	0%	5.71%
How many bedrooms do you require?		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
1 bedroom	0%	0%
2 bedrooms	8.70%	11.11%
3 bedrooms	26.09%	27.78%
4 bedrooms	47.83%	50.00%
5+ bedrooms	17.39%	11.11%
What would be the maximum anticipated amount you could afford for the complete build project – including all land purchase build, legal and design costs etc?		

Custom & Self-build Register and Brownfield Register 4

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Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
Up to £150,000	8.70%	5.56%
Between £150,000 and £200,000	4.35%	11.11%
Between £200,000 and £250,000	17.39%	5.56%
Between £250,000 and £300,000	4.35%	11.11%
Between £300,000 and £400,000	17.39%	16.67%
Between £400,000 and £500,000	30.43%	22.22%
Between £500,000 and £750,000	17.39%	22.22%
No response	0%	5.56%
What is the likely method for financing your custom build?		
Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
Owned outright by you without a mortgage	21.74%	50.00%
Owned by you with a mortgage	78.26%	44.44%
Part owned with a body such as a Housing Association to share the cost of the project	0%	0%
No response	0%	5.56%
If you are a home owner, would you have to sell the property in order to proceed with custom build?		

4 Custom & Self-build Register and Brownfield Register

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Answer	% total Apr 16 - Mar 17	% total Apr 17 - Oct 17
Yes	63.16%	66.67%
No	36.84%	22.22%
No response	0%	11.11%

Brownfield Register

- 4.8** In accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 and the Town and Country Planning (Permission in Principle) Order 2017 which came into force in mid April 2017, the Council is required to prepare and maintain a register of brownfield land that is suitable for residential development.
- 4.9** The Regulations state that the Council's Register must be published by 31st December 2017 and that it may consist of two parts:
- Part 1 - all sites which are 'suitable', 'available', and 'achievable' for residential development which could be delivered within 15 years; and
 - Part 2 - any sites which are given 'permission in principle'. Inclusion on part 2 would grant permission in principle for residential development (the scale to be determined by the Council) and the land owner/developer would have to apply for 'technical details consent' before any development could commence.
- 4.10** Brownfield sites that meet the relevant criteria must be entered in Part 1 of the Register. There is no requirement to place any sites on Part 2 of the Register. At this point in time the Council has not produced a Part 2 Register.
- 4.11** Part 1 of the Register can be found on the Council's [website](#).

5 Community Infrastructure Levy

- 5.1** The Community Infrastructure Levy (CIL) is a mechanism to allow local planning authorities to seek to raise funds from new development, in the form of a levy, in order to contribute to the cost of infrastructure projects that are, or will be, needed to support new development.
- 5.2** Huntingdonshire District Council approved the implementation of its Community Infrastructure Levy from the 1st May 2012.
- 5.3** The Community Infrastructure Levy Charging Schedule 2012 sets out the charge per square metre that will apply to each category of development that is liable. The standard charge of £85 per sq m (plus indexation) applies to all liable developments unless a different rate is set out in the schedule.
- 5.4** The CIL is intended to be used to help provide infrastructure to support the development of an area rather than making an individual planning application acceptable in planning terms (which is the purpose of Section 106 Agreements). CIL does not fully replace Section 106 Agreements.
- 5.5** On particular developments site specific mitigation requirements may still need to be provided through a Section 106 Agreement in addition to CIL. Section 106 Agreements and planning conditions will continue to be used for local infrastructure requirements on development sites, such as site specific local provision of open space, connection to utility services (as required by legislation), habitat protection, access roads and archaeology. The principle is that all eligible developments must pay towards CIL as well as any development specific requirement to be secured through Section 106 Agreements. Details on this can be found in the [HDC Developer Contributions Supplementary Planning Document](#).
- 5.6** Large scale major developments (over 200 residential units) usually also necessitate the provision of development specific infrastructure, such as schools. These are dealt with more suitably through a Section 106 agreement, in addition to the CIL charge. It is important that the CIL Charging Schedule differentiates between these infrastructure projects.
- 5.7** The provision of affordable housing lies outside of the remit of CIL and continues to be secured through Section 106 Agreements.
- 5.8** The CIL Regulations 2010 (as amended) require a 'meaningful proportion' of CIL receipts to be passed to the local town or parish council for the area where the development takes place. The meaningful proportion to be passed to the local council is set at 15% of the relevant CIL receipts with a maximum cap of £100 per Council tax dwelling in the parish. Where a Neighbourhood Development Plan (NDP) is in place the 'meaningful proportion' will rise to 25% with no maximum cap specified. In Huntingdonshire, there was one Neighbourhood Development Plan in place during the period of this annual monitoring report covering the parish of St Neots.
- 5.9** A Charging Authority is required under Regulation 62 of the Community Infrastructure Regulations 2010 (as amended) to prepare a report for any financial year in which it collects CIL. As with all annual reports, this report, for the financial year 2016/17, reflects the timing of receipt of CIL payments in line with the Huntingdonshire CIL Instalment Policy and whether the developments have been approved for CIL phasing.
- 5.10** To date, it has only been agreed for CIL receipts to be used to fund the Huntingdon West Link Road scheme, now named Edison Bell Way. Table 5.1 sets out the financial details as required.

5 Community Infrastructure Levy

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Table 5.1 Community Infrastructure Levy Statement 2016/17

Details	%	£
CIL Receipts 2016/17 ⁽¹⁾		
Cash		3,618,767.58
Land		0.00
Total CIL Receipts for 2016/17		3,618,767.58
CIL Expenditure 2016/17		
Expenditure on infrastructure ⁽²⁾ Huntingdon West Link Road Project		1,479,606.00
Amount of CIL applied to repay money borrowed and items of infrastructure funded ⁽³⁾		0.00
Amount of CIL applied to Administrative Expenditure ⁽⁴⁾	5%	180,938.35
Expenditure on infrastructure from non-parished areas ⁽⁵⁾		0.00
Expenditure on infrastructure for CIL recovered from Town/Parish Council ⁽⁶⁾		0.00
Amount of CIL passed to a Town/Parish Council ⁽⁷⁾		540,702.52
Total CIL Expenditure 2016/17 ⁽⁸⁾		2,201,246.87

Details	%	£
Total CIL receipts for 2016/17 retained		1,417,520.71
CIL receipts from previous years retained		1,195,937.79
Total CIL receipts for 2016/17 retained from non-parished areas		0.00
CIL receipts from previous years retained from non-parished areas		330.01
Total Amount of CIL Receipts Retained including non-parished areas 31/03/2017 ⁽⁹⁾		2,613,788.51
The amount of CIL to which an infrastructure payment relates ⁽¹⁰⁾		0.00
The item of infrastructure to which the above payment relates		n/a

1. Regulation 62 4a) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report the total CIL receipts for the reported year
2. Regulation 62 4c) (i– iv) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report summary details of CIL expenditure for the reported year (other than in relation to CIL to which regulation 59E or 59F applied) and detail that expenditure by scheme
3. Regulation 62 4c) (i– iv) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report summary details of CIL expenditure for the reported year (other than in relation to CIL to which regulation 59E or 59F applied) and detail that expenditure by scheme
4. Regulation 62 4c) (i– iv) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report summary details of CIL expenditure for the reported year (other than in relation to CIL to which regulation 59E or 59F applied) and detail that expenditure by scheme
5. Regulation 62 4cb) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report the amount of CIL received and spent to which regulation 59E or 59F applied during the reported year
6. Regulation 62 4cb) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report the amount of CIL received and spent to which regulation 59E or 59F applied during the reported year
7. Regulation 62 4ca) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report the amount of CIL passed to any local council under regulation 59A or 59B and any person under regulation 59(4)
8. Regulation 62 4b) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report the total CIL expenditure for the reported year
9. Regulation 62 4d) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report the total amount of CIL receipts retained at the end of the reported year

5 Community Infrastructure Levy

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10. Regulation 62 4e) of the Community Infrastructure Regulations 2010 (as amended) requires a charging authority to report the amount of CIL to which each item of infrastructure payments relates

6 Analysis of Policy Performance and Effects

6.1 Adopted planning policies for the period covered by this AMR are those contained in:

- Huntingdonshire Local Plan 1995 - saved policies as set out in Appendix 2 of the [LDS](#) (except those superseded by Core Strategy policies)
- Local Plan Alteration 2002 - saved policies as set out in Appendix 2 of the LDS (except those superseded by Core Strategy policies)
- Core Strategy DPD - adopted in September 2009
- Huntingdon West Area Action Plan - adopted February 2011

LAND, WATER AND RESOURCES

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Gross new dwellings on previously developed land (pdl)	CS1	8,12,17	1	Maximise the re-use of PDL	486	▲	Cambridgeshire County Council (Research & Monitoring)
% of gross new dwellings on pdl	CS1	8,12,17	1	29%	61.4%	▲	Cambridgeshire County Council (Research & Monitoring)

61.4% of gross housing completions were on previously-developed land, which is considerably up on last year's result. There were 791 gross completions: 486 were on previously-developed land, and 305 on greenfield land, of which 26 were on garden land. There were significant pdl completions on sites in Huntingdon, where 56 flats were created under the new permitted change (prior approval) rights at the former Anglian Water offices; 26 flats were built on the site of the former Territorial Public House, and 14 flats were built on surplus land following the re-development of Pathfinder House in St Mary's Street. 90 flats were delivered on pdl at the former Samuel Jones site in Little Paxton, 48 at Alconbury Weald, and 53 dwellings delivered over 2 sites in St Neots previously in commercial use - Little End Road and Eaton Court. In the Key Service Centre of Yaxley, 25 dwellings were delivered on the former Snowcap Mushroom factory site.

6 Analysis of Policy Performance and Effects

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
% of dwellings completed at specified densities (dph = dwellings per hectare)	HL6 / H1	8, 12	1	To achieve net densities of 30+ dph in new housing developments of 9+ dwellings	< 30 dph: 6.5%	▼	Cambridgeshire County Council (Research & Monitoring)
					30-50 dph: 14.8%	▼	
					>50 dph: 78.7%	▲	
					Total >30 dph: 93.5%	▲	

The average density on completed sites of 9+ C3 dwellings in Huntingdonshire in 2016/17 was 55.1dph. This year the majority of completions fell within the 50+dph category, reflecting the requirement in Policy HL6 of the Local Plan Alteration 2002 for densities of 30-50dph, with high densities particularly in or close to town centres. This is due to a large proportion of completions of flats, mainly in Huntingdon, and also in St Ives and Little Paxton. There was a slight fall in completions in the <30dph category this year.

Appropriate densities for housing development will vary according to the type and character of the settlement and the specific characteristics of the proposed site including its immediate context, constraints, and the necessity to deliver an appropriate mix of housing types and sizes to meet needs.

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Amount and % of employment floorspace developed on pdl (gross internal floorspace in m ²)	E1	6, 8, 12, 17	1	Maximise the % of completed employment floorspace on PDL	B1 unspecified: 0	n/a	Cambridgeshire County Council (Research & Monitoring)
					B1a: 3238 (85.2%)	▲	
					B1b: 1669 (100%)	▲	
					B1c: 2024 (100%)	▲	
					B2: 35,288 (98.1%)	▼	

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
					B8: 219 (4.4%)	▼	
					Total: 42,744 (88.3%)	▲	

The total percentage of employment floorspace completed on previously developed land is slightly up on last year (87.2%). The high proportion of employment floorspace completed on previously developed land is largely as a result of changes of use, extensions to, and replacement of existing business units, and the erection of a new headquarters at Alconbury Weald (former airfield) for a company that processes and packages flowers and fruits (31,893m²). There were relatively few completions on greenfield land, such as Eagle Park Industrial Estate in Yaxley, which has almost reached full capacity.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Target	Result	Direction of change	Data source
Average household water consumption (in litres per head per day)	HL5	12, 16	2	Reduce per capita water consumption	Anglian Water area: Metered & Unmetered: 133 (no breakdown available)	▼	Anglian Water, Cambridge Water
					Cambridge Water area: Metered: 123	▲	
					Unmetered: 175	▲	

The East of England is one of the driest areas in the country for much of the year, and this could be exacerbated by climate change, which will have implications for the use of water in new and existing developments. Measures, including rain water collection and grey water systems as well as efficient fixtures and fittings, such as dual flush WCs, water efficient showers and flow regulators on taps, can assist in minimising the use of water resources. The figures quoted are for all Anglian Water (AW) and Cambridge Water (CW) domestic customers, not only those within Huntingdonshire. Neither company is currently able to provide a breakdown just for households in the district. AW has a target of 95% metered households by 2020 (currently stands at 80%), and CW 88% by 2035.

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BIODIVERSITY

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Data source
Losses to biodiversity habitat	En22, En23	8, 9, 16	1, 3, 12	Maintain areas of biodiversity importance	0ha	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)
Additions to biodiversity habitat	En22, En23	8, 9, 16	1, 3, 12		0ha	
Total change in biodiversity habitat	En22, En23	8, 9, 16	1, 3, 12		0ha	

Information has been provided by CPERC on the status of, and changes to, statutory and non-statutory designated sites (sites recognised for their intrinsic environmental value, including sites of international, national, regional, sub-regional or local significance).

Huntingdonshire contains a number of sites of particular importance for protecting and enriching biodiversity, such as the Ouse Washes, Woodwalton Fen and Portholme Meadow.

Analysis of GIS layers showing development (housing and non-housing including business and retail) within Huntingdonshire during the monitoring year has shown that one designated site has been 'significantly affected' by development in the District in the year 2016/17 ('Significantly affected' refers to situations where the integrity of a site has been impacted to such an extent as to compromise the reasons for which the site was originally designated, and / or to result in a possible future boundary change). This is at Lakes Business Park, Fenstanton where development is ongoing within the northern part of Fenstanton Pits (West End Pits) CWS. This is likely to result in a future boundary change for this CWS.

SAC Name	Total area of SAC (ha)	Area within Huntingdonshire (ha)
Fenland	619.41	209.05
Ouse Washes	332.61	7.61
Portholme	91.79	91.79

SACs are sites designated under the EU Habitats Directive. There has been no change in SACs in Huntingdonshire during 2016/17.

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SPA Name	Total area of SPA (ha)	Area within Huntingdonshire (ha)
Ouse Washes	2493.49	45.25

SPAs are sites designated under the EU Birds Directive. There has been no change in SPAs in Huntingdonshire during 2016/17.

Ramsar Sites	Total area of Ramsar site (ha)	Area within Huntingdonshire(ha)
Ouse Washes	2513.54	45.24
Woodwalton Fen	209.05	209.05

Ramsar sites are sites designated under the Ramsar Convention on Wetlands of International Importance. There has been no change in Ramsar sites in Huntingdonshire during 2016/17.

NNR Name	Total area of NNR (ha)	Area within Huntingdonshire (ha)
Holme Fen	269.41	269.41
Monks Wood	156.27	156.27
Upwood Meadows	5.97	5.97
Woodwalton Fen	209.05	209.05

NNRs are designated by Natural England. There has been no change in NNR sites in Huntingdonshire during 2015/16.

LNR Name	Total area (ha)	Area within Huntingdonshire (ha)
Little Paxton Pits	59.95	59.95
Somersham	9.54	9.54

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LNR Name	Total area (ha)	Area within Huntingdonshire (ha)
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LNRs are designated by Natural England and the relevant local authority. They all have public access. There has been no change in LNRs in Huntingdonshire during 2016/17.

LNR area & population	2016/17	2015/16
LNR area in Huntingdonshire (ha)	69.49	69.49
Population in Huntingdonshire ⁽¹⁾	175,700	175,000
LNR area per 1000 people (ha)	0.40	0.40

There has been an increase in the population in Huntingdonshire and no change in the area of land designated as LNR during 2016/17. There has been no significant change in the LNR area per 1000 people figure.

1. figures for population are mid-year estimates from Office for National Statistics for 2016 and 2015 respectively rounded to the nearest 100

SSSI	2016/17	2015/16
No. of SSSIs within Huntingdonshire	27	27
Total area of SSSIs (ha)	4873.9	4873.9
Number of SSSI units in Huntingdonshire	60	60
Total area of SSSI land within Huntingdonshire (ha)	2382.2	2382.2

SSSIs are protected under the Wildlife and Countryside Act 1981. There has been no change in SSSI numbers or area in Huntingdonshire during 2016/17.

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SSSI condition	2016/17		2015/16	
	Area (ha)	%	Area (ha)	%
Favourable	1498.3	62.9	1488	62.5
Unfavourable recovering	796.9	33.5	806.1	33.9
Unfavourable no change	44	1.8	44	1.8
Unfavourable declining	35.7	1.5	35.7	1.5
Destroyed / part destroyed	7.1	0.3	7.1	0.3

It is essential to conserve our remaining natural heritage for both current and future generations. Wildlife and geological features are under pressure from development, pollution, climate change and unsympathetic land management. SSSIs are important as they support plants and animals that find it more difficult to survive in the wider countryside.

Huntingdonshire, contains 27 SSSIs, the largest of which is Grafham Water (806ha). The condition of SSSI land in England is assessed by Natural England, using categories agreed through the Joint Nature Conservation Committee. There are 5 reportable condition categories: favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed / part destroyed. 'Favourable' condition means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives', however there is scope for the further enhancement of these sites. 'Unfavourable recovering' condition (often simply known as 'recovering') means that SSSI units are not yet fully conserved but all the necessary management measures are in place. Provided that the recovery work is sustained, the SSSI will reach favourable condition in time. In many cases, restoration takes years. For example, woodland that has been neglected for 50 years would take several years to bring back into a working coppice cycle.

There has been a small increase in the amount of SSSI land in Huntingdonshire deemed to be in 'favourable' condition during 2016/17. This is due to Brampton Racecourse SSSI unit 2 changing from 'unfavourable recovering' to 'favourable'. The majority of SSSI land is still deemed to be in 'favourable' condition, with the next highest proportion in 'unfavourable recovering' condition.

CWS sites	2016/17	Change 15/16 - 16/17
No. of CWSs within Huntingdonshire	135	0
Total area of CWSs (ha)	2349.68	0
Total length of linear sites (km) ⁽¹⁾	133.92	0

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CWS sites	2016/17	Change 15/16 - 16/17
Total area of CWS land within Huntingdonshire (ha)	2019.36	0
Total length of linear sites within Huntingdonshire (km)	68.07	0
CWSs are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership). CWSs have no statutory protection but are recognised in the planning system. There were no changes to CWSs during 2016/17.		

1. CWSs that are major rivers (such as the River Great Ouse) are not considered to have an area, but are instead classed as linear sites and given a length in km.

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Change 15/16 - 16/17	Data source
Government's Single Data List Indicator Ref 160:							
Total number of Local Sites in Huntingdonshire used in analysis	En22, En23	8, 9,16	1, 3,12	Maximise the % of Local Sites where positive conservation management is being implemented	133 ⁽¹⁾	No change	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)
Number of Local Sites where positive conservation management is being or has been implemented during the last five years	En22, En23	8, 9,16	1, 3,12		66	No change	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)
% sites where positive conservation management is being or has been implemented during the last five years	En22, En23	8, 9,16	1, 3,12		49.6%	No change	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Change 15/16 - 16/17	Data source
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CWSs are 'Local Sites' as defined by DEFRA. Local Sites have been assessed in terms of their management for the local nature conservation / biodiversity data requirement on the Single Data List (Ref. 160, formerly known as NI197). The implementation of positive conservation management serves as a widely accepted proxy for assessing improvements in biodiversity. Positive conservation management is management that contributes to maintaining or enhancing the features of interest for which a site has been selected, and could include site management plans, management schemes, Biodiversity Action Plans, management guidance and advice. The five year period is deemed appropriate as many sites do not require annual management and the Local Sites guidance recommends monitoring on a 5-10 year rolling programme.

There has been no change in the percentage of sites deemed to be in positive conservation management during 2016/17.

1. E Holme and Sutton/Sibson Flood Meadows CWS are excluded from analysis as they are almost entirely within the Peterborough authority area

LANDSCAPE, TOWNSCAPE AND ARCHAEOLOGY

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
% of Listed Buildings 'at risk'	En1, En3	8, 10	4	Decrease the % of Listed Buildings 'at risk'	Not monitored	N/a	Huntingdonshire District Council Conservation Team

Listed Buildings are a key feature of Huntingdonshire's heritage. Buildings are listed in recognition of their special architectural or historic interest and any works which affect the character of a Listed Building require Listed Building Consent. The Council also maintains a Listed Buildings at Risk Register to ensure these important buildings do not fall into disrepair, and encourages their repair and reuse. The condition of Listed Buildings is monitored by the Council's Conservation Team, and the register indicates which buildings or structures are at risk of structural decay or deteriorating historic fabric. The Buildings at Risk strategy helps to prioritise resources where they are most needed.

Conservation Team officers work with owners, providing advice, overseeing schemes of restoration, planning permissions and listed building consents.

The Buildings at Risk Register contains details of listed buildings which are currently of concern to the Council. Unfortunately due to staff resource issues, the Register is not currently up to date. It is hoped that it will be updated in the near future.

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CLIMATE CHANGE AND POLLUTION

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Permitted renewable energy capacity in MW	HL5	12, 16	7, 10	Maximise the overall provision of renewable energy capacity	Wind onshore: 0.10	▼	Cambridgeshire County Council (Research & Monitoring)
					Solar photovoltaics: 50.84	▼	
					Hydro: 0	No change	
					Biomass: 0.51	▼	
					Total: 51.45	▼	
Completed installed renewable energy capacity in MW	HL5	12, 16	7, 10	Maximise the overall provision of renewable energy capacity	Wind onshore: 0	▼	Cambridgeshire County Council (Research & Monitoring) and OFGEM (Feed-in Tariff Installation Report)
					Solar photovoltaics: 0.29	▼	
					Hydro: 0	No change	
					Biomass: 0	▼	
					Total: 0.29	▼	

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
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Delivering required growth sustainably and in a way that mitigates against and responds to our changing climate will be the most significant challenge in the future. Development will need to respond to the need to reduce emissions of greenhouse gases by ensuring that energy is used efficiently, both in the construction and use of buildings, and that more of the energy used will come from zero or low carbon sources.

The figures for installed capacity are a combination of CCC and Feed-in Tariff data from OFGEM. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as a major housing development. The Feed-in Tariff scheme is an environmental programme introduced by the government in 2010 to promote widespread uptake of a range of small-scale renewable and low-carbon electricity generation technologies. The scheme requires Licensed Electricity Suppliers to pay a generation tariff and an export tariff (where applicable) to small-scale low-carbon generators for electricity generated and any exported. The Feed-in Tariff has opened up low-carbon electricity generation beyond the traditional energy companies by making it more cost effective for communities and householders to buy the units. The scheme is applicable to a number of technologies (photovoltaic, wind, hydro, and anaerobic digestion). Results for committed renewable energy schemes are very slightly down on last year (51.73MW). The largest committed scheme is a proposed solar farm at Little Staughton Airfield (40MW). There are also two schemes for 5MW solar farms at Ramsey Heights and Bury.

There are two committed biomass schemes; one is for an anaerobic digestion facility at a farm in Waresley (0.16MW), and the second is for a similar facility at a farm in Earith (0.35MW).

There was a considerable reduction in total completed capacity for all types of renewable schemes in 2016/17. The only completions were solar photovoltaic schemes, and the total is made up of a number of small schemes around the the district.

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds	CS8, CS9	13	6	0	Flooding: 0	▼	Environment Agency
					Water quality: 0	No change	

The eastern region is vulnerable to flooding, drought and pressure on water resources. Flooding can cause major disruption, damage to property and, in extreme cases, loss of life. The predicted effects of climate change will accentuate these vulnerabilities; episodes of heavy rain are forecast to increase, adding to the risk of flash flooding which can occur almost anywhere, especially in built-up areas where there is a high proportion of impermeable surfaces.

During the monitoring year no planning permissions were granted contrary to the advice of the Environment Agency. There were 8 applications permitted where the Environment Agency objected early on in the application process on flooding grounds, but the objections were later withdrawn following the submission of satisfactorily

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
<p>updated Flood Risk Assessments and/or the imposition of appropriate flood mitigation conditions. Also, the Environment Agency updated the Lower Ouse modelling during this period, which moved some of the sites into Flood Zone 1, so their objections were removed. Similarly there were 2 applications where the Environmental Agency initially objected on water quality grounds, however the objections were later removed following submission of further information.</p>							

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
% household waste sent for reuse, recycling or composting	n/a	12	8	55% by 2016 60% by 2021	55.49%	▲	Huntingdonshire District Council Operations Division
<p>Huntingdonshire District Council is one of the best performing local authorities in the country for recycling, thus reducing rates of household waste collection. The total result is slightly up on last year (55%) and meets the target of 55%. The dry recycling rate for 2016/17 was 23.93% of all household waste collected, and organic recycling (composting / anaerobic digestion) was 31.56%.</p>							

HEALTHY COMMUNITIES

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Amount of eligible open spaces managed by Huntingdonshire District Council to Green Flag Award standard	OB2	8, 9, 14, 18	3, 11, 12	Maximise the amount of eligible open spaces managed to Green Flag standard	4 sites totalling 176.8ha (100% of eligible sites)	▲	Huntingdonshire District Council Countryside Services Team

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
<p>Access to quality greenspace is a priority for the Council. Improving the ecological, visual and recreational value of the countryside brings environmental, educational, social and health benefits. It can also boost the local economy through increased visitor spending. The Green Flag Award is open to any freely accessible park or green space. To be eligible for an award, sites must be freely accessible to the public and perform well against the following eight criteria: 'A welcoming place', 'Healthy, safe and secure', 'Clean and well-maintained', 'Sustainability', 'Conservation and heritage', 'Community involvement', 'Marketing' and 'Management'.</p> <p>Open space managed to Green Flag Award standard by Huntingdonshire District Council is made up of 4 sites: Hinchingsbrooke Country Park in Huntingdon (69ha), Paxton Pits Nature Reserve in Little Paxton (75ha), Sudbury Meadow in St Neots (0.8ha) and Priory Park in St Neots (32ha). Priory Park was awarded the Green Flag in 2017. Its attractions include extensive mature woodland containing native specimens of oak, chestnut, plane and lime, a basketball court, football pitches and mini soccer pitches, a pavilion, two large enclosed children's play areas (one traditional and one natural), and a zip line. The park hosts various activities and events. In addition to open spaces managed by the Council, Grafham Water, which is managed by Anglian Water, holds a Green Flag. Grafham Water attracts thousands of visitors throughout the year for walking, cycling and watching wildlife at the Wildlife Trust nature reserve, as well as attending events such as triathlons and fishing competitions. It is home to an array of wildlife - 170 species of birds have been recorded there.</p>							

INCLUSIVE COMMUNITIES

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
C3 dwelling completions by number of bedrooms (gross)	HL5, HL10	2	15, 16	Maximise the range of household sizes and types	1 bed: 199 (25.1%)	▼	Cambridgeshire County Council (Research & Monitoring)
					2 bed: 253 (32%)	▲	
					3 bed: 143 (18.1%)	▼	
					4+ bed: 135 (17.1%)	▼	
					Not known: 61 (7.7%)	▲	
<p>The successful implementation of policies to increase the range of household sizes and types has been demonstrated by the fact that the proportion of housing completions is fairly evenly spread between 1, 2, 3 and 4+ bedroom properties. The highest proportion of C3 completions was in the 2 bed category as it has been in 8 out of the previous 11 years.</p>							

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Gross affordable housing completions	CS4, CS5	2, 3	15, 16	40% on proposals of 11 or more homes as defined in national Planning Practice Guidance	Affordable homes total: 128 (through planning system only) 32.6% on qualifying sites (16.2% of <i>all</i> gross dwellings)	▲	Cambridgeshire County Council (Research & Monitoring)
					Social rent homes provided: 92 (72%)	No change	
					Intermediate homes provided: 36 (28%)	No change	

It has become increasingly difficult for local people on low to modest incomes to gain access to suitable housing. A growing gap between average earnings and housing costs, a limited supply of new affordable properties and the loss of existing social housing through 'right to buy' / 'right to acquire' provisions have all contributed to the problem. The planning system has a key role to play in making more affordable properties available, through securing contributions from market housing schemes and by enabling rural 'exceptions' sites to come forward.

The 40% target set in Policy CS4 of the Core Strategy applies to 'qualifying' sites, i.e. those meeting the criteria set out in the policy. The figure of 128 represents 32.6% of dwellings completed on qualifying sites.

Social rented housing is defined as rented housing owned by Local Authorities and Housing Associations for which guideline rents are determined through the national rent regime as set out in the 'Guide to Social Rent Reforms' (2001); also rented housing owned by other persons and provided under equivalent rental arrangements to the above. The Core Strategy seeks a target of 70% social rented accommodation with the balance being provided as intermediate housing, although these proportions may be varied where justified and in agreement with the Council. Intermediate housing is defined as housing at prices or rents above those of social rent, but below market prices or rents, such as shared equity and intermediate rent schemes. New definitions of affordable rent and changes to funding of affordable housing since the adoption of the Core Strategy have impacted on the ability to deliver social rented homes.

For the purposes of this indicator, affordable housing is measured in gross terms, ie the number of dwellings completed, not taking into account any losses through demolition etc and only accounts for affordable housing completions achieved through the planning system; it does not include additions from acquisitions.

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Number and % of housing completions by location	CS3	1	14,15	Maximise the amount of new housing development in most sustainable locations	Market towns: 284 (41.6%)	▼	Cambridgeshire County Council (Research & Monitoring)
					Key Service Centres: 307 (45%)	▲	
					Smaller settlements: 91(13.4%)	▲	

The settlement hierarchy in the Core Strategy supports the strategic aim of concentrating development in Huntingdonshire's larger sustainable settlements that offer the best levels of services and facilities, and protects the character and scale of smaller villages and the countryside. This will help increase the opportunities for sustainable lifestyles, reduce the need to travel and make good use of existing infrastructure.

A total of 86.6% of net housing completions were in the market towns or Key Service Centres, reflecting the Council's positive approach to achieving sustainable development.

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Number of parishes (or urban wards) with: 1. Food store 2. GP Surgery 3. Primary School	S17	1, 7	14, 15	No reduction in services	Food store: 41 (48.2%)	Up to date data not available	District Council Monitoring
					GP Surgery: 17 (20%)	Up to date data not available	
					Primary School: 36 (41.4%)	Up to date data not available	

Local shops, schools and other services play a vital role in promoting communities' sustainability by helping to meet everyday needs and reduce the need to travel. The Council's facilities survey was last updated in 2008, but due to limited resources it has not been possible to update it. It is hoped that the survey can be updated in the near future.

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
<p>Cambridgeshire ACRE, the rural community council for Cambridgeshire and Peterborough, carried out a Rural Services Survey in December 2010. All rural parishes in Cambridgeshire were asked to complete a questionnaire about what services were available in their parish. There was a 75% response rate from Huntingdonshire parishes. Of those surveyed, 24% have a GP surgery (the second lowest result in Cambridgeshire), 47% have a grocery store (the second lowest % in Cambridgeshire), 38% have a Post Office service (the lowest % in Cambridgeshire), 68% have a pub (the lowest % in Cambridgeshire) and 98% have a community hall (the 2nd highest result). The results indicate that in some rural parts of Huntingdonshire, residents need to travel greater distances to obtain basic essentials and services such as groceries and postal / banking services. Community halls play an important role in acting as a focal meeting point for rural communities. The high result for Huntingdonshire indicates that there are good opportunities for people of all ages to meet for social, recreational and educational activities.</p>							

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Number of Gypsy & Traveller pitches delivered	CS6	3	15, 16	Increase provision of pitches available for Gypsies & Travellers	Permanent pitches:	7	Cambridgeshire County Council (Research & Monitoring)
					Transit pitches:	0	
					Total pitches delivered:	7	

A total of 7 permanent pitches for Gypsies and Travellers were delivered between 1 April 2016 and 31 March 2017. One was at Brington Gorse, Catworth, comprising a mobile home and traveller van. Four pitches were at Kym Stables in Hail Weston, each pitch comprising 1 mobile home, 1 touring caravan and one small amenity building. Two pitches were at Legacy Park in Somersham, where two mobile homes, three touring caravans, one dayroom on each pitch and one further dayroom on one of the existing pitches were provided.

ECONOMIC ACTIVITY

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result		Direction of change	Data source
Amount of floorspace developed for employment by type (gross and net in m ²)	E1	4, 6, 15	17, 18	Maximise the amount of floorspace developed for employment	B1 unspecified gross: 0	B1 unspecified net: -633	▼	Cambridgeshire County Council (Research & Monitoring)
					B1a gross: 3800	B1a net: 2,598	▲	
					B1b gross: 1669	B1b net: 1669	▲	
					B1c gross: 2024	B1c net: 403	▲	
					B2 gross: 35,962	B2 net: 27,847	▲	
					B8 gross: 4932	B8 net: 4,278	▲	
					Total gross B1-B8: 48,387	Total net B1-B8: 36,161	▲	

Gross employment floorspace is calculated as new floorspace plus any gains through change of use and conversions. Net additional floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through change of use and conversions.

Net employment completions are considerably up on last year. This is largely due to the amount of completed floorspace at Alconbury Weald, where a new fruit/flower processing facility with ancillary offices was completed (31,893m²). A 4713m² storage building with ancillary offices was erected at Needingworth Industrial Estate, and a 1060m² B1/B2 unit was completed at Lakes Business Park in Fenstanton.

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Amount and type of employment land available (net in ha)	E3	4, 6, 15	17, 18	Ensure sufficient provision of employment land	B1 unspecified: 23.4	▼	Cambridgeshire County Council (Research & Monitoring)
					B1a: 74.8	▼	
					B1b: 84.6	▼	
					B1c: 109	▲	
					B2: 129.6	▼	
					B8: 34.9	▼	
					Total B1-B8: 456.3	▼	

To support continued economic growth, sufficient land of a suitable quality needs to be identified in the right locations to meet expected needs for industrial and commercial development needs. In this indicator, "land available" includes i) sites allocated for employment use and ii) sites for which planning permission has been granted for employment use but is not included in i).

The total amount of employment land available is 456.3ha which is made up of 444.5ha of land with extant planning permission, and 11.8ha of land allocated for employment without planning permission.

Committed land totals are largely due to extant planning permission at Ermine Street, Great Stukeley for a business park, and residential-led mixed use schemes at Alconbury Weald, Bearscroft Farm, Godmanchester and Brampton Park.

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result		Direction of change	Data source
Main town centre uses: Amount of completed retail, office and leisure development (gross and net internal floorspace in m ²)	E1, S6, S7	5, 7, 18	14, 17, 18	No specific target	A1 gross: 3,580	A1 net tradeable floorspace: 3,507	▼	Cambridgeshire County Council (Research & Monitoring)
					A2 gross: 36	A2 net: -223	▲	
					B1a gross: 3,800	B1a net: 2,598	▲	
					D2 gross: 1,693	D2 net: 1,185	▼	
					Total gross: 9,109	Total net: 7,067	▲	

Achieving sustainable economic growth in Huntingdonshire depends on creating new employment opportunities, protecting and enhancing existing sources of employment, promoting the vitality and viability of town centres and Key Service Centres, and facilitating the diversification of the rural economy. Local shops and other services play a vital role in promoting sustainable communities by helping to meet everyday needs and reduce the need to travel. Village and neighbourhood pubs and halls can act as a focus for many groups, contributing to active, socially inclusive communities.

In 2016/17 the largest increase in retail floorspace was at Great North Road, St Neots with the completion of a new supermarket (1268m²). Another similar sized supermarket was erected at Edison Bell Way in Huntingdon (1254m²) as part of the regeneration of a former industrial area. 583m² of A1 retail floorspace was lost at Market Hill, St Ives following a change of use to a public house. The largest gain of office accommodation was at Alconbury Weald (1669m²). Some office floorspace was lost to residential development under permitted development rights.

A new community hall (520m² D2) was completed in Stilton in February 2017, providing the village with a new venue for sports, cultural and social events.

Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result		Direction of change	Data source
Main town centre uses: Amount and %	S10, S12, S13	5, 7, 18	14, 17, 18	Maximise the proportion of	A1 gross: 37 (1%)	A1 net tradeable floorspace: -36	▲	Cambridgeshire County Council

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result		Direction of change	Data source
of completed retail, office and leisure development (gross and net internal floorspace in m ²) in town centre areas				completed retail, office and leisure development in town centres	A2 gross: 0(0%)	A2 net: -259	▲	(Research & Monitoring)
					B1a gross:27 (0.7%)	B1a net: -433	▲	
					D2 gross: 0 (0%)	D2 net: -508	▲	
					Total gross: 64 (0.7%)	Total net: -1236	▲	

The NPPF requires local authorities to recognise town centres as the heart of their communities, and pursue policies to support their viability and vitality. Main town centre uses include retail, leisure, culture, entertainment and offices, all of which are typified by potential users benefiting from good accessibility by a choice of means of transport. Town centres act as the retail, social and service core of their communities and offer the most accessible destinations for those who choose to travel by public transport or to walk or cycle.

The four market town centres form the core of Huntingdonshire's retail and leisure offer, and their continued vitality and viability are critical to the success of the local economy. The provision of local shopping facilities is an integral element of promoting sustainable communities by reducing the need to travel to higher level centres such as Cambridge, Bedford and Peterborough.

Although there were net losses in all the town centre use classes, there was a significant gains of retail floorspace in Huntingdon, where a new supermarket was completed in an edge of centre location with good connections to the town centre (1254m²).

The net loss of town centre office floorspace was largely as a result of changes of use to residential in Huntingdon and a public house in St Ives.

There was a loss of 508m² D2 floorspace in Huntingdon with the change of use of the former Masonic Hall to a café/bar.

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Indicator	Related Policy	Related spatial objective	Related SA objective	Target	Result	Direction of change	Data source
Amount of completed floorspace for other use classes (net internal floorspace in m ²)	E1, S14, R1	5, 7, 18	14, 17, 18	Maximise the provision of services / facilities	A3: 1596	▲	Cambridgeshire County Council (Research & Monitoring)
					A4: 2229	▲	
					A5: 422	▲	
					C1: 930	▲	
					C2: 3172	▲	
					D1: 3825	▲	
					Sui generis: 1787	▲	

There were considerable increases in all 7 other use classes. The largest increase in A3 floorspace came at Huntingdon with the change of use of the former Masonic Hall to a café/bar (508m²). There were also extensions to the service area at Brampton Hut Services, with a gain of 413m² A3 and 416m² A5.

In Huntingdon, a vacant retail site was redeveloped to create a new A4 public house (1416m²) on the edge of the town centre. Similarly in St Ives, a retail unit was also converted to a public house (813m²).

A new C1 hotel was built on the edge of Huntingdon town centre measuring 1000m².

3210m² of C2 floorspace was created off Edison Bell Way in Huntingdon with the completion of a new care home for older people, comprising 66 beds.

The largest gain of D1 was at Hinchingsbrooke School in Huntingdon, where a 1410m² sports hall was completed, with badminton courts, gym and fitness areas. As well as being for the use of students, the hall and other sports facilities are available for hire by the community when they are not in use by the school students, and a leisure club exists for members of the public. 658m² of D1 floorspace was created at Fenstanton, following change of use from an existing commercial unit to a church.

A car showroom was built at Fenstanton comprising 960m² sui generis. 739m² of sui generis was created at Alwalton, where a large private house was converted into a beauty and wellness centre.

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HUNTINGDON WEST AREA ACTION PLAN

6.2 The [Huntingdon West Area Action Plan](#) was adopted in February 2011. Chapter 11 of the Plan sets out the following monitoring framework.

Policy	Indicators	Targets	Result	Responsible Agencies
HW1, HW10	Completion of West of Town Centre (WOTC) Link Road	CPO for WOTC Link Road complete by Dec 2011 Construction of WOTC Link Road by Dec 2013	The WOTC Link Road opened officially in April 2014.	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council
HW1	Completion of new A14 and associated works	To identify cost effective and practical proposals for the A14 completed in accordance with government timeframes	The government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. This vital upgrade will relieve congestion, unlock growth and help to connect communities. Proposals relevant to Huntingdonshire include a major new bypass to the south of Huntingdon, widening a section of the A1 between Brampton and Alconbury and demolition of the A14 viaduct at Huntingdon. The development consent order for the A14 Cambridge to Huntingdon Improvement Scheme was issued in May 2016. Construction work commenced in December 2016 and is due to be completed in 2020/21.	Highways Agency
HW2	Additional pedestrian and cycle paths included in the Market Town Transport Strategy	Market Town Transport Strategy reviewed within 12 months of outcome of A14 study	The Market Town Transport Strategy for Huntingdon and Godmanchester (MTTS) and the surrounding area will be replaced by a district-wide transport strategy. The strategy contains a number of improvements that will help local residents travel around the area and access shops, services, education and work.	Huntingdonshire District Council, Cambridgeshire County Council

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Policy	Indicators	Targets	Result	Responsible Agencies
HW2, HW4, HW10	Additional pedestrian and cycle paths created within the AAP area	Link from Ferrars Road through Handscroft Lane created with development by Dec 2020	Pedestrian and cycle links within and adjacent to parcels will be provided as part of development and in tandem with proposals contained within the Huntingdon & Godmanchester MTTS, including any review of that strategy.	Private Sector
HW2, HW4, HW10	Additional pedestrian and cycle paths created within the AAP area	Additional crossing points on ring road created after WOTC Link Road and additional development by Dec 2020	Pedestrian and cycle links within and adjacent to parcels will be provided as part of development and in tandem with proposals contained within the Huntingdon & Godmanchester MTTS, including any review of that strategy.	Huntingdonshire District Council, Private sector
HW2, HW6, HW7, HW10	Additional pedestrian and cycle paths created within the AAP area	Additional public access around Hinchingsbrooke Country Park and Views Common created as funding becomes available by Dec 2026	Pedestrian and cycle links within and adjacent to parcels will be provided as part of development and in tandem with proposals contained within the Huntingdon & Godmanchester MTTS, including any review of that strategy.	Private Sector, Huntingdonshire District Council, Cambridgeshire County Council
HW2, HW3, HW4, HW10	Additional pedestrian and cycle paths created within the AAP area	Additional and diverted links north and south of George Street created with development by Dec 2020	Pedestrian and cycle links within and adjacent to parcels will be provided as part of development and in tandem with proposals contained within the Huntingdon & Godmanchester MTTS, including any review of that strategy.	Private Sector, Huntingdonshire District Council, Cambridgeshire County Council
HW2, HW3, HW4, HW10	Additional pedestrian and cycle paths created within the AAP area	Cycle and pedestrian bridge across railway if needed created with development by Dec 2026	Pedestrian and cycle links within and adjacent to parcels will be provided as part of development and in tandem with proposals contained within the Huntingdon & Godmanchester MTTS, including any review of that strategy.	Private Sector, Huntingdonshire District Council, Cambridgeshire County Council

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Policy	Indicators	Targets	Result	Responsible Agencies
HW3	High satisfaction with Huntingdon railway station	More than 75% satisfied and more than 50% highly satisfied in survey	No recent survey carried out.	Network Rail, Cambridgeshire County Council, Huntingdonshire District Council
HW4, HW9	Completion of a masterplan for George St/ Ermine St area	Adoption of masterplan by Dec 2013	Production of a masterplan under review - new options have been devised to reflect changes to the retail sector. The area is proposed for allocation for mixed uses in the emerging Local Plan to 2036.	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council, Internal Drainage Board
HW4	Completed retail, and leisure development (gross and net internal floorspace in m ² A1, A2, D2) within the AAP area	4,000m ² gross retail by Dec 2020	Permission granted for a supermarket in February 2016 (15/02000/FUL) which was completed in autumn 2016 (1254m ² sales area). New options have been devised to reflect changes to the retail sector. The area is proposed for allocation for mixed uses in the emerging Local Plan to 2036. A planning application was submitted in April 2017 for mixed uses including A1,A2, A3, A5 (17/00733/FUL).	Private Sector
HW4	Completed employment development (gross and net floorspace in m ² B1a, B1b, B2, B8) within the AAP area	2,000m ² gross employment by Dec 2026	No floorspace yet created. Planning permission was granted for mixed development including B1a and B2 uses (1001750FUL); however this permission lapsed in May 2016. The area is proposed for allocation for mixed uses in the emerging Local Plan to 2036.	Private Sector
HW4	Completed floorspace for other use class (net internal floorspace in m ² A3, A4, C1, C2, D1, sui generis) within the AAP area	No specific target	66 bed care home (3200m ²) completed summer 2016 (1401849REM). A planning application was submitted in April 2017 for mixed uses including D1 (17/00733/FUL).	Private Sector

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Policy	Indicators	Targets	Result	Responsible Agencies
HW4	New dwellings on previously developed land within the AAP area	170 dwellings by Dec 2020	47 sheltered retirement flats (15/01423/FUL) were completed in autumn 2017. A further 74 dwellings are under construction (16/00337/REM). A planning application was submitted in April 2017 for mixed uses including 309 dwellings (17/00733/FUL), and another application for 42 flats was submitted in September 2017 (17/01950/FUL).	Private Sector
HW4	Affordable housing completions within the AAP area	40% on proposals of 15 or more homes or 0.5ha or more	No affordable dwellings were delivered as part of the development of 47 retirement flats on viability grounds.	Private Sector, Registered Social Landlords
HW4, HW8, HW10	Additional public open space (m ²)	Open space near George St and near Handscroft Lane with development by Dec 2020	No new development yet delivered.	Private Sector
HW4, HW10	Additional public car parking	Public car park to west of Huntingdon by Dec 2020	No additional car parking yet delivered.	Huntingdonshire District Council, Private Sector
HW5, HW9	Completion of a masterplan for Hinchingsbrooke area	Adoption of masterplan by Council by Dec 2016	It is not now anticipated that a masterplan will be produced. The site is proposed for allocation for mixed uses in the draft Local Plan to 2036.	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council
HW5	Completed employment development (gross and net floorspace in m ² B1a, B1b, B2, B8) within the AAP area	3000m ² gross by Dec 2020 5000m ² gross by Dec 2026	No floorspace yet created. Site is proposed for allocation for mixed uses, including employment, in the draft Local Plan to 2036.	Private Sector

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Policy	Indicators	Targets	Result	Responsible Agencies
HW6, HW10	Extension to Hinchingsbrooke Country Park	Lease or purchase of all additional land identified by Dec 2026	There have been no extensions to the Country Park to date, however there is a proposed allocation for an extension in the draft Local Plan to 2036.	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council
HW6, HW10	Enhanced facilities in Country Park	Additional car parking for 250 cars provided by Dec 2020	No new car parking has been provided.	Huntingdonshire District Council, Private Sector
HW6	High satisfaction with Country Park	More than 75% satisfied and more than 50% highly satisfied in survey	A user survey was carried out by HDC in summer 2016 culminating in a meeting for the park's users in September 16. The major point raised was lack of car parking.	Huntingdonshire District Council
HW7	Reinstatement of land to Views Common	Land added after removal of viaduct	Subject to A14 proposals.	Highways Agency
HW8, HW10	Additional public open space (m ²)	Open space created as required by development	No development yet delivered.	Private Sector
HW9	Number and percentage of housing sites (10+ dwellings) with a Building for Life assessment of less than 10, 10-13, 14-15 and 16+ within the AAP area	Sites to achieve a minimum score of 10	No dwellings delivered in this monitoring period. It should be noted that Building for Life was superseded by 'Building for Life 12' in September 2012, which has updated the assessment and scoring process. This indicator and target may be updated in future AMRs as a consequence.	Private Sector, Registered Providers
HW9	High quality developments	More than 75% rate quality good and more than 50% rate quality high in survey	No development in this monitoring period.	Private Sector, Registered Providers

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Policy	Indicators	Targets	Result	Responsible Agencies
HW10	Amount of contributions towards infrastructure	Infrastructure set out in Appendix 1 to AAP provided	Will be informed by future CIL/S106 monitoring as development occurs.	Private Sector, Huntingdonshire District Council
HW11	Plan implemented within timeframes	Timeframes set out in Appendix 2 to AAP met	The AAP timeframes have been superseded by the draft Local Plan to 2036 timetable.	Huntingdonshire District Council, Private Sector, Cambridgeshire County Council, Highways Agency

7 Housing Supply and Trajectory

7 Housing Supply and Trajectory

The housing requirement for Huntingdonshire

- 7.1** The National Planning Policy Framework (NPPF) requires LPAs to meet their full objectively assessed housing needs (OAN). HDC's current 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.
- 7.2** The government consulted on a proposed national formula for calculating objectively assessed need for housing during autumn 2017. Based on the proposed formula Huntingdonshire's housing requirement would be 1,010 dwellings per year from 2016 onwards. The methodology is supposed to be calculated over a 10 year period but if extrapolated to match the draft local plan period of 2011-2036 it would be 25,250 dwellings. However, the government's consultation paper indicates that the Council should be able to rely on the existing evidence used to justify its housing need figure for 2 years from the date on which the Local Plan is submitted for examination, provided it is submitted before 31 March 2018. The Council is working towards achieving that milestone.
- 7.3** The emerging 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 and is a key challenge, as evidenced through the Cambridge sub-region Strategic Housing Market Assessment. Together with developments completed and committed within the first five years of this plan the proposed allocations are expected to meet Huntingdonshire's OAN for housing development in full. Small and windfall sites will be additional to this and provide flexibility for development in settlements across all levels of the development strategy.

Table 7.1 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	19	20,100

Table 7.2 Housing completions and commitments against Local Plan to 2036 requirement as at 31 March 2017

Requirement 2011-2036	Net dwellings completed 2011-2017	Commitments				Total commitments	Total completions plus commitments
		Outline planning permission	Under construction	Full/Reserved Matters permission, not started	Existing allocations (in LPA 2002 & HWAAP)		
20,100	3,675	5,733	508	1,992	1,127	9,360	13,035

7.4 Table 7.2 shows the position as at 31 March 2017. From 1 April 2011 to 31 March 2017, a total of 3,675 dwellings were completed. The table also shows totals of extant commitments as well as the residue of dwellings already allocated in the Local Plan Alteration (LPA) 2002 and the Huntingdon West Area Action Plan (HWAAP). In addition to this the Council has identified a number of draft allocations for housing development in its emerging Local Plan to 2036, which will meet the remainder of the requirement of 20,100. Full details of sites making up the totals of commitments and existing and draft allocations is provided in Appendix 1 'Housing Trajectory Data: Local Plan to 2036'

7.5 Huntingdonshire's housing land supply data and housing trajectory are published in December each year in the AMR. In August 2017, [Huntingdonshire's Housing Land Supply Position August 2017](#) was published on the council's website. This interim update to the housing land supply was in response to significant changes in circumstances arising from:

- Publication of an updated Objectively Assessed Housing Need figure for Huntingdonshire as part of the latest evidence base supporting the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 (July 2017)
- Publication of the White Paper 'Fixing our broken housing market' (February 2017)
- Completion of consultation on proposed allocations in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017
- Completion of annual monitoring of housing completions and commitments as at 31 March 2017
- Detailed consideration of individual sites forming the housing trajectory presented in the Annual Monitoring Report 2016 at a public inquiry into proposed development at Luck's Lane, Buckden

Housing trajectory December 2017

7.6 The NPPF requires Local Planning Authorities to assess and demonstrate the extent to which existing plans fulfil 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.

7 Housing Supply and Trajectory

7.7 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

7.8 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.

7.9 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 July to November 2017, and provides a snapshot view of anticipated future delivery to 2036.

7.10 This year's trajectory is based on actual housing completions up to 31 March 2017 (Source: CCC Monitoring & Research - Annual Development Survey) and projected completions up to 2036 on outstanding sites allocated for housing in the [Local Plan Alteration 2002](#) and [Huntingdon West Area Action Plan](#), 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 draft allocations in the Local Plan to 2036.

7.11 As stated above, an interim Housing Land Supply paper was published in August 2017. Questionnaires were sent out in July 2017 to developers and agents of allocated sites which had not yet been built out as at 31 March 2017, 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, and sites identified as having potential to deliver housing in the Local Plan to 2036. Those contacted were asked to provide information on their aspirations for their sites, any constraints to development, and whether they considered them to be available, suitable and achievable. 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 was noted in the 'comments' field of relevant sites in the trajectory data table.

7.12 Sites of less than 10 dwellings with outline or full planning permission were added together and a prediction made for phasing on the aggregate figure. It would not have been practical to contact developers of each and every small site. A 10% discount was applied to those small sites not yet under construction 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.

- 7.13** The same site representatives were contacted again in early November 2017 to ask if they wished to make any changes to the trajectory data published in the August update. They were told that if no reply was received it would be assumed they did not wish to make changes. Representatives of 'new' sites that were assessed and found to be potentially suitable for housing development in the [Housing & Economic Land Availability Assessment: October 2017](#) and subsequently considered appropriate as draft allocations in the Local Plan to 2036 were also sent a questionnaire asking for more information on their aspirations for their sites.
- 7.14** Site by site results of the 2017 survey can be found in Appendix 1'Housing Trajectory Data: Local Plan to 2036'
- 7.15** Table 7.3 sets out the annual number of actual housing completions up to 31 March 2017, and projected future completions to 2036, based on the results of the 2017 survey of developers, 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 Cambridgeshire County Council's Research & Monitoring Team.
- 7.16** 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 draft Local Plan. Annual housing numbers are anticipated to peak in the years between 2018 and 2024 owing to the contribution of strategic sites.
- 7.17** 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.

7 Housing Supply and Trajectory

Figure 7.1 Local Plan to 2036 Trajectory Graph

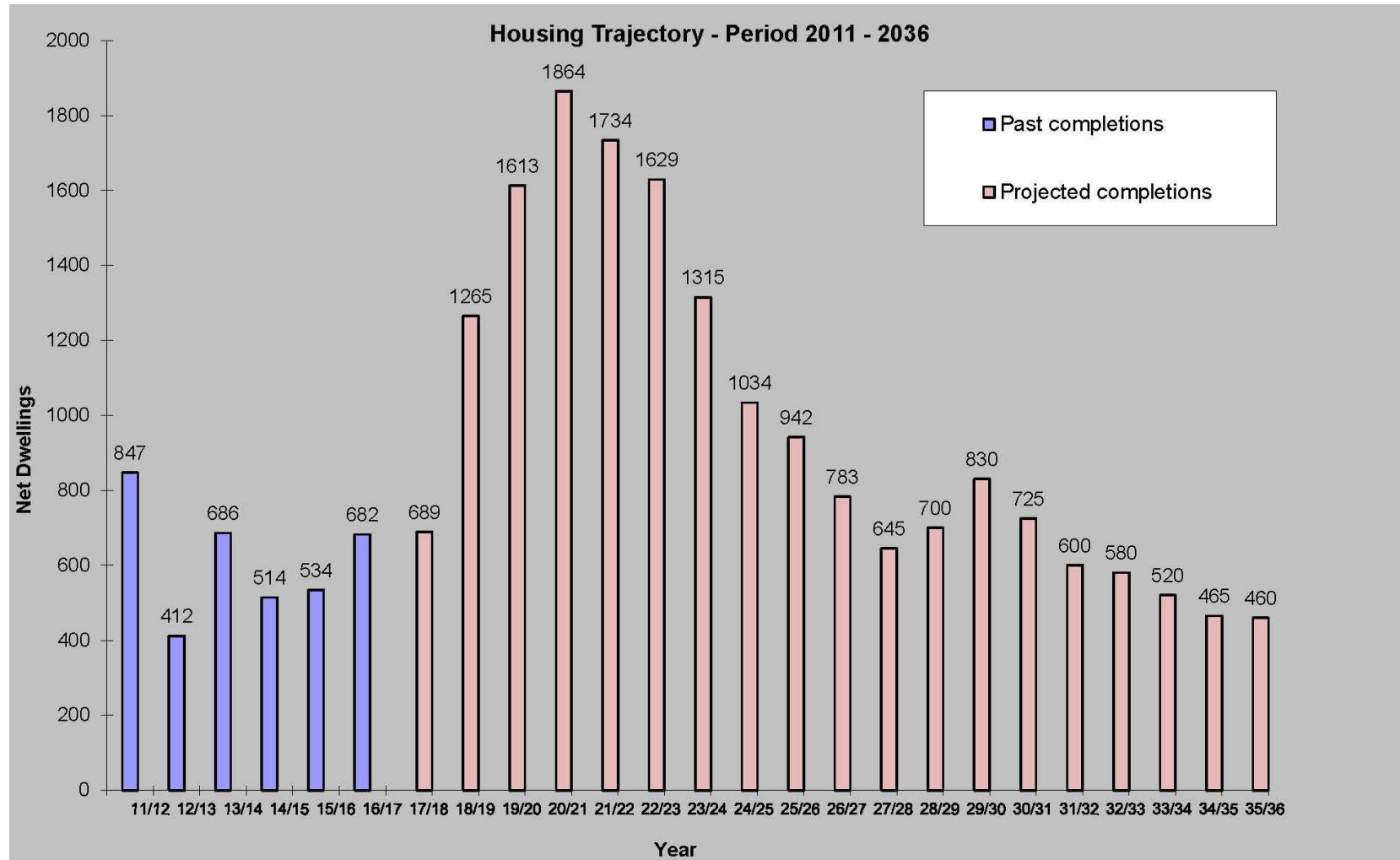
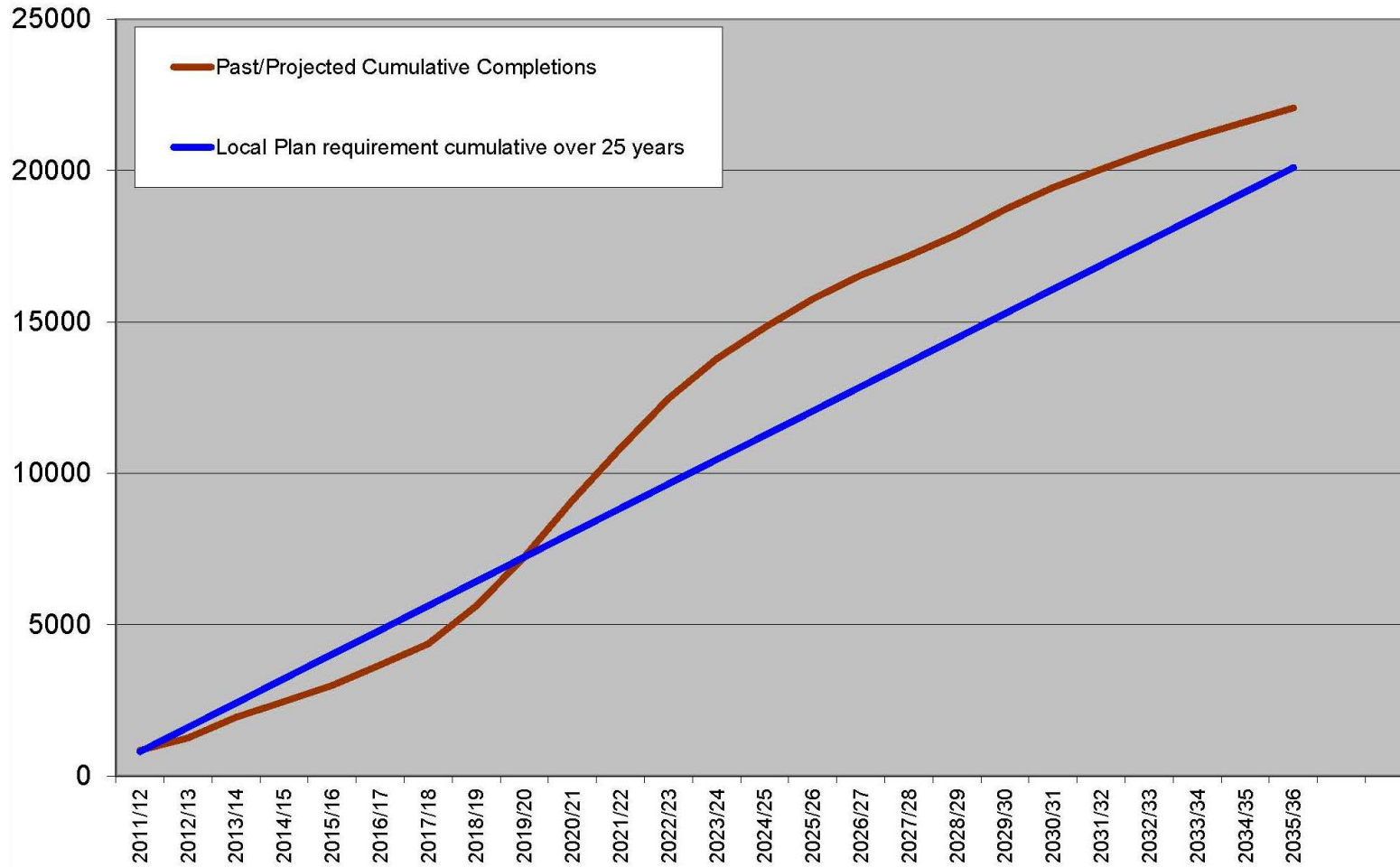


Table 7.3 Trajectory data against Local Plan requirement

	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)	847	412	686	514	534	682																			
Projected completions							689	1265	1613	1864	1734	1629	1315	1034	942	783	645	700	830	725	600	580	520	465	460
Cumulative completions	847	1259	1945	2459	2993	3675	4364	5629	7242	9106	10840	12469	13784	14818	15760	16543	17188	17888	18718	19443	20043	20623	21143	21608	22068
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	+43	-349	-467	-757	-1027	-1149	-1264	-803	+6	+1066	+1996	+2821	+3332	+3562	+3700	+3679	+3520	+3416	+3442	+3363	+3159	+2935	+2651	+2312	+1968

7 Housing Supply and Trajectory

Figure 7.2 Trajectory data against Local Plan Requirement



7.18 In Figure 7.2 levels of actual and projected completions each year are compared with the annualised Local Plan requirement, thus highlighting any potential shortfall or surplus, which in turn may indicate a need to review housing policies.

Year ending 31 March 2017

7.19 The 2016 trajectory predicted completions of 567 in 2016/17. The actual number of completions was 682, due to higher than expected rates of completion on several sites, including Eaton Court, St Neots, The Spires (former St Ives Golf Course), New Horizons, Yaxley (former mushroom factory site), The Orchard, Fenstanton and Romans Edge (former Bearscroft Farm), Godmanchester.

7.20 The majority of new dwellings were built in the market towns of Huntingdon (115 in total) and St Neots (121 in total). St Ives saw 35 completions, and Ramsey 13. Several of the larger villages also saw significant completions; Godmanchester 94, Little Paxton 91, Yaxley 30 and 24 at Warboys.

Table 7.4 Completions on committed sites over 100 dwellings

Location	Dwelling Completions 1/4/2016-31/3/2017	Status 31/3/2017
Riverside Mill, Little Paxton	90	Site completed
Saxon Gardens, Huntingdon	3	Site completed
Loves Farm, St Neots	49	3 under construction - site approaching completion
Alconbury Weald	48	50 under construction, 395 not started, 4507 outline approval
Romans Edge (Bearscroft Farm), Godmanchester	87	49 under construction, 87 not started, 530 outline approval
Former St Ives Golf Course	18	30 under construction, 11 not started, 125 outline approval
Great Pastures, Station Road, Warboys	5	18 under construction, 96 not started

7 Housing Supply and Trajectory

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Location	Dwelling Completions 1/4/2016-31/3/2017	Status 31/3/2017
Brampton Park	0	24 under construction, 579 not started
Stocking Fen Road, Ramsey	0	110 not started

Five year housing supply

- 7.21** In order to satisfy the requirements of the NPPF, the Council must demonstrate an up-to-date five year supply of deliverable housing sites.
- 7.22** There are two acknowledged methods of demonstrating the five year housing supply:
- The 'Sedgefield' method makes up any shortfall in provision from the beginning of the plan period within 5 years
 - The 'Liverpool' method spreads any shortfall over the rest of the plan period.
- 7.23** Neither the NPPF nor the PPG explicitly state whether the 'Sedgefield' or 'Liverpool' approach should be followed when calculating the five year supply. The PPG requires LPAs to aim to deal with any undersupply within the first 5 years of the plan period where possible. This is a key objective to boost significantly the supply of housing and suggests a leaning towards the 'Sedgefield' method. Both approaches are commonly used, however the 'Sedgefield' method has recently gained grounds with inspectors.
- 7.24** The decision has been taken to use the more cautious 'Sedgefield' method to calculate the 5 year supply for Huntingdonshire, based on the housing requirement set out in the emerging Local Plan in order to provide a robust basis for demonstrating five year supply, which stands up to scrutiny. Using the less strict Liverpool method may lead to the Council having to defend its position at the Local Plan examination and planning appeals.

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. 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 scales of development set out in the Settlement Hierarchy, which will add further to the housing supply.

Appropriate buffer to be applied

- 7.25** The Inspector's decision letter issued in July 2017 following the public inquiry into proposed development at Luck's Lane, Buckden (Appeal reference APP/H0520/W/16/315161, planning application reference 16/00576/OUT) concluded that application of 20% buffer was an appropriate intervention to ensure the supply of housing is boosted significantly as soon as possible.

7 Housing Supply and Trajectory

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Table 7.5 Five year housing supply against Local Plan requirement

Total no. of years in Local Plan period	25
Years remaining in Local Plan period	19
Local Plan dwelling requirement to 2036	20,100
Annual requirement	804
Target 2011 to 2017 (804 x 6)	4,824
Completions 2011 to 2017	3,675
Shortfall on requirement 2011 to 2017 (4,824 - 3,675)	1,149
5 year requirement (804 x 5)	4,020
5 year requirement + shortfall + 20% buffer	6,203
Annual equivalent of requirement + shortfall + 20% buffer	1,241
5 year supply (taken from trajectory) 1 April 2017 to 31 March 2022	7,165
Achievable supply (as a % of requirement + shortfall + 20% buffer)	115.5%
Equivalent years of requirement + shortfall + 20% buffer	5.78 years

7.26 Taking into account the 3,675 completions between 2011 and 2017, there is a shortfall of 1,149 dwellings against the requirement for those 6 years. Adding this to the 5 year requirement and then incorporating a 20% buffer gives an overall requirement of 6,203 dwellings. The 5 year supply, as identified in the trajectory is 7,165 dwellings, which equates to **5.78 years**. The shortfall of completions against requirements is a short term issue arising from a dramatic increase in the requirement, and predicted completions over the next 5 years will exceed the requirement and fully make up the current shortfall. 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.

Gypsy and Traveller Site provision

7.27 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.

7.28 In accordance with the requirements of the NPPF and Planning Policy for Traveller Sites, the consultation documents for the draft Local Plan to 2036 have set 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 no need for yards for travelling show people.

7.29 Seven permanent pitches for Gypsies and Travellers were completed in 2016/17, as indicated in Chapter 5.

7.30 As at 31 March 2017 there were 4 planning applications under consideration for Gypsy and Traveller pitches:

- Bluntisham parish - Needingworth Road - 11 pitches (15/00364/FUL)
- Ramsey parish - Harpers Drove Ramsey Heights - 2 pitches (16/00683/FUL)- **appeal against non-determination submitted July 2017 and withdrawn in October 2017 when planning permission was granted on an alternative scheme (17/01874/FUL)**
- Bythorn & Keyston parish - Thrapston Road - 3 pitches (16/02340/FUL) - **refused July 2017**
- Ramsey parish - Middle Drove Ramsey Heights - 1 pitch (17/00591/FUL) - **refused August 2017**

7.31 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.

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Appendix 1 Housing Trajectory Data: Local Plan to 2036

Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Extant Planning Permission on Allocated Sites																												
Full 15/00079/FUL	Adj 25 St Giles Close Holme 519025 287754	0.2	Part brownfield. Agent says site is under construction and due for completion summer 2018.	0	8	8	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Reserved Matters 0101550OUT	E. of the Railway (Loves Farm) St Neots 520045 260690	30.5	Greenfield. Multiple developers. Site approaching completion.	1435	3	1438	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Full 0900411FUL	Windmill Row St Neots 518375 260191	0.4	Brownfield. Site in multiple ownership. Allocated in Local Plan Alteration 2002. Included in St Mary's Urban Village Framework & Masterplan 2006. 24 units permitted on part (0900411FUL) Dec 14. 17/02257/NMA was permitted Nov 17 for an amendment to the approved application, and the agent has indicated that the applicants intend to commence development in December 17. See SN6 in Draft Local Plan sites below for draft	0	24	24	24	0	0	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24

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			Local Plan allocation which will be 40 dwellings in total on a larger site than original 2002 allocation. No response from agents so estimated. Application submitted for change of use of the chapel on part of site to 2 dwellings (17/01446/FUL).																								
Full 15/01423/FUL	Ermine St/Edison Bell Way Huntingdon 523490 272214	0.3	Brownfield. Part of residue of HW4 in HWAAP (for committed sites on HW4 see above). Site completed autumn 2017.	0	47	47	47	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47
Reserved Matters 16/00337/REM	South of Edison Bell Way, Huntingdon 523487 272111	1.0	Brownfield. Part of allocation HW4 in HWAAP (for rest of allocation see below in residual allocations). Reserved Matters application approved Jun 2017 for 74 units and development commenced on site summer 17. Estimated..	0	74	74	74	0	37	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74
Outline 1402210OUT	St Ives West - Houghton Grange St Ives 529643 272117	4.4	Brownfield. See extant permissions on unallocated sites and draft allocations below for remainder of	0	90	90	25	0	0	0	0	25	65	0	0	0	0	0	0	0	0	0	0	0	0	0	90

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			St Ives West area. The site is in the control of the Homes and Communities Agency who says technical reports and surveys are currently being undertaken. HCA's projections deferred by 2 years as appear optimistic.																								
Extant Planning Permission on Unallocated Sites of 10+ dwellings																											
Full 1300679/FUL	Hill Rise & Hill Close, Brington 508267 276314	4.5	Brownfield. 56 new dwellings following demolition of 40 existing former MOD dwellings so only actually 16 net additional dwellings (40 lost, 24 already built and 32 outstanding).	24	32	56	32	17	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Full 1301798/FUL	3-5 Bridge Place, Godmanchester 524318 271414	0.02	Brownfield. Under construction. Conservation issues have delayed progress somewhat, but the site is anticipated for completion within 2/3 years.	0	12	12	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Full 15/00016/FUL	Eaton Gate (Eaton Court) Gt North Rd St Neots 517302 261082	1.2	Brownfield. Site progressing well and approaching completion.	13	16	29	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16

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Full 15/00029/FUL	Former Clinic RAF Upwood 527744 283587	2.0	Brownfield. Agent says site has been cleared ready for development. Agent's projections deferred by one year as appear optimistic given development has not yet commenced.	0	60	60	60	0	10	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60
Full 15/00659/FUL	Former Ashton House, Yaxley 518743 292745	0.2	Brownfield. Site approaching completion.	0	12	12	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Full (part) 1301895OUT	St Ives West - The Spires (former Golf Course) 530307 271995	6	Greenfield. Hybrid application for 125 dwellings in outline and 59 in full (phase 1 which is progressing well). Estimated. Application submitted Nov 17 for an extra 2 dwellings on site (17/02325/FUL)	18	166	184	166	41	25	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	166
Full 16/00582/FUL	Cambridge Rd Fenstanton - West 531825 268117	4	Greenfield. Site commenced Dec 17.	0	86	86	86	0	20	40	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	86
Full 1301274FUL	Church Meadows, W of St Andrew's Way Sawtry 517263 283661	1.4	Greenfield. Site commenced summer 2017. Agent considers the site could accommodate 54 dwellings and submitted an application to increase capacity by 11 dwellings in Apr	0	43	43	43	8	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43

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Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
			17 (17/00927/FUL). Capacity kept at 43 dwellings in trajectory to reflect draft Local Plan allocation and permitted scheme.																								
Full 15/00570/FUL	S. of The Rhees, Bluntisham Rd, Colne 537167 275654	1.4	Greenfield. Rural exceptions site for 10 affordable and 2 open market dwellings. Site progressing well.	0	12	12	12	10	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Full 16/02011/FUL	7-8 New Rd, St Ives 531606 271064	0.1	Brownfield. Agent says site can be developed within 5 years.	0	11	11	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Full 17/01597/FUL	Former Forensic Science Laboratory, Hinchingbrooke Park 522187 272099	1.5	Brownfield. Approved November 17. Developer says there are no constraints on delivery.	0	103	103	103	0	30	60	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	103
Full 15/01343/FUL	Crown Place (former Dairy Crest), Fenstanton 531639 268308	2.2	Brownfield. Planning application approved May 17 for 88 dwellings. Under construction September 17.	0	88	88	88	0	0	44	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	88
Full 16/01912/FUL	Land At Paxton Road Farm, Paxton Rd, Offord D'Arcy 521839 265864	0.6	Greenfield. Approved October 17. Applicant intends to commence on site in Jan 18.	0	20	20	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20

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Full 16/01477/FUL	Wigmore Farm Buildings, Silver St, GMC 524492 269820	0.5	Greenfield. Approved August 2017. Developer's website shows homes as 'coming soon'. Estimated	0	13	13	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
Reserved Matters 0700364REM	Old Granary Sawtry 516325 283533	0.6	Brownfield. Material start has been implemented. Developer says site could be completed by 2019.	0	10	10	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Reserved Matters 0200293REM	Water's Edge Wansford 507951 298077	2.3	Brownfield. Estimated based on officer knowledge of progress on site.	22	5	27	5	4	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Reserved Matters 1101894REM	R. Gateway High Lode Ramsey 528360 285818	2.5	Part brownfield. Agent says site will be commenced within 5 years. Agent's projections appear somewhat protracted, and the Council considers the site could be delivered quicker with higher annual completion rates. In light of ongoing viability work, the agent has moved delivery back by a year since the August 17 update.	0	110	110	20	0	0	5	5	10	10	10	15	15	20	20	0	0	0	0	0	0	0	0	110

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Reserved Matters 1402198REM	New Horizons (former Snowcap Mushrooms) Mere View Yaxley 519336 293034	1.8	Brownfield. Site progressing well. Developer says site will be completed in 2018/19.	25	53	78	53	48	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53
Reserved Matters 15/01711/REM	The Orchard (former Ivy Nursery), Fenstanton 532402 268077	0.8	Mainly greenfield. Site completed.	32	3	35	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Reserved Matters 1501817REM	Great Pastures, West of Station Rd, Warboys 531051 280593	3.3	Greenfield. Site is progressing well.	6	114	120	114	65	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114
Reserved Matters (part) 1301178OUT	Brampton Park (formerly RAF Brampton) 520942 270184	12	Brownfield. Site is progressing well. Agent says that the number of housebuilders on site means the bulk of delivery will be in the next 2-3 years.	0	603	603	573	52	224	117	84	96	30	0	0	0	0	0	0	0	0	0	0	0	0	0	603
Reserved Matters 16/02379/REM	Field Rd Ramsey 527950 285184	2.6	Greenfield. Reserved Matters application approved May 17. Estimated. Housebuilder's website states homes are 'coming soon'.	0	90	90	90	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
Reserved Matters 16/01109/REM	E of Glebe Farm Sawtry 516228 283661	2.0	Greenfield. Reserved Matters application for 80 dwellings allowed on appeal April 17. Estimated.	0	80	80	80	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80

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			Housebuilder's website states homes are 'coming soon'.																								
Reserved Matters (part) 1201158OUT	Alconbury Weald 519713 276509	200	Brownfield. Site progressing well. Developer says the increased level of Reserved Matters approvals and the delivery of site-wide infrastructure will ensure continued delivery. The agent considers the site could accommodate an additional 1500 dwellings, a proportion of which could realistically be developed in the next 5 years, however these dwellings are not included in the trajectory at this stage.	48	4952	5000	1087	102	220	260	260	245	250	250	250	250	250	250	300	300	300	300	300	300	285	280	4952
Reserved Matters (part) 1200685OUT	Bearscroft Farm GMC 525533 269869	25	Greenfield. Site progressing well.	87	666	753	475	95	95	95	95	95	95	96	0	0	0	0	0	0	0	0	0	0	0	0	666
Outline 1201274OUT	RAF Upwood & Upwood Hill House 527513 283586	8	Brownfield. Outline application approved June 17.	0	450	450	90	0	0	0	20	70	90	90	90	90	0	0	0	0	0	0	0	0	0	0	450
Outline 1401547OUT	Askew's Lane Yaxley 518349 291991	0.5	Part brownfield. Agent says the site is in the final stages of being sold to a developer.	0	10	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10

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			Agent's projections deferred 3 years as appear optimistic given a Reserved Matters application is yet to be submitted.																								
Outline 1401887/OUT	S of Farrier's Way Warboys 530897 279900	2.3	Greenfield. Site spread over 2 years rather than one as suggested by agent.	0	74	74	74	0	24	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74
Outline 16/01484/OUT	Brampton Park Golf Club 521201 269790	1.5	Greenfield. Agent says site could accommodate 68 dwellings and foresees no constraints on development. Capacity kept at 56 in line with outline approval and draft Local Plan allocation. Application submitted for 68 dwellings Sep 17 (17/01959/FUL).	0	65	65	65	0	49	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65
Outline 1300389/OUT	Loves Farm Reserved Site St Neots 519794 260331	1	Greenfield. Agent's projections deferred by one year as a Reserved Matters application is yet to be submitted.	0	41	41	41	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41
Outline 16/00194/OUT	North West End Of Dorling Way, Brampton 519609 271731	7.6	Greenfield. Developer does not anticipate any constraints that would delay development. Reserved	0	150	150	150	0	9	51	64	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150

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			matters application submitted Sep 17 for 150 dwellings.																									
Outline 16/00576/OUT	Land off Lucks Lane And W. & S. of The Osiers & Springfield Close, Buckden 519163 267079	5.6	Greenfield. Allowed on appeal July 17. Agent says site is being marketed Nov 17. Reserved Matters application anticipated Aug 18, with preliminary site works Apr 19, and first completions Oct 19.	0	180	180	108	0	0	18	45	45	45	27	0	0	0	0	0	0	0	0	0	0	0	0	180	
Outline 16/02519/OUT	Extension to W of Station Rd, Warboys 531051 280593	2.4	Greenfield. Outline application approved Oct 17. Agent says there are no constraints on delivery.	0	80	80	80	0	0	20	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	
Outline 15/00917/OUT	Newlands Somersham 535446 277949	0.8	Greenfield. Application for 45 dwellings and a residential care home approved Nov 17. Estimated.	0	45	45	45	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	
Extant 'Prior Approval' Conversions to C3 residential Use under GPDO																												
Prior Approval 15/02304/P3JPA	2 The Meadow, St Ives 531756 271227	0.02	Brownfield. Completed May 17.	0	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
Prior Approval 16/02593/P3JPA	8 The Meadow St Ives 531779 271170	0.02	Brownfield. No reply from agent so estimated.	0	14	14	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	

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Prior Approval 17/00168/P3JPA	1A South Street, St Neots 518313 260247	0.03	Brownfield. Agent says site will be completing within a year.	0	12	12	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Prior Approval 16/00495/P3JPA	5 Station Road, St Neots 519668 260498	0.10	Brownfield. Estimated.	0	9	9	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Prior Approval 15/00147/PMBPA	Avenue Farm, Fenton 531899 279611	0.03	Greenfield. Last unit under construction.	2	1	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 14/00897/PACOU	Unit 5 Fen Rd Industrial Estate, Pidley 533041 278236	0.01	Brownfield. Remaining 2 units under construction.	1	2	3	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Prior Approval 14/01702/PMBPA	Adj Manor Farm, Wyton 527275 273129	0.08	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 14/02026/PMBPA	Dentons Farm, Ramsey St Marys 525821 289255	0.03	Greenfield. Estimated.	0	2	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Prior Approval 15/00248/P3JPA	1 The Quay, St Ives 531309 271172	0.01	Brownfield. Estimated.	0	2	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Prior Approval 15/00342/PMBPA	Wilson's Orchard, Warboys 531560 281733	0.03	Greenfield. Under construction.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/00727/PMBPA	SW of Cosa Mia, Farcet 523927 293355	0.01	Greenfield. Under construction.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

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Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Prior Approval 15/00649/P3PPA	Shop, 210 Great North Rd, St Neots 517006 259165	0.01	Brownfield. Under construction.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/02394/P3JPA	210 Great North Rd, St Neots 517006 259165	0.01	Brownfield. Estimated.	0	2	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Prior Approval 15/00602/PMBPA	Toons Lodge Farm, Haddon 514370 293128	0.02	Greenfield. Estimated.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/00729/PMBPA	Sidings Farm, Pidley 533946 279657	0.01	Greenfield. Under construction.	0	3	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 15/00870/PMBPA	Old Spot Farm, Somersham 536956 280444	0.03	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/00929/P3PPA	Unit 3 Oak Acres Farm, Somersham 536309 279681	0.01	Brownfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/00913/P3JPA	Red Lodge, Huntingdon 523026 271655	0.02	Brownfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/00949/P3JPA	Heap Farm, Ramsey 531063 285545	0.02	Brownfield. Under construction. Estimated.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/01118/P3JPA	11 Bridge St, St Ives 531332 271234	0.01	Brownfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 15/01182/PMBPA	Wilobe Farm, Pidley 533516 278667	0.04	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3

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Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Prior Approval 15/01366/PMBPA	Safefield Farm, Alconbury Weston 519451 278279	0.01	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/01515/PMBPA	Part Grass Farm, Pidley 532439 276932	0.03	Greenfield. Estimated.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/01494/PMBPA	N of Tookey Lodge, Elton 511723 291766	0.02	Greenfield. Estimated.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/01940/P3PPA	Unit 2 Oak Acres Farm, Somersham 536327 279699	0.01	Greenfield. Under construction.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/01923/PMBPA	Cherry Lodge, Warboys 531707 282442	0.02	Greenfield. Under construction.	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/01636/PMBPA	Dunkirk Farm, Somersham 536611 281612	0.01	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 15/01951/PMBPA	Long Lane Farm, Hemingford Grey 529493 270047	0.03	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 15/01987/PMBPA	Southview Farm, Pidley 533789 277838	0.04	Greenfield. Estimated.	0	2	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Prior Approval 15/01989/PMBPA	Southview Farm, Pidley 533789 277838	0.04	Greenfield. Estimated.	0	2	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2

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Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Prior Approval 15/02209/PMBPA	Toons Lodge Farm, Haddon 514370 293128	0.02	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 15/02379/PMBPA	Red House Farm, Gt Raveley 523858 281889	0.05	Greenfield. Estimated.	0	2	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Prior Approval 16/00223/PMBPA	Building East Of Gumcestre Farm, Wyton 527670 272785	0.09	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 16/00384/PMBPA	Heyes Farm, Yaxley 516674 290950	0.09	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 16/00221/PMBPA	Glatton Lodge Farm, Glatton 513814 285693	0.08	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 16/02233/PMBPA	Banks Farm, Ramsey Merese 527717 288270	0.08	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 16/00540/PMBPA	Hill Farm, Wistow 528235 281992	0.09	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 16/01611/PMBPA	Marshalls Farm, Farcet 521394 293469	0.02	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 16/01696/PMBPA	Oatlands, Colne	0.04	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 16/01997/PMBPA	Jack's Barn, Somersham	0.07	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 16/01845/PMBPA	Long Lane Farm,	0.07	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3

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Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
	Hemingford Grey																											
Prior Approval 16/02369/PMBPA	Higney Grange, Woodwalton	0.08	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 16/02610/PMBPA	Woodlane Farm, Ramsey Forty Foot 530321 287544	0.05	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 16/02586/P3PPA	Brook Farm, Colne 537758 275751	0.04	Brownfield. Estimated.	0	4	4	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Prior Approval 16/02592/P3PPA	Brook Farm, Colne 537758 275751	0.01	Brownfield. Estimated.	0	2	2	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Prior Approval 16/02630/PMBPA	Moat Farm, Woodwalton 522834 282161	0.07	Greenfield. Estimated.	0	3	3	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Prior Approval 16/02689/P3PPA	White Gates, Bythorn 505749 275562	0.08	Brownfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 17/00121/PMBPA	Church Farmhouse, Catworth 508903 273471	0.04	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 17/00221/PMBPA	Yew Trees, Old Weston 509386 277263	0.01	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Prior Approval 16/02701/P3PPA	Ilala, Somersham 536280 278819	0.03	Brownfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

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Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Prior Approval 17/00074/PMBPA	Witches Twist Chicken Farm, Bluntisham 535576 274961	0.07	Greenfield. Estimated.	0	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Extant Planning Permissions on Small Sites (under 10 dwellings - aggregate figure)																												
Total Full or Reserved Matters under construction at 31/3/17	N/a	N/a	A 10% discount was applied to the total of small sites not yet under construction to allow for some sites that may not be delivered.	N/a	151	151	151	75	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	151	
Total Full or Reserved Matters not started at 31/3/17		253		253	253	63	63	63	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	253
Total Outline		40		40	40	0	15	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40

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Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Residual Allocated Sites																												
Planning application submitted 1001712OUT	Ermine St (South) Huntingdon 522340 273426	23.1	This relates to the part of the site south of Ermine St which was allocated in Local Plan Alteration 2002 (for remainder north of Ermine St see Draft Local Plan allocations below). Greenfield. Agent's projections deferred by 3 years given the transport mitigation required in advance of development.	0	1040	1040	0	0	0	0	0	0	50	50	100	100	100	100	100	100	100	100	100	100	40	0	0	1040
Allocation only HWAAP HW4	George St Huntingdon 523521 271848	1.5	Brownfield. Part of residue of HW4 in HWAAP (for committed sites on HW4 see above). Draft allocation in Local Plan to 2036. A planning application was submitted in Apr 17 for a housing-led mixed use development including 309 dwellings (17/00733/FUL). Agent says the site could have a capacity of up to 350 dwellings, but kept at 300 to reflect the draft Local Plan allocation.	0	300	300	237	0	50	62	62	63	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300

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Allocation only LPA Site 19	Whytefield Rd Ramsey 528439 285151	0.8	Brownfield. Allocation in Local Plan Alteration 2002. Land in multi ownership, however an agent is now acting for all the landowners with a view to submitting a planning application in the near future. Estimated.	0	40	40	40	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40								
Allocation only LPA Site 31	Church Farm/ Main St Gt Gidding 511711 283251	0.8	Greenfield. Not considered suitable for residential development as not consistent with Core Strategy. Site will not be carried forward as an allocation in the Local Plan to 2036.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Allocation only LPA Site 32	NW of Main St Gt Gidding 511948 283569	0.2	Greenfield. Not considered suitable for residential development as not consistent with Core Strategy. Site will not be carried forward as an allocation in the Local Plan to 2036.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0								
Sites with a resolution for approval subject to the prior completion of a S106 agreement																																			
Planning application approved	Cromwell Rd Car Park St Neots 519252 259811	0.5	Brownfield. Approved subject to S106 completion. Estimated.	0	21	21	21	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21								

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subject to completion of S106 0901288OUT																											
Planning application approved subject to completion of S106 15/00486/FUL	Hinchingbrooke Health Campus- Hinchingbrooke Nursery 522425 272236	1.4	Brownfield. Public sector land. 45 dwellings approved by DM Panel subject to S106 agreement May 16, however no capacity shown in trajectory due to current uncertainty over availability.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Draft Local Plan to 2036: proposed allocations																											
Application submitted 1300388OUT	St Neots East - Loves Farm East 520734 260742	60	Greenfield. 1300388OUT submitted for mixed uses including 1020 dwellings.	0	1020	1020	330	0	0	30	115	185	185	185	115	115	65	25	0	0	0	0	0	0	0	0	1020
Draft Local Plan allocation	St Neots East - Wintringham Park 519797 259471	50	Greenfield. Hybrid planning application submitted Nov 17 for up to 2800 dwellings as part of a mixed use development (17/02308/OUT)	0	2800	2800	675	0	25	150	250	250	250	250	250	250	250	250	250	250	250	125	0	0	0	0	2800
Draft Local Plan allocation	Former Police HQ site, Hinchingbrooke Park Road, Huntingdon 522800 271842	4	Greenfield. Public sector land. Suitable for mixed use development. Agent says the site could be deliverable within 1-3 years. The opportunity to access directly onto the	0	75	75	0	0	0	0	0	0	0	25	40	10	0	0	0	0	0	0	0	0	0	0	75

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			proposed access road connecting the realigned A14 to Hinchingsbrooke Park Road is not expected to be completed until late 2021, and would therefore delay development, so the agent's projections have been deferred. Capacity has been reduced to 75 in line with the draft Local Plan allocation.																									
Draft Local Plan allocation	Ermine Street (North) Huntingdon 522859 274078	14	Greenfield. This relates to the part of the site north of Ermine St (for remainder south of Ermine St see Residual Allocations above). Outline application approved Nov 15 (1300730OUT) for business park. Estimated.	0	400	400	0	0	0	0	0	0	80	80	80	80	80	0	0	0	0	0	0	0	0	0	0	400
Draft Local Plan allocation	RAF Alconbury 521135 275852	42	Brownfield. Total capacity of the site is 1,680 dwellings. Estimated based on officer knowledge of likely timeframe for the site to be vacated. As the timeframe for vacating RAF Alconbury has been delayed by 2 years in recent months, the	0	1320	1320	0	0	0	0	0	0	0	0	0	0	0	0	50	180	185	185	180	180	180	180	1320	

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			projections have been deferred accordingly, which means 360 dwellings are now anticipated to be delivered post 2036.																								
Planning application submitted 16/02093/FUL	Gas Depot Mill Common Huntingdon 523787 271325	0.5	Brownfield. Agent says site can be delivered within 5 years.	0	11	11	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Draft Local Plan allocation	Land south of Colebrook Road (California Road) Huntingdon 524281 272827	1.0	Greenfield. Application submitted for 57 units Oct 17 (17/02123/OUT).	0	55	55	55	0	18	25	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55
Draft Local Plan allocation	Main Street Huntingdon 525994 27291	0.8	Greenfield. Agent says landowners are preparing for the marketing of the site. Estimated.	0	30	30	30	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Planning application submitted 16/00906/FUL	Tyrell's Marina GMC 524273 271401	0.3	Brownfield. Planning application submitted May 16 for 16 dwellings as part of a mixed-use development - loss of 2 existing flats so 14 net additional. Given the significance of the flood risk any capacity for residential uses is likely to be very limited without suitable mitigation. No capacity has	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Housing Trajectory Data: Local Plan to 2036 Appendix 1

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Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
			therefore been suggested here, although the Council would support a suitable scheme.																								
Draft Local Plan allocation	RGE Engineering GMC 524490 271407	1.8	Brownfield. Agent considers site could accommodate up to 150 dwellings and be delivered within 5 years. Capacity kept in line with draft Local Plan allocation, and deferred as no planning application has yet been submitted, and the existing business has to be relocated.	0	90	90	0	0	0	0	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	90
Planning application submitted 15/00634/FUL	Former Youth Centre Priory Rd St Neots 518194 260604	0.4	Brownfield. Application submitted Apr 2015 for 14 dwellings. Given the significance of the flood risk, any capacity for residential uses is likely to be very limited without suitable mitigation. No capacity has therefore been suggested here, although the Council would support a suitable scheme.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 1 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Planning permission (part of site)	St Mary's Urban Village St Neots 518369 260199	0.4	Brownfield. See Windmill Row in extant planning permissions on allocated sites above for rest of site with planning permission. Included in St Mary's Urban Village Framework & Masterplan 2006. Draft Local Plan allocation will be wider area than 2002 allocation. 3 dwellings permitted May 14 on part of site (1301969FUL) which commenced summer 2016. Estimated.	0	16	16	16	3	0	0	3	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Draft Local Plan allocation	Cromwell Rd North St Neots 519367 260052	1	Mixed green/brown. Agents considers site could accommodate up to 120 dwellings, however the capacity has been kept at 80 to reflect the draft Local Plan allocation that takes account of constraints imposed by the existing culvert and the EA's request to open this up. A higher density could potentially be	0	80	80	30	0	0	0	0	30	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80

Housing Trajectory Data: Local Plan to 2036 Appendix 1

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
			achieved if the culvert is retained.																								
Draft Local Plan allocation	North of St James Road to North of High Street, Little Paxton 518989 263117	3.5	Greenfield. Agent says the site is available and could readily be delivered within 5 years. The landowner intends to commence gathering of baseline evidence in advance of submission of a planning application. However, the site has extant consent for mineral extraction until the mid 2020s, so the agent's projections have been deferred.	0	35	35	0	0	0	0	0	0	0	0	0	17	18	0	0	0	0	0	0	0	0	0	35
Planning application submitted 1201890 & 1201891FUL	St Ives West - north & east of The How 530174 271981	1.3	Greenfield. See Houghton Grange in Residual Allocated Sites and The Spires in Extant Permissions on Unallocated Sites above for the remainder of the St Ives West area. Approved subject to satisfactory completion of a S106 Apr 17. Agent says site could be completed by end 2018.	0	7	7	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7

Appendix 1 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Status/ Site ref	Address eastings/ northings	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Planning application submitted 1301056/OUT	St Ives West - Land Between Houghton Grange & The How 529915 272036	7	Greenfield. See Houghton Grange in Residual Allocated Sites and The Spires in Extant Permissions on Unallocated Sites above for the remainder of the St Ives West area. The field is currently let on a Farm Business Tenancy, due to terminate end March 2019. The Homes and Community Agency act for the site, and say it could accommodate 224 dwellings, however the capacity has been kept at 125 in line with the draft local Plan allocation, and reflecting the draft built-up area and anti-coalescence policies in the Houghton & Wyton Neighbourhood Plan.	0	125	125	0	0	0	0	0	0	50	50	25	0	0	0	0	0	0	0	0	0	0	0	0	125
Planning application submitted 16/01485/OUT	St Ives Football Club 530740 272016	1.3	Greenfield. Outline application submitted Aug 2016 for 30 dwellings. Development dependent on successful relocation of Football Club (for which	0	30	30	15	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	30	

Housing Trajectory Data: Local Plan to 2036 Appendix 1

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
			permission was granted Oct 15). Agent says site will become available for development from 2020 when relocation of football club can commence.																								
Draft Local Plan allocation	Former Car Showroom London Rd St Ives 531073 270731	0.6	Brownfield. Agent considers the site capacity could be up to 75 dwellings, but kept at 50 to reflect draft Local Plan allocation. Planning application in preparation.	0	50	50	50	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50
Planning application submitted 16/00311/FUL	Ramsey Gateway (Land Adjacent St Marys Road Industrial Estate) 528270 285725	1.3	Brownfield. Application for 52 dwellings submitted Feb 16. Agent says there are no constraints to development, and the site can be delivered within 5 years. Will be developed simultaneously with 94 Great Whyte as the sites have interlinked public open space provision.	0	52	52	52	0	0	0	20	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52
Draft Local Plan allocation	West Station Yard & Northern Mill 528239 285677	0.6	Brownfield. Site being actively marketed. Potential to benefit from the proposed Cambs &	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	30

Appendix 1 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Status/ Site ref	Address eastings/ northings	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
			Peterborough Combined Authority Regeneration Strategy for Ramsey. Estimated..																								
Planning application submitted 15/02384/FUL	94 Great Whyte Ramsey 528512 285398	0.4	Brownfield. Application for 33 dwellings submitted Dec 15. Agent says the site can be delivered within 5 years. Will be developed simultaneously with Ramsey Gateway (Land Adjacent St Marys Road Industrial Estate) as the sites have interlinked public open space provision. They anticipate this smaller site would be completed first.	0	32	32	33	0	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Draft Local Plan allocation	East of Valiant Square, Bury 527970 283384	2.5	Greenfield. Agent anticipates planning application being submitted and approved by late 2018, with development commencing early/mid 2019.	0	90	90	80	0	0	20	30	30	10	0	0	0	0	0	0	0	0	0	0	0	0	0	90
Draft Local Plan allocation	East of Silver Street and South of A1, Buckden 519750 268246	7.4	Greenfield. Agent considers site could accommodate up to 330 dwellings. Capacity kept at 270 to reflect	0	270	270	48	0	0	0	0	48	69	69	69	15	0	0	0	0	0	0	0	0	0	0	270

Housing Trajectory Data: Local Plan to 2036 Appendix 1

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
			draft Local Plan allocation and deferred by 2 years.																									
Draft Local Plan allocation	Cambridge Rd Fenstanton - East 532231 267998	1.6	Greenfield. Agent says site could accommodate 47 dwellings, however the capacity has been kept at 35 to match the draft Local Plan allocation.	0	35	35	0	0	0	0	0	0	17	18	0	0	0	0	0	0	0	0	0	0	0	0	0	35
Draft Local Plan allocation	W of Station Rd Kimbolton 509553 268354	0.7	Greenfield. Agent says site could accommodate up to 25 dwellings. Capacity of 23 dwellings reflects recent discussions with the agent on a potential scheme, which could be delivered within 5 years.	0	23	23	23	0	0	11	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
Draft Local Plan allocation	North of Station Road/Stow Road, Kimbolton 509717 268521	1.9	Greenfield. Agent's projections deferred by 1 year as no planning application has been submitted.	0	65	65	50	0	0	0	25	25	15	0	0	0	0	0	0	0	0	0	0	0	0	0	65	
Planning application submitted 17/00077/OUT	Land South West Of Mill Cottage, Gidding Rd, Sawtry 516239 283286	7	Greenfield. Estimated.	0	295	295	150	0	0	0	75	75	75	70	0	0	0	0	0	0	0	0	0	0	0	0	295	

Appendix 1 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36	
Draft Local Plan allocation	The Pasture Somersham 535696 278051	0.3	Greenfield. The agent considers the site could accommodate 20 dwellings. Capacity kept at 15 to reflect draft Local Plan allocation and deferred as no planning application has been submitted.	0	15	15	15	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
Draft Local Plan allocation	Somersham Town FC Somersham 535829 277740	1.2	Greenfield. Agent says there are no constraints on delivery, and the site could be delivered within 5 years - cautious approach taken and only 25 dwellings included in first 5 years.	0	45	45	25	0	0	0	0	25	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45
Draft Local Plan allocation	N of The Bank Somersham 536995 278143	1.2	Greenfield. Site's owner says it could realistically be delivered within 5 years. Their projections deferred by one year as appear optimistic given no planning application has yet been submitted.	0	120	120	120	0	0	60	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120
Draft Local Plan allocation	East of Robert Avenue, Somersham 536754 278536	2.1	Greenfield. Agent says the site is available and can realistically be developed within 5 years. Agent's projections	0	50	50	50	0	0	0	20	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50

Housing Trajectory Data: Local Plan to 2036 Appendix 1

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Status/ Site ref	Address eastings/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
			deferred by 2 years and spread over 2 years rather than one.																								
Draft Local Plan allocation	College Farm, West of Newlands Industrial Estate, Somersham 535269 277986	1.6	Greenfield. Agent says site is currently available for development and could be delivered within 5 years.	0	55	55	55	0	0	0	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55
Draft Local Plan allocation	W of Ramsey Rd Warboys 530160 280142	1.1	Greenfield. Site in dual ownership. Both agents responded with slightly different timeframes - deferred projections by 2 years as appear optimistic given no planning application has been submitted, although it is understood appraisal work is being carried out on part of the site.	0	45	45	45	0	0	10	20	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45
Draft Local Plan allocation	Manor Farm Buildings Warboys 530247 279955	0.3	Greenfield. Agent says the owner is actively seeking to relocate the current farmyard use. Lead-in time could be reduced if a temporary location is found.	0	10	10	10	0	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10

Appendix 1 Housing Trajectory Data: Local Plan to 2036

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Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
Draft Local Plan allocation	South of Stirling Close, Warboys 530585 279747	1.3	Greenfield. Agent's projections deferred by 1 year as no planning application has been submitted.	0	50	50	40	0	0	0	15	25	10	0	0	0	0	0	0	0	0	0	0	0	0	0	50
Draft Local Plan allocation	North of School Lane, Alconbury	3.1	Greenfield. Agent considers site could accommodate 110-130 dwellings. Capacity kept at 95 to reflect draft Local Plan allocation.	0	95	95	55	0	0	0	15	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	95
Planning application submitted 17/01015/OUT	North of 10 Station Road, Bluntisham	0.8	Greenfield. Agent says site can be made immediately available and could be developed over 2 years. Planning application submitted May 17 for residential and commercial development (30 dwellings and 4 replacement commercial units).	0	30	30	30	0	0	0	10	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Planning application submitted 17/00906/OUT	Land West of Longacres, Bluntisham	4.3	Greenfield. Agent says site is achievable within 5 years. Planning application submitted April 17 for up to 135 dwellings.	0	135	135	135	0	0	35	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135

Housing Trajectory Data: Local Plan to 2036 Appendix 1

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Draft Local Plan allocation	Between 20 Cage Lane and Averyhill, Great Staughton	0.4	Greenfield. Owner says site is immediately available, and could be developed within 5 years.	0	14	14	14	0	0	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Draft Local Plan allocation	South of 29 The Green, Great Staughton	0.6	Greenfield. Agent says there are no constraints on delivery. Agent's projections deferred one year as appear optimistic given no planning application has yet been submitted.	0	20	20	20	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
TOTAL					18,393	20,106	7,165	689	1,265	1,613	1,864	1,734	1,629	1,315	1,034	942	783	645	700	830	725	600	580	520	465	460	18,393	

Appendix 2 Core Strategy Spatial Objectives

The Core Strategy spatial objectives summarise key policy directions and help provide a framework for developing appropriate indicators and targets for monitoring purposes.

1. To facilitate required growth to be accommodated in locations which minimise the need to travel and maximise the use of sustainable transport modes, while catering for local needs
2. To ensure that the types of dwellings built are suited to the requirements of local people, are resilient to projected impacts of climate change and that an appropriate proportion is 'affordable' to those in need
3. To enable specialist housing needs of particular groups to be met in appropriate locations
4. To facilitate business development in sectors that have potential to meet local employment needs and limit out commuting
5. To strengthen the vitality and viability of Huntingdonshire's town centres as places for shopping, leisure and tourism
6. To support business development in the District's villages and countryside, in locations and on a scale which helps to provide local jobs, limits commuting and minimises or mitigates against adverse environmental impacts
7. To maintain and enhance the availability of key services and facilities including communications services
8. To maintain, enhance and conserve Huntingdonshire's characteristic landscapes, habitats and species and historic environment
9. To increase and enhance major strategic green infrastructure while improving the natural habitat and biodiversity
10. To conserve and enhance the special character and separate identities of Huntingdonshire's villages and market towns
11. To ensure that design of new development is of high quality and that it integrates effectively with its setting and promotes local distinctiveness
12. To promote developments that conserve natural resources, minimise greenhouse gas emissions and help to reduce waste
13. To secure developments which are accessible to all potential users, and which minimise risks to health as a result of crime (or fear of crime), flooding or pollution and climate change

14. To increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities and encouraging walking and cycling

15. To make best use of existing infrastructure and provide a framework for securing adequate land and infrastructure to support business and community needs

16. To reduce climate change and its effects by minimising greenhouse gas emissions through the use of low carbon and renewable energy sources, reducing the amount of energy used, encouraging the uptake of sustainable travel modes, incorporating adaptation measures in development and facilitating adaptation of biodiversity

17. To enable and prioritise the efficient reuse of sustainably located previously developed land and buildings and minimising the use of greenfield land

18. To support the District's tourism sector, particularly opportunities relating to the Great Fen and water based activities.

Appendix 3 Core Strategy Sustainability Appraisal Objectives

Huntingdonshire District Council Local Plan | Annual Monitoring Report 2017

Appendix 3 Core Strategy Sustainability Appraisal Objectives

Core Strategy Sustainability Appraisal Objectives Sustainability topic	SA Objective
Land, water and resources	<ol style="list-style-type: none"> 1. Minimise development on greenfield land and maximise development on land with the least environmental/amenity value 2. Minimise the use of water
Biodiversity	<ol style="list-style-type: none"> 3. Protect, maintain and enhance biodiversity and green infrastructure and maximise opportunities for biodiversity and green infrastructure
Landscape, townscape and archaeology	<ol style="list-style-type: none"> 4. Maintain, protect and enhance the distinctiveness of the built environment (including archaeological heritage) and historic landscape character 5. Creation of an attractive environment through high quality design and use of sustainable construction methods
Climate change and pollution	<ol style="list-style-type: none"> 6. Manage and minimise flood risk taking into account climate change 7. Reduce emissions of greenhouse gases and other pollutants (for example air, water, soil, noise, vibration and light) 8. Reduce waste and encourage re-use and recycling 9. Reduce the need to travel and promote sustainable modes of transport (public transport, cycle routes, footpaths and bridleways) 10. Maximise the use of renewable energy sources and technologies
Healthy communities	<ol style="list-style-type: none"> 11. Encourage healthy lifestyles 12. Improve the quantity and quality of publicly accessible open space and improve opportunities for people to access wildlife 13. Reduce and prevent crime, anti-social behaviour and the fear of crime
Inclusive communities	<ol style="list-style-type: none"> 14. Improve the quality, range and accessibility of local services and facilities (including education, health, training and leisure opportunities) 15. Redress inequalities related to gender, age, disability, race, faith, sexuality, locality and income 16. Ensure all groups have access to decent, appropriate and affordable housing
Economic activity	<ol style="list-style-type: none"> 17. Help people gain access to satisfying work appropriate to their skills, potential and place of residence 18. Improve the efficiency, competitiveness, vitality and adaptability of the local economy

**Appendix 2: Turley and Council Email
Correspondence 7 and 8 June 2018**

From: Kemp Robert [mailto:Robert.Kemp@cambridgeshire.gov.uk]
Sent: 08 June 2018 07:40
To: Andrew Ross; Bond, Clare (Planning Serv.)
Cc: Jonathan Dodd
Subject: RE: AMR Information Request

Hello Andrew,

Please find attached site by site housing data for the table 7.3. I've also attached a glossary explaining what the fields mean.

We hope to have the 2018 data available by the end of July.

Please let me know if you have any questions.

Regards

Robert Kemp
Acting Senior Analyst (Research)
Direct Line: 01223 743889
Contact Centre 0345 045 5212
Business Intelligence (Research)
Shire Hall
Castle Hill
Cambridge

CB3 0AP

Please note I work Tuesday to Friday only

From: Andrew Ross [<mailto:andrew.ross@turley.co.uk>]
Sent: 07 June 2018 11:07
To: Local Plan <Local.Plan@huntingdonshire.gov.uk>; Kemp Robert <Robert.Kemp@cambridgeshire.gov.uk>
Cc: Jonathan Dodd <jonathan.dodd@turley.co.uk>
Subject: RE: AMR Information Request

Clare – thank you for your prompt response.

Robert – please see below, would you be able to tell me where to find this information, or send it directly?

Thanks

Andy

Andrew Ross
Director

Turley

40 Queen Square

Bristol BS1 4QP

T 0117 989 7000

M 07850 745 887

D 0117 989 7016

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From: Local Plan [<mailto:Local.Plan@huntingdonshire.gov.uk>]
Sent: 07 June 2018 09:55
To: Andrew Ross
Subject: RE: AMR Information Request

Andrew,

Monitoring is undertaken on our behalf by the Cambridgeshire County Council Research Group. To obtain the detailed information you will need to contact Robert.kemp@cambridgeshire.gov.uk who manages the monitoring system.

Monitoring site visits have been completed for this year as part of the county wide survey. We anticipate receiving updated figures on completions and commitments at the end of July.

Regards,

Clare

Clare Bond

Planning Policy Team Leader

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

Tel: 01480 388 435 E: clare.bond@huntingdonshire.gov.uk

Please be advised that any comments contained within this email represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made without prejudice of the eventual determination of the planning process.

From: Andrew Ross [<mailto:andrew.ross@turley.co.uk>]

Sent: 05 June 2018 10:19

To: Local Plan

Cc: Jonathan Dodd

Subject: AMR Information Request

Hi

Would someone please be able to advise where in the Local Plan submission documents (or elsewhere) I can find a detailed breakdown on the past housing completions that are reported for 2011-2017 within table 7.3 of the 2017 AMR (i.e. detailing completions by site and by year)?

Also are you please able to advise when an actual (confirmed) completion figure for the 2017/18 monitoring period may be available – the 2017 AMR includes a projected figure of 689?

Many thanks in anticipation of your prompt response.

Regards

Andy

Andrew Ross

Director

Turley

40 Queen Square

Bristol BS1 4QP

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Appendix 3: Turley Lead in Times Analysis

Huntingdonshire Outline Planning Application Determination Length

Application	Site	Proposal	Validation	Committee	Outline Decision	Reserved Matters Approval	Total Time (from Validation to RM)	Months	Total Time (Validation to Outline)	Months	Total Time (Outline to RM Permission)	Months	
50 to 99 dwellings													
1301836OUT 16/00337/REM	Site One Land Between Brampton Road and Ermine Street, Huntingdon	Demolition of remaining site buildings and erection of 84 residential units with associated works. (Reserved Matters - Erection of 74 Dwellings)	27.11.2013	N/A	08.08.2014	26.06.2017	3 Years and 6 Months	42	8 Months	8	2 Years and 10 Months	34	
1402210OUT	Houghton Grange, Houghton Hill Houghton, Huntingdon, PE28 2BZ	Proposed residential development of 90 dwellings with access road, open space, balancing pond, including demolition.	24.12.2014	15.02.2016	14.06.2016	No Application to date	3 Years and 6 Months to date	42	1 Year and 5 Months	17	2 Years to date	24	
1300164OUT 1402198REM	Land including Snowcap Mushroom Site at Mere View, Yaxley	Proposed residential development of 78 dwellings and associated works. (Reserved Matters - Erection of 78 dwellings)	05.02.2013	20.05.2013	16.09.2013	24.04.2015	2 Years and 7 Months	31	7 Months	7	1 Year and 7 Months	19	
1401852OUT 16/02379/REM	Land at Junction of Field Road and Blenheim Road, Ramsey	Approval of Reserved Matters on land subject to Outline Permission 1401852OUT for 90 dwellings including access, open space, landscaping, drainage and associated infrastructure.	30.10.2014	15.06.2015	03.10.2016	28.04.2017	2 Years and 6 Months	30	1 Year and 11 Months	23	7 Months	7	
1401659OUT 16/01109/REM	Land East of Glebe Farm, Gidding Road, Sawtry	Approval of Reserved Matters on land subject to Outline Permission 1401659OUT for 80 dwellings including access, open space, landscaping, drainage and associated infrastructure.	24.09.2014	20.04.2015	15.04.2016	26.10.2016	2 Years and 1 Month	25	1 Year and 6 Months	18	6 Months	6	
1401887OUT 18/00531/REM	Land South of Farriers Way and Bencroft Lane, Warboys	Residential development of up to 74 dwellings including access.	14.11.2014	15.02.2016	19.12.2016	Awaited	3 Years and 6 Months to date	42	2 Years and 1 Month	25	1 Year and 5 Months to date	17	
16/01484/OUT	Brampton Park Golf Club, Buckden Road, Brampton, Huntingdon, PE28 4NF	Proposed residential development involving the erection of 56 dwellings, proposed access arrangements, and associated works.	14.07.2016	21.11.2016	30.03.2017	No Application to date	1 Year and 11 Months to date	23	8 Months	8	1 Year and 2 Months	14	
16/02519/OUT 18/00776/REM	Land Between Old Mill Avenue and Station Road and 43 Station Road, Warboys	Mixed use development including the erection of up to 80 residential dwellings.	29.11.2016	24.04.2017	31.10.2017	Awaited	1 Year and 6 Months to date	18	11 Months	11	7 Months to date	7	
17/02123/OUT	Huntingdonshire Regional College, California Road, Huntingdon, PE29 1BL	Residential development of between 50 and 60 dwellings with new access and open space.	12.10.2017	N/A	Awaited	No Application to date	8 Months to date	8	8 Months to date	8	0	0	
9100276OUT 0100725REM	Land off Headlands, Fenstanton, Huntingdon, Cambridgeshire	Residential development and associated works. (Reserved Matters - Erection of 82 dwellings)	04.03.1991	N/A	09.04.1998	09.04.2002	11 Years and 1 Month	133	7 Years and 1 Month	85	4 years	48	
0102549HDC 0601766REM	Land at Parkway, Huntingdon, Cambridgeshire	Residential and local centre development (1.8 hectares). (Reserved Matters - Erection of 95 dwellings)	21.11.2001	17.12.2001	07.01.2002	03.11.2006	4 Years and 11 Months	59	1 Month	1	4 Years and 9 Months	57	
9100233OUT 0101925REM	Harlock House & Land at Rear of Harlock House, Ashbeach Road, St. Marys, Ramsey, Huntingdon, Cambridgeshire	Residential development of 62 dwellings.	20.02.1991	N/A	12.10.2000	11.06.2002	11 Years and 3 Months	135	9 Years and 7 Months	115	1 Year and 7 Months	19	
0000930OUT 0603232REM	Land Off Cambridge Drive, St Ives, Cambridgeshire	Residential development (1.2 hectares). (Reserved Matters - Erection of 56 dwellings)	09.06.2000	19.05.2003	15.12.2005	12.12.2006	6 years and 6 Months	78	5 Years and 6 Months	66	11 Months	11	
0100055OUT 0702910REM	Land at Junction of Thames Road and Sapley Park, Huntingdon, Cambridgeshire	Residential development and associated works. (Reserved Matters - Erection of 56 houses and flats)	11.01.2001	19.05.2003	15.12.2005	19.12.2007	6 Years and 11 Months	83	4 years and 11 Months	59	2 Years	24	
0001377OUT 0302585REM	Land at Industrial Estate, Bury Road, Ramsey, Huntingdon, Cambridgeshire	Residential development 1.8 hectares). (Reserved Matters - Erection of 55 dwellings)	22.08.2000	N/A	10.11.2000	09.08.2005	4 Years and 11 Months	59	3 months	3	4 years and 8 Months	56	
0500835OUT 0702153REM	Spider Park, Moorhouse Drive, Huntingdon, Cambridgeshire	Residential development and associated works. (Reserved Matters - Erection of 56 dwellings)	16.03.2005	20.06.2005	28.07.2005	01.10.2007	2 Years and 6 Months	30	4 Months	4	2 Years and 2 Months	26	
							Average Lead-In on All Applications*	3 Years and 5 Months	41	1 Year and 6 Months	18	1 Year and 11 Months	23
							Average Lead-In on Decided Applications*	3 Years and 4 Months*	40	1 Year and 7 Months	19	2 Years and 3 Months	27

*Anomalies of 11+ years on Land off Headlands and Harlock House have been excluded from this average.

100-249 dwellings													
1101368OUT 1401685REM	Land North Of Cambridge Road, St Neots	Hybrid application including outline planning permission for 110 houses. (Reserved Matters - Erection of 60 dwellings)	28.09.2011	19.03.2012	30.04.2012	05.01.2015	3 Years and 3 Months	39	6 Months	6	2 years and 8 Months	32	
9801132OUT 0900023REM	Part of St Ives Golf Course and The How, Houghton Road, St Ives, Cambridgeshire	Application for the erection of 128 dwellings and extension to golf course.	07.08.1998	21.03.2005	10.07.2006	07.10.2010	12 Years and 2 Months	146	7 Years and 11 Months	95	4 Years and 3 Months	51	
0001451OUT 0700045REM	Land off Ullswater and Handcrofts Lane, Ullswater, Huntingdon, Cambridgeshire	Residential development of 114 houses and apartments and associated car parking.	29.08.2000	23.05.2005	18.10.2005	26.07.2007	6 Years and 11 Months	83	5 Years and 2 Months	62	1 Year and 9 Months	21	
1201274/O	RAF Upwood, Ramsey Road, Bury, PE26 2XN	Selective demolition and clearance of existing (former defence) buildings, environmental remediation and the carrying out of employment-led mixed use development including residential (no more than 160 dwellings).	02.08.2012	20.04.2015	07.06.2017	No Application to date	4 Years and 10 Months to date	58	4 Years and 10 Months	58	1 Year to date	12	
1301790OUT 15/01817/REM	Land Between Old Mill Avenue and Station Road and 43 Station Road, Warboys	Residential development of 120 dwellings and associated works.	19.11.2013	16.06.2014	29.01.2015	15.06.2016	2 Years and 6 Months	30	1 Year and 2 Months	14	1 Year and 4 Months	16	
0501658OUT 1101894REM	Land at the Corner of Stocking Fen Road and St Marys Road, Ramsey	Reserved matters application for the residential phase consisting of 110 flats and houses and associated works. Application made pursuant to outline permission 0501658OUT varied by permission 0900365S73.	23.05.2005	05.12.2007	10.11.2008	23.03.2015	9 Years and 10 Months	118	3 Years and 5 Months	41	6 Years and 4 Months	76	
16/00194/OUT 17/01879/REM	Land North West, End of Dorling Way, Brampton	Outline planning application with all matters reserved except means of access for residential development of up to 150 dwellings (including affordable housing) and associated works.	02.02.2016	20.06.2016	16.09.2016	26.03.2018	2 Years and 1 Month	13	7 Months	7	1 Year and 6 Months	18	
16/00576/OUT	Land off Lucks Lane and West and South Of The Osiers and Springfield Close, Buckden	Outline Planning application for up to 180 residential dwellings (including 40% affordable housing) and associated works.	21.03.2016	N/A	Allowed on Appeal 18.07.2017	No Application to date	2 Years and 3 Months to date	27	1 Year and 3 Months	15	11 Months to date	11	
1301056OUT	Land between Houghton Grange and The How, Houghton Road, Houghton	Outline application for 224 dwellings and associated works.	31.07.2013	Awaited	Awaited	No Application to date	4 Years and 10 Months to date	58	4 Years and 10 Months to date	58	0	0	
17/00906/OUT	Land West of Longacres, Colne Road, Bluntisham	Outline planning application for residential development of up to 135 dwellings and associated works.	27.04.2017	Awaited	Awaited	No Application to date	1 Year and 2 Months to date	14	1 Year and 1 Month to date	13	0	0	
0300838OUT 0900495REM	Land West of Tesco, Barford Road, Eynesbury, St Neots, Cambridgeshire	Residential development for approximately 200 dwellings and associated groundworks. (Reserved Matters - Erection of 220 dwellings)	04.04.2003	20.06.2005	11.08.2006	24.07.2009	6 Years and 3 Months	75	3 Years and 4 Months	40	2 Years and 11 Months	35	
0802855OUT 1100722REM	Land South of Marshall Bros Garage, Gidding Road, Sawtry, Cambridgeshire	Erection of 190 dwellings with associated landscaping, public open space, highway works and ancillary development.	03.10.2008	18.05.2009	23.12.2008	25.06.2012	3 Years and 8 Months	44	2 Months	2	3 Years and 6 Months	42	
0102801OUT 0901659REM	Former Jewsons, Former Lordgate, LEL & Adjoining Land, London Road, St. Ives, Cambridgeshire	Residential development (5.2 hectares). (Reserved Matters - Erection of 191 dwellings)	03.01.2002	26.02.2007	24.10.2007	29.10.2010	8 Years and 9 Months	105	5 years and 9 Months	69	3 years	36	
1301895OUT	Land at Former Golf Course, Houghton Road, St Ives	Hybrid application including an Outline Application for 122 dwellings.	20.12.2013	21.09.15	Allowed on Appeal 16.12.2015	No Application to date	4 Years and 6 Months to date	54	1 Year and 11 Months	23	2 Years 6 Months	30	
0500836OUT 1201953REM	Land North East of Huntingdonshire Regional College, California Road, Huntingdon, Cambridgeshire	Residential development (5.4 hectares). (Reserved Matters - Erection of 180 dwellings)	16.03.2005	20.06.2005	17.12.2009	15.10.2013	8 Years and 6 Months	102	4 Years and 9 Months	57	3 Years and 9 Months	45	
61H0469/950 0101669REM	West of Barford Road, Eynesbury, St. Neots, Cambridgeshire	Residential development and associated works. (Reserved Matters - Erection of 118 dwellings)	The Outline Application pre-dates the Council's online planning system and has not been included within this assessment.										
0301344OUT 0604142REM	London Road, Godmanchester, Huntingdon, Cambridgeshire	Erection of up to 149 dwellings and associated works.	28.05.2003	19.04.2004	22.04.2005	05.04.2007	3 Years and 10 Months	46	1 Year and 10 Months	22	1 Year and 11 Months	22	
0000510OUT 0202288REM	Land Adj. Tesco Superstore, Kings Ripton Road, Sapley, Huntingdon, Cambridgeshire	Residential development and associated works (7.2 hectares). (Reserved Matters - Erection of 242 dwellings)	31.03.2000	18.12.2000	29.07.2002	28.05.2003	3 Years and 1 Month	37	2 Years and 3 Months	27	9 Months	9	
							Average Lead-In on All Applications*	4 Years and 8 Months	56	2 Years and 8 Months	32	2 Years and 5 Months	29
							Average Lead-In on Decided Applications*	5 Years and 3 Months	63	2 Years and 8 Months	32	3 Years	36
*Anomaly of 12 years on St Ives Golf Course has been excluded from the average.													

250+ dwellings													
1200685OUT 15/01158/RM	Land North West of Bearscroft Farm, Bearscroft Lane, Godmanchester	Mixed use development including up to 753 dwellings (including affordable housing). (Reserved Matters - Erection of 223 dwellings)	23.04.2012	15.07.2013	06.03.2014	18.12.2015	3 Years and 7 Months	44	1 Year and 10 Months	22	1 Year and 9 Months	21	
1201158OUT 16/01329/REM	Alconbury Airfield, Ermine Street, Little Stukeley, PE28 4WX	Mixed use development including up to 5,000 dwellings. (Reserved Matters - Erection of 165 dwellings)	15.08.2012	09.12.2013	01.10.2014	25.10.2016	4 Years and 2 Months	50	2 Years and 1 Month	25	2 Years	24	
15/00368/OUT 16/00789/RM	RAF Brampton, Buckden Road, Brampton	Phased hybrid application including the erection of 1,437 dwellings. (Reserved Matters - Erection of 210 dwellings)	24.03.2015	16.11.2015	25.02.2016	09.09.2016	1 Year and 5 Months	17	11 Months	11	6 Months	6	
0200443OUT 0301032REM	Land Rear of Huntingdon Forensic Laboratory, Hinchingsbrooke Park Road, Huntingdon, Cambridgeshire	Residential development of more than 1000 dwellings. (Reserved Matters - Erection of 137 dwellings)	05.03.2002	21.10.2002	27.11.2002	27.06.2003	1 Year and 4 Months	16	9 Months	9	7 Months	7	
1001712OUT	Land North West of Spittals Way And Ermine Street, Great Stukeley	Mixed use development including residential development (approximately 1021 units).	21.10.2010	Awaited	Awaited	No Application to date	7 Years and 8 Months to date	92	7 Years and 8 Months to date	91	N/A	N/A	
1300388OUT	Loves Farm Eastern Expansion Development Area, Cambridge Road, St Neots	Mixed use development including the erection of up to 1020 dwellings.	20.03.2013	16.04.2018	Awaited	No Application to date	5 Years and 3 Months to date	63	5 Years and 3 Months to date	62	N/A	N/A	
17/02308/OUT	Wintringham Park Cambridge Road St Neots	Hybrid planning application comprising Outline Planning Permission for development of a mixed use urban extension including residential development of up to 2,800 dwellings.	01.11.2017	19.03.2018	Awaited	No Application to date	7 Months to date	7	7 Months to date	7	N/A	N/A	
17/00077/OUT	Land South West of Mill Cottage, Gidding Road, Sawtry	Phased development of up to 295 residential dwellings, access and associated works, all other matters reserved.	23.01.2017	22.05.2017	01.05.2018	No Application to date	1 Year and 5 Months to date	17	1 Year and 3 Months	15	2 Months to date	2	
0101550OUT	Land north of Cambridge Road (Loves Farm) , St Neots	Housing and mixed use with supporting infrastructure - 63.2 hectares	18.07.2001	17.05.2004	03.04.2006	22.12.2006	5 Years and 5 Months	65	4 Years and 9 Months	57	9 Months	9	
9500469OUT	Eynesbury Manor, Barford Road, Eynesbury, St Neots	Proposed development comprising housing, employment and open space (40.9 hectares)	21.04.1995	N/A	15.12.1999	28.03.2001	5 Years and 11 Months	71	4 Years and 8 months	56	1 Year and 3 Months	15	
8901659OUT	Land north of Broadway, Yaxley, Peterborough	Residential, recreational, shopping and school development	10.08.1989	N/A	23.10.1998	29.09.1999	10 Years and 2 Months	122	9 Years and 2 Months	110	11 Months	11	
							Average Lead-In on All Applications	4 Years and 3 Months	51	3 Years	42	12 Months	12
							Average Lead-In on Decided Applications	4 Years and 7 Months	55	2 Years and 4 Months	28	13 Months	13

Appendix 4: Turley Average Delivery Rates Analysis

Huntingdonshire District Council's Average Annual Delivery Rates on Sites of 100 or more dwellings (based on Completions Data provided by Cambridgeshire County)

Key

Years where average delivery has been divided by more than one sales outlet on site

Site	Application Reference	Developers	No. of Dwellings	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Average Annual Delivery Per Outlet
Land at the, St Ives Golf Course, Houghton Road, St. Ives, Huntingdon, PE17	0900023REM	David Wilson Homes South Midlands Ltd	128										45	68	13				42
			76 (Houses - Market)										34	29	13				
			22 (Houses - Affordable)										11	11					
			15 (Flats - Affordable)											15					
			13 (Flats - Market)											13					
			Total Annual Delivery										45	68	13				
Land at, Sports Field & Bowling Green, ULLSWATER, HUNTINGDON	0700045REM		114							78	36								57
			34 (Flats - Affordable)							34									
			8 (Houses - Market)							8									
			72 (Flats - Market)							36	36								
			Total Annual Delivery							78	36								
Land Rear of, Huntingdon Forensic Laboratory, Hinchingsbrooke, Huntingdon, PE18		Twigden Homes	129		7*	61	31.5	43	17										38.1
	0301032REM Phase 1		91 (Houses - Market)		7	51	30	3											
			19 (Houses - Affordable)			10													
			4 (Flats - Affordable)				4												
	0400365REM Phase 2)		75 (Houses - Market)				28	30	17										
			20 (Flats - Affordable)				1	19											
			34 (Houses - Affordable)					34											
			Total Annual Delivery		7	61	63	86	17										
			Average Number of Outlets		1	1	2	2	1										

*Anomalous year of low delivery, excluded from the average.

Parcel B3	09/01328	Redrow Homes	32 (Houses - Market)									20	12								
Parcel B3	07/01589	Redrow Homes	23 (Houses - Market)						7	16											
			33 (Flats - Market)						18	6	9										
			14 (6 flats, 8 houses - Affordable)						14												
Parcel H1+H2, Land at, Love's Farm, CAMBRIDGE ROAD, ST NEOTS	07/02275	David Wilson Homes	98 (Houses - Market)					8	20	39	20	11									
			3 (Flats - Market)							1	1	1									
Parcel B4, Land at, Loves Farm, CAMBRIDGE ROAD, ST NEOTS	06/04132	Bedford Pilgrims Housing Association	21 (Flats - Affordable)									21									
			13 (Houses - Affordable)					11	2												
Parcel B5	09/00962	Bedford Pilgrims Housing Association	3 (Flats - Affordable)									3									
			26 (Houses - Affordable)										26								
			11 (Flats - Affordable)											11							
			11 (Houses - Affordable)											11							
Parcel B6	09/00727	Bedford Pilgrims Housing Association	8 (Houses - Affordable)									8									
			18 (Flats - Affordable)											18							
			11 (Houses - Affordable)											11							
Parcel C1	09/00337	Bedford Pilgrims Housing Association	4 (Flats - Affordable)									4									
			12 (Houses - Affordable)											12							
Parcel C2	08/02936	Bedford Pilgrims Housing Association	33 (Flats - Affordable)									33									
Parcel C3	09/01380	Bedford Pilgrims Housing Association	3 (Flats - Affordable)									3									
			24 (Houses - Affordable)										24								
			9 (Flats - Affordable)											9							
			10 (Houses - Affordable)											10							
Parcel C4	09/00336	Bedford Pilgrims Housing Association	5 (Flats - Affordable)									5									
			12 (Houses - Affordable)											12							
Parcel C5, Land at, Loves Farm, Cambridge Road, St Neots	10/00173	Abbey Developments Ltd	48 (Houses - Market)										48								
			12 (Flats - Market)												12						

Parcel D1 and D2	14/01685	Bovis Homes Ltd	60 (Houses - Market)														52	8		
Parcel E1	07/02579	Bedford Pilgrims Housing Association	39 (Houses - Affordable)					33	6											
Parcel E2	14/00910	Redrow Homes	55 (Houses - Market)														31	21		
Parcel E3	07/02274	David Wilson Homes	53 (Houses - Market)						19	18	16									
			23 (Flats - Market)							12	4	7								
Parcel E4	07/03017	Bedford Pilgrims Housing Association	23 (Houses - Affordable)						23											
Parcel F1 and F2	09/00859	Miller Homes	93 (Houses - Market)								37	16	24	16						
			2 (Flats - Market)												2					
Parcel MXD-A	09/00338	Bedford Pilgrims Housing Association	10 (Flats - Affordable)								10									
			2 (Houses - Affordable)									2								
			3 (Flats - Affordable)										3							
			8 (Houses - Affordable)										8							
Parcel G1	08/02117	Bedford Pilgrims Housing Association	28 (Houses - Affordable)						28											
Parcel G2	10/00466	Redrow Homes	41 (Houses - Market)								41									
South West Corner	13/00469	Bovis Homes Ltd	31 (Houses - Market)										4	26				1		
			1 (Flats - Market)													1				
Parcel G3+H3, land at, Loves Farm, CAMBRIDGE ROAD, ST NEOTS	07/04140	Miller Homes Ltd	45 (44 houses, 1 flat - Market)										7	24	14					
Parcel H4	08/02118	Bedford Pilgrims Housing Association	29 (Houses - Affordable)						29											
Parcel J1	11/02158	Redrow Homes	29 (Houses - Market)										16	13						
Parcel K1	08/01126	Bedford Pilgrims Housing Association	40 (38 houses, 2 flats - Affordable)						40											
Parcel K2	09/00749	Miller Homes	31 (Houses - Market)										14	17						
South West of the Roundhouse	12/01746	Bovis Homes Ltd	9 (7 flats, 2 houses - Market)											9						
Parcel MXD-C	13/02003	Bedford Pilgrims Housing Association	21 (Houses - Affordable)														2	19		
			Total Annual Delivery					33	165	334	306	205	53	91	59	85	49			
			Average Number of Outlets					1	4	5	5	4	2	3	2	2	2			

Land at the, Former Jewsons Site, London Road, St. Ives, Huntingdon, PE17	0901659REM	Stamford Homes Ltd	191										6*	92	26	68				62
			109 (Houses - Market)										6	24	23	56				
			58 (Houses - Affordable)											48		10				
			18 (Flats - Affordable)											18						
			7 (Flats - Affordable)											2	3	2				
			Total Annual Delivery										6	92	26	68				

*Anomalous year of low delivery, excluded from the average.

Huntingdonshire Regional College, California Road, HUNTINGDON, PE29 1BL	1201953REM	Linden Homes	180															101	76	3	88.5
			121 (Houses - Market)															58	60	3	
			7 (Flats - Market)															3	4		
			16 (Flats - Affordable)															16			
			36 (Houses - Affordable)															24	12		
			Total Annual Delivery															101	76	3	

Land Adj, Tesco's, Kings Ripton Road, Sapley, Huntingdon, PE17	0202288REM	Persimmon Homes	228		1*	90	62	41	29												55.5	
			136 (Market)		1	40	28	38	29													
			27 (Market)			21	3	3														
			36 (Affordable)			29	7															
			24 (Affordable)				24															
			Total Annual Delivery		1	90	62	41	29													

*Anomalous year of low delivery, excluded from the average.

Land North of, Manor Farm, Church Street, Yaxley, Peterborough, PE7	02/02398	Swan Hill Homes Limited	125						21	53	38	28	7*	14							30.8	
			107 (Houses - Market)						16	11	34	25	7	14								
			8 (Flats - Market)							1	4	3										
			38 (Houses - Affordable)						4	34												
			8 (Flats - Affordable)						1	7												
			Total Annual Delivery						21	53	38	28	7	14								

*Anomalous year of low delivery, excluded from the average.

Land North of, 3-37 Broadway, Yaxley, Peterborough, PE7			168					92	26	30	15	20	7*						36.6	
	02/02399/FUL	Swan Hill Homes Limited	59 (Houses - Market)					33	25	1										
	02/02399/FUL		5 (Flats - Market)					4	1											
	07/02074/FUL	Taylor Wimpey	5 (Market)								5									
	07/00398/FUL	Taylor Wimpey	21 (Market)							21										
	07/00398/FUL		12 (Market)							8	4									
	08/03169/FUL	Taylor Wimpey	16 (Market)								6	10								
	08/03170/FUL	Taylor Wimpey	17 (Market)									10	7							
	02/02399/FUL		24 (Flats - Affordable)					24												
	02/02399/FUL		31 (Houses - Affordable)					31												
			Total Annual Delivery					92	26	30	15	20	7							
<i>*Anomalous year of low delivery, excluded from the average.</i>																				
Eynesbury Manor Development/Land west of Tesco, Barford Road, St. Neots, Huntingdon, PE19				42	24.7	37	41.5	31	52	18	0*	0*	56	18	50	57	62	0	40.8	
Phase 1	00/02028	Alfred McAlpine Homes, McLean Homes, Prowting Homes	119 (Houses - Market)	83			2													
			43 (Houses - Affordable)	43																
Phase 2	01/01669	Alfred McAlpine Homes, McLean Homes, Prowting Homes	58 (Houses - Market)		58															
			31 (22 houses, 9 flats - Affordable)				31													
Phase 2	02/12949/REM	Westbury Homes (Holdings) Ltd	35 (Houses - Market)		15	20														
Phase 2	03/01536	Westbury Homes (Holdings) Ltd	10 (4 houses, 6 flats - Market)			10														
Phase 3	0302837REM	Taylor Wimpey	75 (Houses - Market)		1	44	30													
			47 (Flats - Market)			15	32													
Phase 3b	04/00919	Persimmon Homes (East Mids)	31 (Houses - Market)			1	16		7	7										
			58 (Flats - Market)				2		45	11										
Phase 3b	03/02592	Persimmon Homes (East Mids)	22 (Houses - Market)			21	1													
Land west of Tesco	09/00495/REM	Taylor Wimpey	112 (Houses - Market)										28	17	29	28	10			
			37 (Houses - Affordable)											21		16				
			37 (Flats - Market)											7	1	5		24		
			27 (Flats - Affordable)															27		

Land west of Tesco	12/01698/FUL	Taylor Wimpey	2 (Houses - Market)															2		
			13 (Flats - Affordable)																	13
			15 (Flats - Market)																	15
			Total Annual Delivery	126	74	111	83	31	52	18	0	0	56	18	50	57	62	0		
			Average Number of Outlets	3	3	3	2	1	1	1			1	1	1	1	1			

*Anomalous years of no delivery, excluded from the average.

Housing Allocation, Land off, Godmanchester, Huntingdon, PE18		David Wilson Homes	149							34	56	61	1*					50.3
	06/04142/REM		65 (Houses - Market)							9	9	37						
			10 (Flats - Market)							1		9						
			22 (Houses - Market)							4	16	2						
			9 (Flats - Market)							1	2	6						
			9 (Flats - Affordable)							5	4							
			34 (Houses - Affordable)							14	20							
	08/03149/FUL		12 (Houses - Market)								5	6	1					
			1 (Market - Affordable)									1						
			Total Annual Delivery															

*Anomalous year of low delivery, excluded from the average.

OVERALL AVERAGE DELIVERY PER OUTLET PER ANNUM	44.9
--	-------------

Appendix 5: Extract of Annual Housebuilder Reports

In the following order:

- Redrow
- Bovis Homes Group plc
- Bellway
- Taylor Wimpey plc
- Barratt Developments plc
- Persimmon plc
- Galliford Try plc (Linden Homes)
- Crest Nicholson

2017
ANNUAL REPORT



A Better Way to Live



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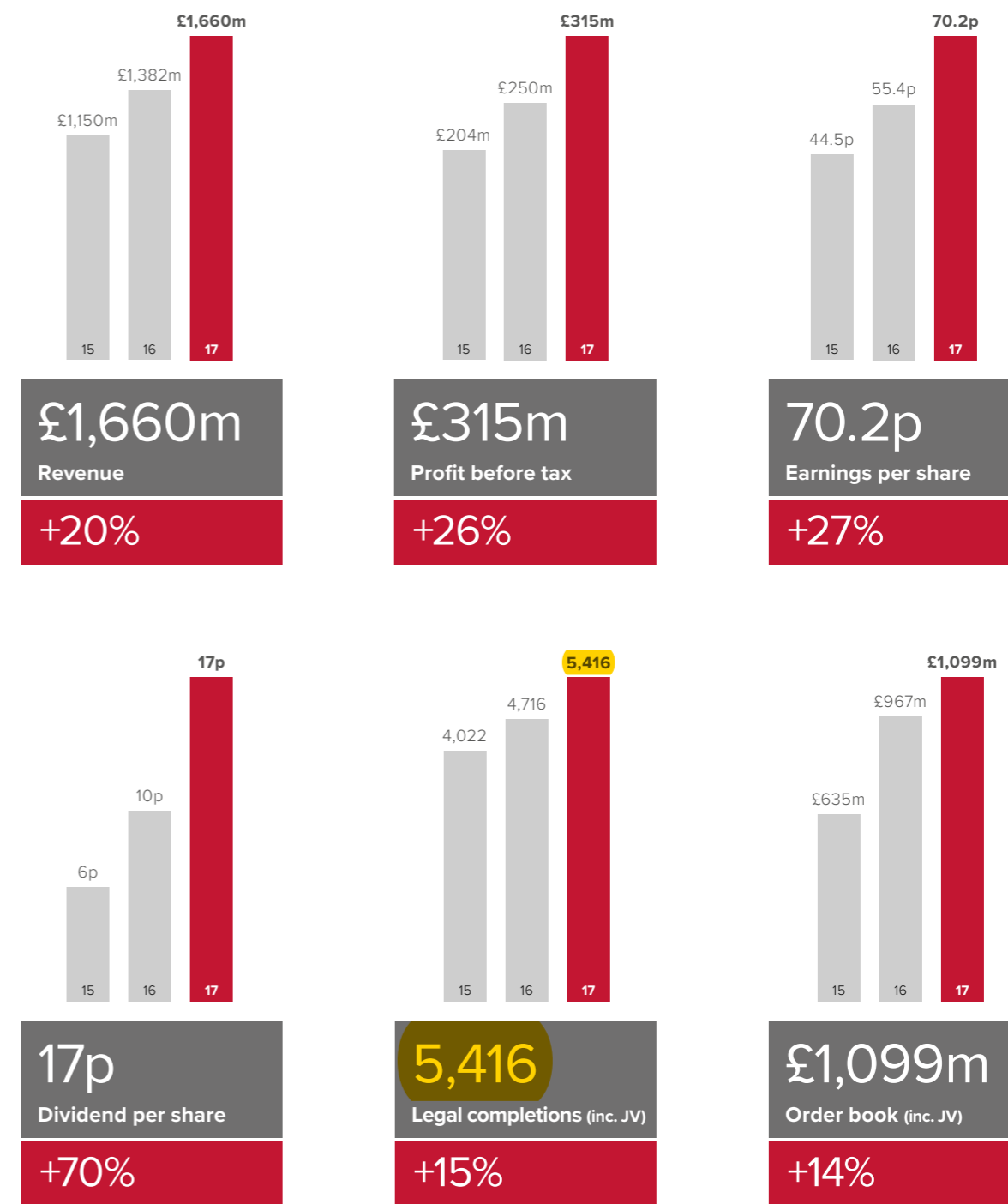
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FIND MORE INFORMATION AT:
REDROWPLC.CO.UK

REDROW ANNUAL REPORT 2017

Highlights













Award highlights



STRATEGIC REPORT

Our Strategy

To create long-term sustainable value for all our stakeholders by delivering to our communities high quality homes and environments that provide a better way to live.

	MEASURE	2020 OBJECTIVES	KEY PERFORMANCE INDICATORS		COMMENT
			2017	2016	
 <p>GROW OUR BUSINESS RESPONSIBLY</p> <p>We have a clearly defined growth strategy, to increase revenue, profits and returns to shareholders by increasing outlets and legal completions over the medium-term.</p>	<p>EPS</p> <p>DPS</p> <p>Revenue</p> <p>Sales outlets</p>	<ul style="list-style-type: none"> • EPS increasing to 95p • DPS of 32p • Revenue increasing to c£2.2bn • 150 outlets 	<p>70.2p</p> <p>17p</p> <p>£1,660m</p> <p>132</p>	<p>55.4p</p> <p>10p</p> <p>£1,382m</p> <p>128</p>	<p> READ MORE ON PAGES 48 AND 49</p> <p>READ MORE ON PAGE 30</p>
 <p>MANAGE OUR RESOURCES EFFICIENTLY</p> <p>To ensure that we grow our business responsibly, we are focused on managing all our resources efficiently and effectively.</p>	<p>ROCE</p> <p>Land bank years</p> <p>Waste diverted from landfill</p>	<ul style="list-style-type: none"> • ROCE of 25+% • Maintain land bank at c4 years • >95% 	<p>26.0%</p> <p>4.5 years</p> <p>95.4%</p>	<p>23.7%</p> <p>4.95 years</p> <p>94.8%</p>	<p>READ MORE ON PAGES 48 AND 49</p> <p>READ MORE ON PAGE 26</p> <p>READ MORE ON PAGE 36</p>
 <p>CREATE BETTER PLACES TO LIVE</p> <p>We are focused on creating high quality places to live by delivering well designed, well built, attractive homes whilst at the same time enhancing the beneficial characteristics of the local landscape, ecology and communal resources.</p>	<p>Monies committed to fund improvements to local communities</p>	<ul style="list-style-type: none"> • Continued investment in local communities • Affordable homes delivered 	<p>£163m</p> <p>1,014</p>	<p>£142m</p> <p>834</p>	<p> READ MORE ON PAGES 26 TO 29</p>
 <p>PUT CUSTOMERS FIRST</p> <p>We are working hard to ensure we are well placed to deliver the best possible customer service and customer experience as our number of customers increases in line with our growth strategy.</p>	<p>90% or more customer recommend rating</p> <p>Private reservation rate (excluding PRS)</p>	<ul style="list-style-type: none"> • HBF 90% customer recommend rating • Maintain an appropriate balance in availability of product in the right locations 	<p>88.9%</p> <p>0.68</p>	<p>88.4%</p> <p>0.70</p>	<p> READ MORE ON PAGES 44 TO 47</p>
 <p>VALUE AND DEVELOP OUR PEOPLE</p> <p>We are focused on developing the skills of our current team and ensuring we attract both experienced talent and new and enthusiastic young people into our business to underpin our growth objectives. Our training centres, dedicated Learning and Development team and innovative graduate and apprentice programmes play an important role in delivering our strategy.</p> <p>We are dedicated to maintaining the highest standards of health and safety as our business grows. We have again expanded our own in-house dedicated team of Health and Safety professionals to ensure that our teams on site are appropriately trained, supported and monitored.</p>	<p>Number of trainees</p> <p>Accident incident rate by site</p>	<ul style="list-style-type: none"> • Maintain level of trainees at 15% of an increasing workforce • Accident incident rate by site maintained at 0.3 or below 	<p>328</p> <p>0.30</p>	<p>297</p> <p>0.20</p>	<p> READ MORE ON PAGES 32, 34 AND 35</p> <p> READ MORE ON PAGES 23 AND 37</p>

STRATEGIC REPORT

Chairman's Statement

Group turnover rose by 20% to £1.66bn.

I am delighted to report that for the fourth consecutive year Redrow has delivered record financial results, and it has done so by completing **5,416 new homes** (including our Croydon Joint Venture), an increase of 15% on the prior year.

FINANCIAL RESULTS

Group turnover rose by 20% to £1.66bn (2016: £1.38bn) due to the combination of the increase in legal completions to **5,416** combined with a 7% rise in average selling price to £309,800 (2016: £288,600). The increase in average selling price was mainly due to the continued growth of our southern businesses.

Gross margin improved by 20 basis points to 24.4% and is now at close to normal levels as we have completed construction on almost all the sites purchased before the downturn.

Operating expenses increased by £10m to £83m as we continue to invest in the expansion of the business. For the first time these include the operating expenses of the new East Midlands division from February 2017, created from the acquisition of Radleigh Homes. Due to the overall growth of the business, operating expenses reduced as a percentage of turnover from 5.3% in 2016 to 5% in 2017.

Operating profit was £61m higher at £322m (2016: £261m), with an operating margin of 19.4% (2016: 18.9%).

Pre-tax profits were £315m, up 26% (2016: £250m) including a £1m after tax contribution from our Croydon Joint Venture. Earnings per share increased by 27% to 70.2p (2016: 55.4p).

This strong trading performance, along with continued control of working capital, enabled us to reduce our net debt to £73m (2016: £139m) at the end of the financial year, representing a gearing ratio of 6% (2016: 13%).

The improvement in profitability and control of working capital has resulted in Return on Capital Employed and Return on Equity of the business increasing to 26.0% (2016: 23.7%) and 27.7% (2016: 26.1%) respectively.

In March 2017 we announced our intention to increase our dividend payout ratio to 33% over the medium term. In line with this, the Board is

proposing a final dividend of 11p per share (2016: 6p) making 17p in total for the year, an increase of 70% on 2016. Subject to shareholder approval at the Annual General Meeting, this will be paid on 14 November 2017 to shareholders on the register at the close of business on 22 September 2017.

We are also taking the opportunity to update our medium term guidance. Subject to market conditions remaining unchanged we expect our turnover in 2020 to be c£2.2bn and our pre tax profit to be c£430m giving fully diluted earnings per share of 95p. With our projected 33% dividend payout, the dividend in 2020 will rise to 32p per share.

MARKET

Overall housing transactions in the UK have reduced as a consequence of the political uncertainty and increasing cost of moving home, particularly Stamp Duty which, over the last seven years, has increasingly become a tax on mobility. Nevertheless, demand in the new homes market remains robust and we have not seen any impact from recent domestic and international political events.

Mortgage availability is good and interest rates on mortgages have again improved. The Government's Help to Buy scheme continues to support both home buyers and the new homes industry. In this financial year 1,882 of our private reservations utilised Help to Buy, up from 1,521 in 2016. Help to Buy has boosted housing supply and we look forward to working with government to consider the future of the scheme beyond 2021.

LAND AND PLANNING

Redrow entered the 2017 financial year with a very strong land bank. As a consequence, when the land market slowed in the first half following the Brexit vote we were not adversely impacted. The land market has since picked up and we remain active but disciplined in pursuing the right opportunities to further our growth.

As announced at the Half Year, in February 2017 we acquired Radleigh Homes, a Derby based regional housebuilder. Now re-named Redrow East Midlands, I am pleased to say that it has been fully integrated into the Group and made a positive contribution in the second half.

PEOPLE

On 3 July we announced the change in non-executive directors with the appointment of Vanda Murray OBE and the retirement of Liz Peace from the Board. I would like to welcome Vanda to Redrow; I am sure that she will add considerable value and experience to the business. I also thank Liz for her valuable contribution during her tenure on the Board and wish her well in her new roles.

The continued growth of the business has meant we have again expanded our workforce adding 228 new direct jobs, a 12% increase in the year. We now employ 2,200 people directly with over 30,000 jobs supported in total through our subcontractors and suppliers.

We continue to meet our commitment to having 15% of our workforce in training and development. A record number of 150 apprentices, trainees and graduates will join the Group at the start of this new training year.

Our outstanding growth performance over recent years is down to the hard work and effort of my colleagues here at Redrow together with our loyal subcontractors and suppliers. I would like to thank them all for their continued support.

CURRENT TRADING AND OUTLOOK

Redrow began the current financial year with a record order book of £1.1bn (including our Croydon Joint Venture), up 14% on last year. Sales in the first 9 weeks are very encouraging and up 8% on a strong comparator last year. Our strategy of continued growth for the business is on track and I am confident this will be another year of significant progress for the business.

STEVE MORGAN
Chairman

4 September 2017

“

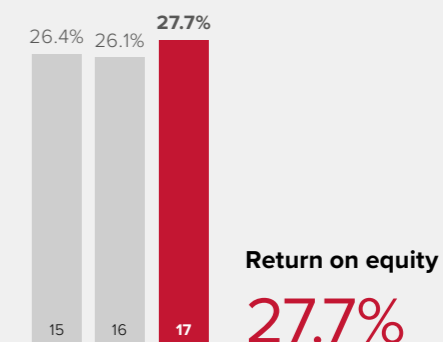
Pre-tax profits were £315m, up 26% (2016: £250m). Earnings per share increased by 27% to 70.2p (2016: 55.4p).”

5,416

Record legal completions (including JV)

+70%

Increase in dividend



Return on equity

27.7%

STEVE MORGAN
Chairman



Bovis Homes Group PLC
Full year results 2017

1 March 2018



www.bovishomesgroup.co.uk

Housing revenue analysis



	FY16	FY17	Change
Average sales price (£k)			
Private	306.0	334.5	+9%
PRS	151.1	-	
Affordable	119.5	123.4	+3%
Total	254.9	272.4	+7%
Volume			
Private	2,884	2,573	-11%
PRS	19	-	
Affordable	1,074	1,072	0%
Total	3,977	3,645	-8%
Housing revenue (£m)			
Private	882.6	860.6	-2%
PRS	2.9	-	
Affordable	137.3	132.3	-4%
Net housing revenue	1,022.8	992.9	-3%
Other income	6.2	3.3	
Total housing revenue	1,029.0	996.2	-3%

Operating metrics



	FY16	FY17
Sales outlets		
Average active sales outlets	99	92
Reservations		
Private reservations in year	2,960	2,274
Affordable reservations in year	1,022	1,730
Year end forward sales		
Private units	917	926
PRS	19	-
Affordable units	1,072	1,730
Total forward sales (units)	2,008	2,656
Total forward sales (£m)	421	518

1 March 2018



Good operational progress, well positioned for 2018

Bovis Homes Group PLC (the 'Group') is today issuing its results for the 12 months ended 31 December 2017.

Highlights

- Profit before tax, exceptional and one-off items in-line with expectations at £124.3m
- Strong increase in average selling price driven by changes in mix and modest price inflation
- Full year completions delivered in a controlled and disciplined manner
- Restructuring initiatives complete with business well positioned going into FY18
- Excellent progress with balance sheet optimisation resulting in a £145m year end net cash position
- Step change in quality and service, with customer satisfaction levels now trending well above 80%, equivalent to an HBF 4 star rating
- Board recommending a 6% increase in ordinary dividend for FY17 to 47.5 pence per share

	FY17	FY16	Change
Total completions	3,645	3,977	-8%
Average selling price	£272.4k	£254.9k	+7%
Group revenue	£1,028.2m	£1,054.8m	-3%
Profit before tax ⁽¹⁾	£114.0m	£154.7m	-26%
Earnings per share ⁽¹⁾	68.0p	90.1p	-25%
Dividend per share	47.5p	45.0p	+6%
Net cash	£144.9m	£38.6m	+275%

Note: (1) After exceptional and one-off costs totalling £10.3m including £3.5m customer care provision, £2.8m advisory fees and £4m restructuring costs

Greg Fitzgerald, Chief Executive commented,

"I am very pleased with the level of operational progress the Group has made during the year. We have significantly improved our customer satisfaction through a series of initiatives and controlled period ends. In addition, we have completed our restructuring, invested in our people, systems and processes, and comprehensively reviewed our land bank. The Group fundamentals are strong, and with the business turning around I am excited about future years. In 2018, we will deliver a controlled increase in volume, continue to build upon our high level of customer service, drive profitability, and complete our balance sheet optimisation. We will also continue to invest in our people and systems, and I'm particularly looking forward to launching our new housing range in April."

Operational update

- Investment across the business, in particular in customer service and site management to address operational challenges
- New regional structure and redefined operating area, as well as the outsourcing of certain functions, to drive efficiency
- Two new regional offices, better located to serve the regions' developments
- Increased level of investment in training and development across all disciplines
- 'Hands on' leadership with operational and commercial focus
- Land bank fundamentals remain strong underpinned by our strategic land
- New housing range to be launched in April delivering added value to our customers and a reduction in production costs



Results Presentation

Year ended 31 July 2017



Operating result



For the year ended 31 July

	2017		2016		Mvt
Homes sold	9,644		8,721		10.6%
Average selling price	£260,354		£252,793		3.0%
Housing revenue	£2,510.9m		£2,204.6m		13.9%
Other revenue	£47.7m		£36.1m		32.1%
Total revenue	£2,558.6m		£2,240.7m		14.2%
Gross profit	£661.6m	25.9%	£574.8m	25.7%	20bps
Administrative expenses	(£90.0m)	(3.6%)	(£82.8m)	(3.7%)	10bps
Operating profit	£571.6m	22.3%	£492.0m	22.0%	30bps

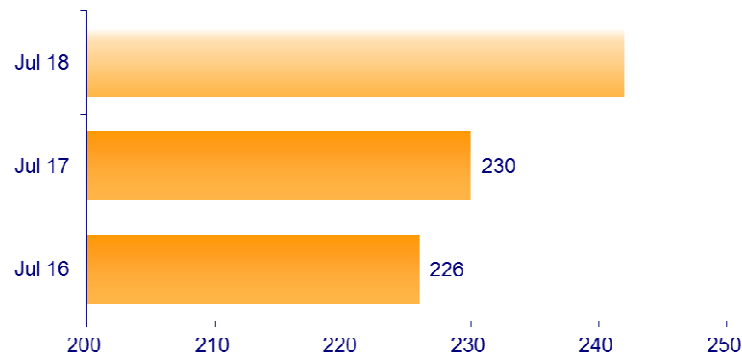
Trading review



Weekly reservation rate

	2017	2016	Mvt
H1	166	156	6.4%
H2	209	182	14.8%
Full year	187	169	10.7%

Average active outlets



Reservations
+ 10.7%

Cancellation rate
11%

No change

Site visitors
+ 10%

Website traffic
+ 13%

Positive pricing environment

Incentives remain low

Appendix 10 – Order book at 31 July



As at 31 July

	2017			2016			Movement		
	Private	Social	Total	Private	Social	Total	Private %	Social %	Total %
At 1 August	2,995	1,649	4,644	3,305	1,263	4,568	(9.4%)	30.6%	1.7%
Reservations	7,698	2,051	9,749	7,035	1,762	8,797	9.4%	16.4%	10.8%
Completions	(7,567)	(2,077)	(9,644)	(7,345)	(1,376)	(8,721)	3.0%	50.9%	10.6%
At 31 July	3,126	1,623	4,749	2,995	1,649	4,644	4.4%	(1.6%)	2.3%

10 January 2018

Taylor Wimpey plc

Trading statement for the year ended 31 December 2017

Taylor Wimpey is issuing the following update on trading ahead of its full year results for the year ended 31 December 2017, which will be announced on 28 February 2018.

Overview

Pete Redfern, Chief Executive, commented:

“We achieved a strong financial and operational performance in 2017 and are continuing to deliver against our strategy. Despite wider macroeconomic uncertainty, housing market fundamentals remain solid and our trading performance has been good. We continue to increase housing completions, achieving 5% growth during the year, and ended 2017 with a good forward order book.

We were particularly pleased with the improvements in our customer satisfaction metrics during the year, which were the result of a number of changes made to our approach in 2016. In the last six months we recorded average customer satisfaction scores of over 90%, and we will continue to prioritise making further improvements in this area.

We go into 2018 with positive momentum and expect to achieve further progress against our medium term targets. Our focused strategy of managing the business through the cycle, while also driving further operational improvements, will enable us to continue to deliver long term value for shareholders.”

UK current trading

Against the backdrop of a positive housing market in 2017, we continued to see good demand and trading throughout the year. Customers continued to benefit from a wide range of mortgage products, low interest rates and the Government’s Help to Buy scheme. Employment trends continue to be healthy and customer confidence remains robust.

In 2017 total home completions increased by 5% to 14,541, including joint ventures (2016: 13,881). During 2017 we delivered 2,809 affordable homes (2016: 2,690), including joint ventures, equating to 19% of total completions (2016: 19%).

Our net private reservation rate for 2017 was 0.77 homes per outlet per week (2016: 0.72), and cancellation rates remained low at 13% (2016: 13%). Average selling prices on private completions increased by 3% to £296k (2016: £286k), with the overall average selling price increasing by 4% to £264k (2016: £255k).

We ended 2017 with an order book valued at £1,628 million as at 31 December 2017 (31 December 2016: £1,682 million), excluding joint ventures. This order book represents 7,136 homes (31 December 2016: 7,567 homes), which has fallen slightly, as we have increased the pace of production so as to meet market demand in the year.

We enter 2018 with 278 outlets (31 December 2016: 285) and **traded from an average of 287 outlets in 2017** (2016: 290). Build cost inflation in 2017 was 3-4% and we expect a similar rate of inflation in 2018 given resourcing pressures in the sector.

Following the introduction of a number of changes to our customer service approach in 2016, we are pleased to note an improvement in customer satisfaction, averaging a score of over 90% in the last six months.

Land

The short term land market continued to be positive in 2017. As planned, we operated at broadly replacement levels given our landbank is around optimal scale. As at the end of December 2017, our short term landbank stood at c.75k plots (2016: c.76k plots). The strategic landbank has expanded further to c.117k plots (2016: c.108k plots), even after the successful conversion of c.8k plots from the strategic land pipeline into the short term landbank (2016: c.10k) in the year.

Spain current trading

The Spanish market remained strong in 2017. We completed 301 homes in 2017 (2016: 304) at an average selling price of €352k (2016: €358k). The total order book as at 31 December 2017 stood at 329 homes (31 December 2016: 293 homes). We expect to report a significantly improved operating profit* for the Spanish business in 2017 (2016: £20.6 million operating profit*). The business is well positioned for further growth in 2018.

Group financial position

We ended the year in a robust position with net cash of c.£512 million (31 December 2016: £365 million net cash), after the payment of £450 million of dividends to shareholders in 2017 (2016: £356 million).

We have now secured agreements with 90% of freeholders to enable our customers with a ten-year doubling ground rent lease to convert to an RPI-based structure, should they elect to participate in our assistance scheme. We continue to make good progress towards securing agreements with the other freeholders. Our estimate on the total cost remains in line with prior commentary.

Outlook

We will report FY 2017 results in line with our expectations, and we expect to achieve further growth and performance improvement in 2018. For FY 2017 the Group will deliver an improved operating profit* margin of c.21.2% (2016: 20.8%) and a return on net operating assets** of over 32% (2016: 30.7%). We will pay a total dividend in FY 2018 of c.£500 million, subject to shareholder approvals, and reiterate our intention to make further material capital returns in 2019 and beyond, with details to be provided at our Strategy Day scheduled for H1 2018.

We start this year in a strong financial and operational position with significant embedded value in our short term landbank and strategic pipeline. Whilst we are aware of potential political and economic risks, we expect to demonstrate further progress in 2018 against our medium term financial targets, whilst also driving further operational improvements where we can add value, including customer service and product quality.

* Operating profit is defined as profit on ordinary activities before net finance costs, exceptional items and tax, after share of results of joint ventures.

** Return on net operating assets is defined as 12-month operating profit divided by the average of the opening and closing net operating assets, which is defined as net assets less net cash less net tax balances, excluding any accrued dividends.

-Ends-

Taylor Wimpey plc

Pete Redfern, Chief Executive
Ryan Mangold, Group Finance Director
Harry Goad / Debbie Archibald, Investor Relations

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Notes to editors:

Taylor Wimpey plc is a UK-focused residential developer which also has operations in Spain.
For further information, please visit the Group's website:

www.taylorwimpey.co.uk

Follow us on Twitter via @TaylorWimpeyplc



BARRATT
DEVELOPMENTS PLC

Building excellence

Annual Report
and Accounts 2017



Welcome to Barratt Developments

Our vision is to lead the future of housebuilding by putting **customers first** and at the heart of everything we do.

By **investing in our people**, we are **leading construction** to create **great places** where people aspire to live and generating sustainable returns for our shareholders.

Key highlights¹

Continued strong performance

	2017 ²	2016 ²	Change
Total completions ³ (plots)	17,395	17,319	0.4%
Revenue (£m)	4,650.2	4,235.2	9.8%
Gross margin (%)	20.0	18.9	1.1 ppts
Adjusted gross margin ⁴ (%)	20.2	18.9	1.3 ppts
Profit from operations (£m)	799.2	668.4	19.6%
Adjusted profit from operations ⁴ (£m)	808.0	668.4	20.9%
Operating margin (%)	17.2	15.8	1.4 ppts
Adjusted operating margin ⁴ (%)	17.4	15.8	1.6 ppts
Profit before tax (£m)	765.1	682.3	12.1%
Adjusted profit before tax ⁴ (£m)	773.9	682.3	13.4%
ROCE (%)	29.8	27.1	2.7 ppts
Total dividend per share (pence)	41.7	30.7	35.8%
Net cash (£m)	723.7	592.0	22.2%
Net assets (£m)	4,322.2	4,010.2	7.8%

1 Refer to page 175 for definitions of KPIs.

2 Unless otherwise stated, all numbers quoted exclude joint ventures ('JV') and are for the year ended 30 June throughout this Annual Report and Accounts.

3 Includes JV completions in which the Group has an interest.

4 Calculated before commercial adjusted item disclosed in note 2.2 of the Financial Statements.

A snapshot of our business

We are the nation's leading housebuilder operating across Britain with 27 housebuilding divisions delivering 17,395¹ homes this year.

Our year in numbers

Total completions¹



2016: 17,319

Average active outlets



2016: 365

Housebuilding divisions



2016: 27

Owned and controlled land bank plots



2016: 71,351

Employees²



2016: 6,209

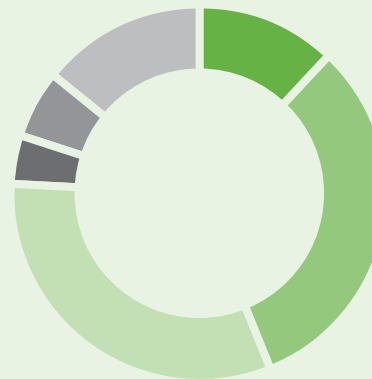
¹ Total completions, including joint ventures, were 17,395 (2016: 17,319) for the year. Private completions for the year were 13,303 (2016: 13,198). Affordable completions for the year were 3,342 (2016: 2,707) and JV completions in which the Group had an interest were 750 (2016: 1,414).

² Employee numbers, excluding sub-contractors, taken as at 30 June.

Our homes

We are a HBF 5 Star homebuilder and create great places to live.

2017 completions by unit type

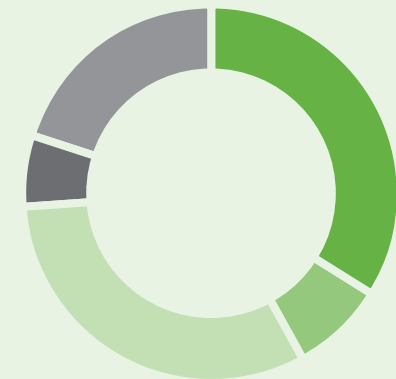


	2017	2016
1 and 2 bedroom houses	12%	11%
3 bedroom houses	32%	34%
4 bedroom houses	32%	31%
5 and 6 bedroom houses	4%	5%
Flats London	6%	7%
Flats non-London	14%	12%

Our customers

We put our customers first. We build great homes and aim to provide customer service that exceeds expectations.

2017 completions by deal type



	2017	2016
Help to Buy	35%	32%
Part-exchange	8%	8%
Other private	31%	35%
Investor	6%	8%
Affordable	20%	17%

Persimmon plc today announces Final Results for the year ended 31 December 2017.

Highlights

- Excellent performance in 2017 with another year of disciplined high quality growth
- Legal completions increased by 872 new homes to **16,043** (2016: 15,171) and average selling price increased by 3.2% to £213,321 (2016: £206,765)
- Revenue for the year up 9% to £3.42bn (2016: £3.14bn)
- Operating margin* increased to 28.2% (2016: 24.8%); with second half improvement to 28.8%
- 25% increase in underlying profit before tax* to £977.1m (2016: £782.8m)
- 26% increase in underlying basic earnings per share* to 258.6p (2016: 205.6p)
- 18% increase in cash generation (pre capital returns) to £806m (2016: £681m)
- 51.5% return on average capital employed**, an increase of 31% (2016: 39.4%)
- 17,301 plots of land acquired in the year, with 8,296 plots successfully converted from the Group's strategic land portfolio
- Net cash of £1,303m at 31 December 2017 (2016: £913m)
- 10% increase in post tax return on equity to 26.5% (2016: 24.1%)
- 7.5% increase in forward sales at £2.03bn (2017: £1.89bn)
- Interim and Final dividends declared of 125p and 110p per share respectively

Long term strategy

- Excellent performance continues:
 - Successfully delivering growth - new home legal completions ahead by over 70% since launch of strategy in 2012
 - Successfully returning surplus capital - £1,488m, or £4.85 per share, of excess capital returned since launch of plan in 2012
- The Group's continued outperformance and generation of surplus capital in 2017 has enabled a further increase in the Capital Return Plan to be announced today:
 - Additional Capital Return payments of 125 pence per share to be made each year for the next three years ending in 2020, increasing the total value of the Plan by 375 pence per share to £13.00 per share
 - These new additional returns will be paid as an interim dividend in late March/early April each year. The first of these additional payments will be made on 29 March 2018 as an interim dividend in respect of the financial year ended 31 December 2017, totalling c. £390m
- In addition, the Board is pleased to confirm that the scheduled capital return of 110 pence per share, or c. £340m, will be paid, subject to shareholder approval, on 2 July 2018 as a final dividend in respect of the financial year ended 31 December 2017
- Following this further improvement of the payment schedule the total value of the Capital Return Plan is estimated to be c. £4.1 billion or £13.00 per share, over double the original plan value of £6.20 per share

* stated before goodwill impairment of £11.0m (2016: £8.0m)

** 12 month rolling average and stated before goodwill impairment

As expected, we experienced an uptick in customer activity as we moved into the autumn sales season from mid-September. We anticipated a more normal level of customer activity through this period than in the prior year when sales rates were supported by the cut in the Bank Rate to 0.25% on 4 August 2016, together with the introduction of a package of measures to support growth in the economy, including the Term Funding Scheme, after the Referendum result. Indeed, to ease some concern over affordability, in June 2017 the Bank of England's Financial Policy Committee increased the mortgage stress test that helps determine whether customers' mortgages are affordable on a sustainable basis. With consumer confidence remaining relatively consistent through the second half of the year, albeit at slightly lower levels, mortgage approvals weakened through the final quarter of 2017 leaving approvals for the second half in line with the prior year. The Bank of England increased the Bank Rate to 0.5% on 2 November, the first increase since July 2007, reversing the cut in August 2016. However, mortgage lenders currently remain keen to increase their market share. The Government's cut in stamp duty for first time buyers in the budget on 22 November 2017 should provide support to the market in 2018.

Given the strength of our comparatives, we were pleased with the Group's second half sales rate, being just c. 5% lower than last year. The Group's focus on driving our construction programmes forward enabled us to increase our new home legal completions in the second half by 4%, or 316 homes, to 8,249 new homes. Our forward sales at 31 December 2017 were 10% stronger at £1.36bn (2016: £1.23bn). The Group's average selling price for the second half of the year of £213,377 was 2.7% ahead of the prior year (2016: £207,680), leaving the full year average selling price of £213,321, 3.2% higher than 2016 (£206,765). This modest increase through the year reflected the performance of the Group's brands as discussed further below. We achieved an increase of 25% in the number of new homes sold to our housing association partners year on year, these sales accounting for 17% of the Group's total volumes for the year compared to 15% of total volumes in 2016.

The Group remains focused on delivering house types that appeal to customers across the range but with an emphasis on first time buyers and first time movers within the mix of homes offered for sale on our developments. The Government's confirmation of the funding of the existing Help to Buy scheme in October 2017 provided important visibility for the industry and the necessary confidence to continue to invest in land and development works. Affordability of newly built homes remains very attractive when compared to the cost of renting an equivalent house in a similar location.

Achieving a sustainable increase in new sales outlets which are able to commence construction as quickly as possible, together with securing the appropriate level of skilled labour and materials to support increased build activity, remain the industry's most pressing issues and continue to constrain output levels.

Despite the Group opening 197 new sales outlets during 2017, due to healthy sales rates our average total active outlet numbers remained at similar levels at c. 370 sites. Unfortunately, even after establishing the principle of residential development in a location, the process of securing a detailed implementable consent to commence construction activity remains challenging and time consuming. The revised National Planning Policy Framework is expected to be implemented in March 2018. This includes measures to ensure local planning authorities establish and maintain up to date plans identifying sufficient land to meet their housing needs for a five year period and will hopefully support more timely delivery. Hopefully this will ensure that sufficient land supply is delivered in the places that have the greatest need for new homes. We will continue to work with all stakeholders to try to identify further opportunities to improve the efficiency of the planning system at the local level which will allow an earlier start of construction activity on site. Further increases in the number of sites that achieve residential planning consent will aid the industry in expanding the overall numbers of new homes constructed.

The substantial expansion of the Group's output over recent years demonstrates our commitment to increase the Group's rate of new home construction. We have made further progress in growing the skill base required to support higher sustainable levels of activity by increasing our investment in training both trade apprentices in the necessary site skills and graduate trainees across all disciplines in the business. Our "Combat to Construction" initiative, which provides re-training opportunities for service personnel on leaving the armed forces, and our complementary "Upskill to Construction" initiative which supports mature trainees to gain the required construction skills, are working well. The new Apprenticeship Levy was introduced in April 2017. The Group is focused on harnessing this funding to provide additional strength to our skills training initiatives. We are working with the CITB and the Home Building Skills Partnership to design apprenticeship standards which address the specific needs of modern construction methods which are approved under the Apprenticeship Levy regime.

Improvements in site productivity to support increases in construction output and to secure greater efficiencies remain a key focus for the Group. Work-flow management tools are being rolled out across our business which are designed to capture productivity benefits on site. We are progressively rolling-out the use of our core Group house types across the UK which is helping to secure increased production, especially when combined with our Space4 modern method of construction. System and process improvements have created improved visibility of anticipated build completion dates which is assisting greater precision in the timing of delivery of new homes to our customers. In addition, these improvements are assisting more proactive site resourcing and management of construction programmes which further assists our progress on site.

A strategy for sustainable growth

Galliford Try plc
Annual Report and
Financial Statements
2017





01. Longhedge Village, Wiltshire
02. Longacre, Hampshire
03. Waterside, South London

Revenue
£937m
+11%

Profit from operations
£170.3m
+16%



Linden Homes delivered **3,296** new homes in 2016/17, of which 77% were for private sale. We have a strong presence in the South and East of England, a growing footprint in the North and Midlands, and the potential for further expansion.

We develop high-quality homes for first-time buyers and families. Our sites are in good locations, close to transport links and local amenities. We create sustainable developments by designing homes to complement their surroundings, while maximising the benefits of internal standardisation. Where the market requires, we have a proven ability to create bespoke designs and high-rise developments.

i Business review p26



01. Pretoria Road, North London
02. Tregae Parc, Cornwall
03. Bournville Gardens Retirement Village, Birmingham

Revenue
£330m
+10%

Profit from operations
£14.9m
+27%



Partnerships & Regeneration is our specialist regeneration business. It has a strong track record of delivery and a growing national footprint.

We have strong relationships with the Homes and Communities Agency and Greater London Authority, provide contracting services to housing associations, local authorities and other Registered Providers, and develop mixed-tenure projects, providing private housing for sale on regeneration-led sites. We use the Linden Homes' brand to differentiate our developments and draw on Linden Homes' retail expertise to deliver these projects successfully.

Our ability to provide development solutions across tenures and work with clients as contractor, developer and investor distinguishes us from our peers.

i Business review p30



01. NDA Archive, Caithness
02. 40 Brighton Road, Surrey
03. Skipton Flood Alleviation Scheme, Yorkshire

Revenue
£1,527m
+2%

Pre-exceptional loss from operations¹
£(0.9)m
-106%



Construction operates nationwide, primarily under the Galliford Try and Morrison Construction brands. Our network of regional offices is a key advantage, enabling us to deploy our national strength using a local approach.

The business is organised into the Building, Infrastructure and PPP Investments divisions. It also includes facilities management, telecommunications, dry lining and our national piling specialists, Rock & Alluvium.

Building

Building serves a range of clients across the UK, with a substantial presence in Scotland. We work with clients in the public and regulated sectors, in particular the health, education and defence markets. We also serve commercial clients, mainly in the South East and Midlands.

Infrastructure

Infrastructure carries out civil engineering projects. We have strong positions in the transport sector (including road, rail and airports), the water and wastewater sector and the flood alleviation sector.

PPP Investments

PPP Investments delivers major building and infrastructure projects through public private partnerships. The business leads bid consortia and arranges finance, making equity investments and managing construction through to operations.

i Business review p34

1 Reported loss from operations was £88.8 million.

Business review

Linden Homes

continued

Market

All political parties remain committed to challenging targets to meet the ever-growing demand for housing. Output across the industry continues to lag behind the targeted 200,000 homes a year, but output has increased by more than a third since the low-point of 2012-13 (133,000).

The recent Housing White Paper offered some solutions to the issues surrounding increasing supply, but focused mainly on peripheral factors such as Modern Methods of Construction, increasing density around public infrastructure and encouraging self-build. Although further reforms to the planning system were signalled in the paper, obtaining swift and consistent decisions remains an issue for the industry, with councils still struggling to meet the workloads they face in some areas.

Mortgage approvals and average house prices have both experienced a slight slowdown since the start of the year and consumer confidence has dropped since the indecisive general election result.

However, sales remain relatively stable and supply including existing properties remains restricted resulting in a positive environment for our business.

With demand remaining relatively buoyant, the market remains favourable.

Performance

The EU referendum resulted in uncertainty in the housing market in the early weeks of the financial year. However, confidence returned to the market and Linden Homes enjoyed good trading conditions overall, while at the same time improving its performance through the successful implementation of its strategy. We increased our revenue and margins, benefiting from continued rationalisation of our operating processes, and maintained our landbank at an appropriate level. Although the general election in June resulted in further political instability, and consumer confidence indicators have weakened in recent weeks, we are seeing no material change in our markets. Underlying demand continues to be strong and mortgage availability remains positive.

Revenue increased by 11% to £937.4 million (2016: £840.8 million), with completions 7% higher at 3,296 (2016: 3,078). Private housing completions accounted for 2,537 of the total (2016: 2,487) and there were 759 affordable housing completions (2016: 591). Excluding our joint venture partners' share, completions were 2,876, up from 2,691 in 2016.

Our average selling price for private housing rose by 6% to £354,000 (2016: £335,000), while our average selling price for affordable homes was £121,000 (2016: £113,000). We expect average selling prices to reduce over the strategy period to 2021, reflecting increased standardisation and the mix shift away from the South East as we grow into new regions.

There were 77 active selling sites on average during the year, in line with the average of 80 in 2016. Sales per site per week remained stable at 0.62. Cancellation rates were largely steady at 19% (2016: 17%). The business entered the financial year with sales in hand of £373 million, compared to £380 million at the prior year end.

Driving margin improvement is a fundamental part of Linden Homes' strategy. Further rationalisation of operating processes contributed to an operating margin of 18.2%, up from 17.5% in 2016. Excluding land sales, which were primarily to Linden Homes' joint ventures, the operating margin increased from 16.2% to 17.0%.

Standardisation of layouts is an important driver of margin improvement. Around 60-65% of Linden Homes' current consented schemes are standard products. We are currently developing the third generation of standard layouts, with a target of 80% of our planning applications using these layouts by 2021. The new layouts fully reflect our knowledge of what makes an efficient house type. In addition, we have unified our approach to branding and all new sites now make consistent use of the Linden Homes brand. We have also increased the productivity of each of our business units, reducing head count at the same time as increasing turnover, leading to greater profitability.

There is some inflationary pressure in the supply chain, with demand exceeding supply for materials such as roof tiles and the fall in sterling affecting the cost of imported materials. The availability of subcontractors remains stable. Many of the skilled tradespeople working in the UK are EU citizens and we will carefully monitor the availability of labour as the UK's exit from the EU progresses.

The land market continues to be benign, allowing us to secure the plots we need with robust assumptions. At the year end, we had a landbank of 10,650 plots (2016: 11,500), which we estimate is equivalent to around 3.5 years' supply. The figure represents sites we own and control,

including sites under option, but excluding our longer-term options on strategic land, discussed below, and provides a sustainable business platform. Around 82% of Linden Homes' landbank relates to houses, with the remainder apartments. The average cost per plot is £71,000 and the expected average selling price per plot is £305,000. The gross development value of our landbank was £3.2 billion at the year end, compared with £3.6 billion a year earlier.

We continue to invest in our strategic land team, under the leadership of a dedicated national managing director. Our strategic land holdings stood at 2,396 acres at 30 June 2017 (2016: 1,775 acres) and we expect to generate in excess of 11,875 plots from this land.

We were pleased to retain our NHBC four-star customer satisfaction rating for another year. However we continue to strive for five-star status, and all of our staff are rewarded on the success of their own business in achieving high levels of customer satisfaction.

For the second year running, Linden Homes won silver 'Sustainable Developer of the Year' at the prestigious What House? Awards and silver in NextGeneration's sustainability benchmark. The award distinguishes developers that are committed to all aspects of sustainability, with the judges looking for low carbon initiatives, use of sustainable materials and energy-saving appliances – and crucially – the building of sustainable communities.

Management

As noted in last year's annual report, Andrew Hammond and Tom Nicholson were appointed as Divisional Chairman West and Divisional Chairman East respectively, with effect from 9 August 2016 and joined the Galliford Try Executive Board on 6 September 2016.

Outlook

As emphasised by the Housing White Paper published during the financial year, Linden Homes is well placed to benefit from the government's ongoing commitment to increasing housing supply. Coupled with this, the land market remains benign and the housing market continues to enjoy good mortgage availability, low interest rates and the Help to Buy scheme remains popular. We have a solid forward order book and expect to deliver both further improvements in the operating margin and volume growth in the next financial year, remaining on track to deliver against our financial targets by 2021.



Crest
NICHOLSON

BUILDING LASTING VALUE

Crest Nicholson Annual Integrated Report
31st October 2017



Performance highlights

We maintained the robust financial performance that enables us to build lasting value...

£1,065.6m¹

sales

2016 £1,000.3m

↑ 7%

£207.0m

profit before tax

2016 £195.0m

↑ 6%

66.1p

basic earnings per share

2016 62.0p

↑ 7%

2,935²

homes legally completed in 2017

2016 2,870

↑ 2%

29.7%

return on capital employed

2016 31.3%

↓ 1.6ppts

33.0p

dividend per share

2016 27.6p

↑ 20%

...while managing our social and environmental impacts, and maintaining our position in the FTSE4Good Index.

11%

of apprentices in total workforce

2016 9%

28%

reduction in AIIR compared to 2016

21%

reduction in the total carbon emissions from our offices compared to 2016



¹ Sales is a combination of statutory revenue as per the consolidated income statement and the Group's share of sales earned by joint ventures.

² Includes Crest Nicholson share of units from joint ventures.

OPERATIONAL PERFORMANCE MEASURES

Short-term land units

The availability of short-term land units ensures we can progress developments and meet the urgent need for new homes.



Strategic land units

Strategic land unit purchases can be made more cost effectively and for the long term.



Land pipeline total gross development value

A strong land pipeline ensures that we always have good land for our developments.



Average number of outlets

We aim to increase not just the number of sites we have but the number of outlets we have across these sites.



KPIs

Sales

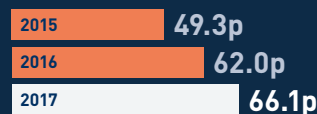
Sales is a combination of statutory revenue as per the consolidated income statement and the Group's share of sales earned by joint ventures.



6.5%
increase

Basic earnings per share

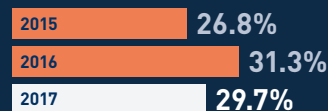
The amount of profit allocated to each share of our stock increased in 2017.



6.6%
increase

Return on capital employed

The return on capital employed achieved in 2017 decreased slightly, due to our disciplined investment for growth in new divisions balanced by an ongoing focus on cash generation to maintain prudent levels of borrowings.



1.6ppts
decrease

The Profit before tax, Basic earnings per share and Return on capital employed KPIs above are directly linked to remuneration (for more information please refer to the Directors' Remuneration Report, [pages 69 to 91](#)).

Profit before tax

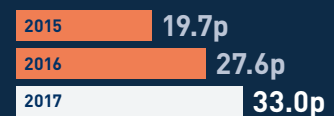
With strong gross margins in 2017, profits before the payment of corporation tax grew by 6%.



6.2%
increase

Dividends per share

The move to a 2x dividend cover enhanced our dividend per share growth to 20% in 2017.



19.6%
increase

Appendix 6: Lichfields' Start to Finish Report 2016

TRIP

Targeted Research
& Intelligence Programme



Nathaniel Lichfield
& Partners

Planning. Design. Economics.

Start to Finish

How Quickly do Large-Scale Housing Sites Deliver?

November 2016

Executive Summary

There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. Garden towns and villages – planned correctly – can deliver sustainable new communities and take development pressure off less sustainable locations or forms of development.

However, what looks good on paper needs to deliver in practice. Plans putting forward large sites to meet need must have a justification for the assumptions they make about how quickly sites can start providing new homes, and be reasonable about the rate of development. That way, a local authority can decide how far it needs to complement its large-scale release with other sites – large or small – elsewhere in its district.

This research looks at the evidence on speed and rate of delivery of large-scale housing based on a large number of sites across England and Wales (outside London). We draw five conclusions:

1. If more homes are to be built, more land needs to be released and more planning permissions granted. There is no evidence to support the notion of systemic 'land banking' outside London: the commercial drivers of both house builders and land promoters incentivises rapid build out of permissions to secure returns on capital.
2. Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required.
3. Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times.
4. Plans should reflect that – where viable – affordable housing supports higher rates of delivery. This principle is also likely to apply to other sectors that complement market housing for sale, such as build to rent and self-build (where there is demand for those products). This might mean some areas will want to consider spatial strategies that favour sites with greater prospects of affordable or other types of housing delivery.
5. For large-scale sites, it matters whether a site is brownfield or greenfield. The latter come forward more quickly.

In our conclusions we identify a check list of questions for consideration in exploring the justification for assumed timing and rates of delivery of large-scale sites.

The Research in Figures

70 number of large sites assessed

3.9 years the average lead in time for large sites prior to the submission of the first planning application

6.1 years the average planning approval period of schemes of 2,000+ dwellings. The average for all large sites is circa 5 years

161 the average annual build rate for a scheme of 2,000+ dwellings

321 the highest average annual build rate of the schemes assessed, but the site has only delivered for three years

40% approximate increase in the annual build rate for large sites delivering 30%+ affordable housing compared to those delivering 10%-19%

50% more homes per annum are delivered on average on large greenfield sites than large brownfield sites



Introduction

When it comes to housing, Government wants planning to think big. With its Garden Towns and Villages agenda and consultation on proposed changes to the National Planning Policy Framework (NPPF) to encourage new settlements, planning authorities and developers are being encouraged to bring forward large-scale housing development projects, many of them freestanding. And there is no doubt that such projects will be necessary if England is to boost supply and then consistently deliver the 300,000 new homes required each year¹.

Large-scale sites can be an attractive proposition for plan-makers. With just one allocation of several thousand homes, a district can – at least on paper – meet a significant proportion of its housing requirement over a sustained period. Their scale means delivery of the infrastructure and local employment opportunities needed to sustain mixed communities.

But large-scale sites are not a silver bullet. Their scale, complexity and (in some cases) up-front infrastructure costs means they are not always easy to kick start. And once up and running, there is a need to be realistic about how quickly they can deliver new homes. Past decades have seen too many large-scale developments failing to deliver as quickly as expected, and gaps in housing land supply have opened up as a result.

So, if Local Plans and five year land supply assessments are to place greater reliance on large-scale developments – including Garden Towns and Villages – to meet housing needs, the assumptions they use about when and how quickly such sites will deliver new homes will need to be properly justified.

“Local planning authorities should take a proactive approach to planning for new settlements where they can meet the sustainable development objectives of national policy, including taking account of the need to provide an adequate supply of new homes. In doing so local planning authorities should work proactively with developers coming forward with proposals for new settlements in their area.”

DCLG consultation on proposed changes to national planning policy (December 2015)

The Planning Practice Guidance (PPG) offers little guidance other than identifying that timescales and rates of development in land availability assessments should be based on information that “*may include indicative lead-in times and build-out rates for the development of different scales of sites. On the largest sites allowance should be made for several developers to be involved. The advice of developers and local agents will be important in assessing lead-in times and build-out rates by year*”². It also requires housing land availability assessments to include: “a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome.”³

This research provides insights to this topic – which has become a perennial discussion at Local Plan examinations and Section 78 appeals in recent years – by focusing on two key questions:

1. what are realistic lead-in times for large-scale housing developments?; and
2. once the scheme starts delivering, what is a realistic annual build rate?

NLP has carried out a desk-based investigation of the lead-in times and build-out rates on 70 different strategic housing sites (“large sites”) delivering 500 or more homes to understand what factors might influence delivery. For contrast 83 “small sites” delivering between 50 and 499 homes have been researched to provide further analysis of trends in lead in times and build rates at varying scales.

As well as identifying some of the common factors at play during the promotion and delivery of these sites it also highlights that every scheme has its own unique factors influencing its progress: there can be significant variations between otherwise comparable developments, and there is no one ‘typical scheme’. This emphasises the importance of good quality evidence to support the position adopted on individual projects.

¹ House of Lords Select Committee on Economic Affairs (2016) Building more homes: 1st Report of Session 2016-17 - HL Paper 20

² PPG ID: 3-023-20140306

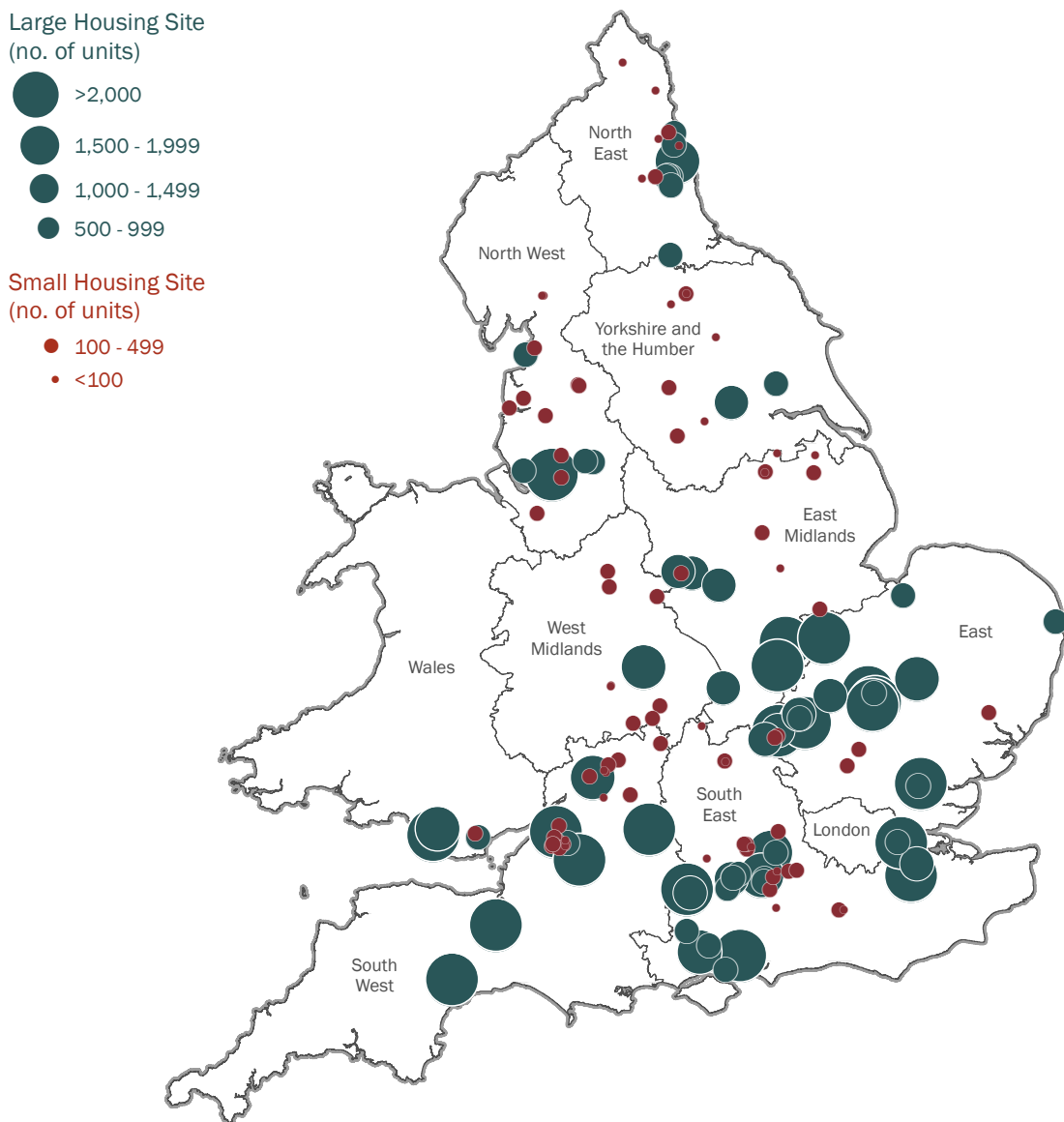
³ PPG ID: 3-028-20140306

Data Sources and Methodology

In total NLP reviewed 70 strategic sites (“large sites”) which have delivered, or will deliver, in excess of 500 dwellings. The sites range in size from 504 to 15,000 dwellings. The geographic distribution of the 70 large sites and comparator small sites is set out below in Figure 1. A full list of the large sites can be found in Appendix 1 and the small sites in Appendix 2. NLP focused on sites outside London, due to the distinctive market and delivery factors applicable in the capital.

Efforts were made to secure a range of locations and site sizes in the sample, but it may not be representative of the housing market in England and Wales as a whole and thus conclusions may not be applicable in all areas or on all sites.

Figure 1: Geographic Distribution of the 70 Large Sites and 83 Small Sites Assessed



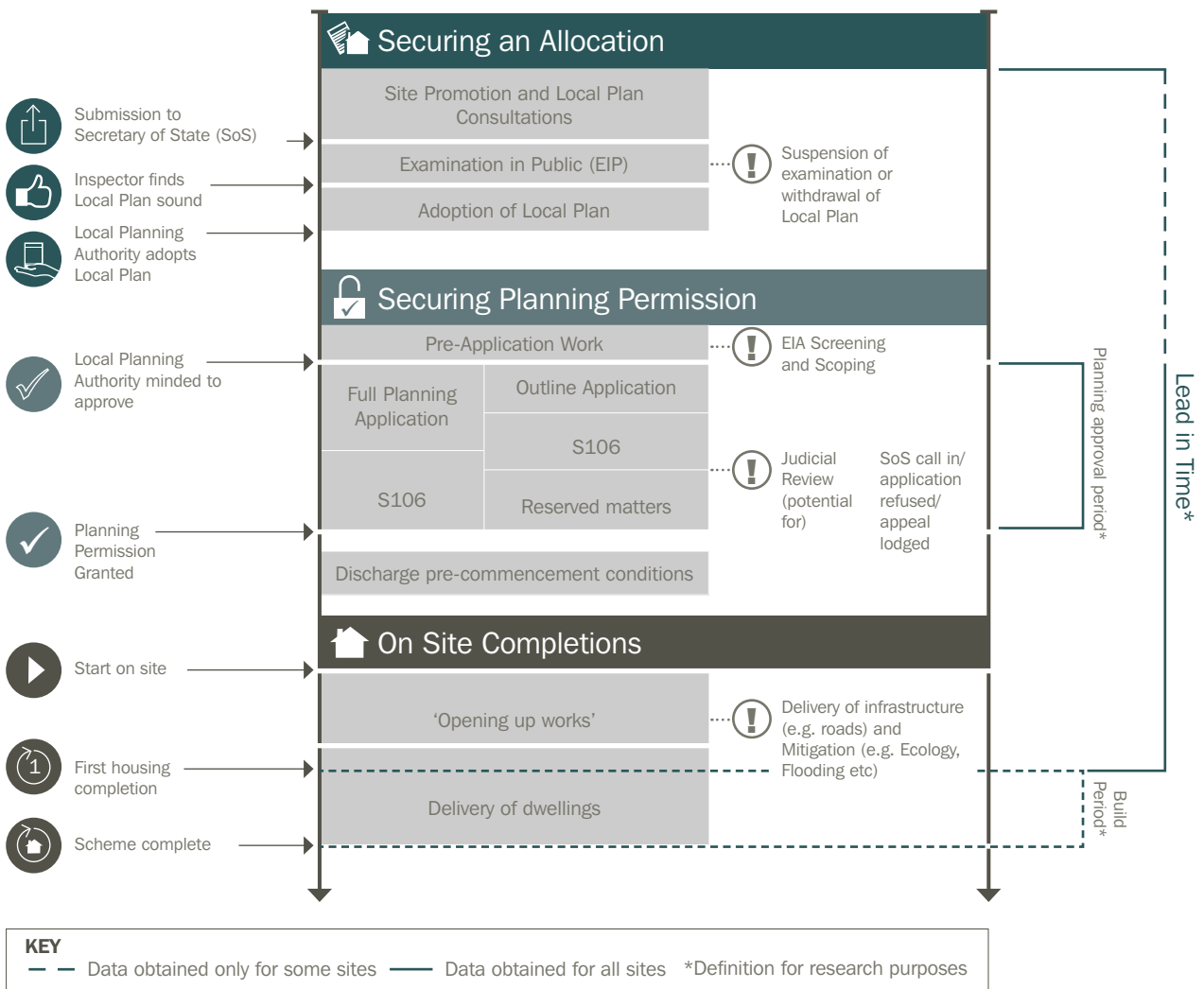
Source: NLP analysis

Methodology

The research aims to cover the full extent of the planning and delivery period. So, wherever the information was available, the data collected on each of the 70 sites covers the stages associated with the total lead-in time of the development (including the process of securing a development plan allocation), the total planning approval period, starting works on site, delivery of the first dwelling and the annualised build rates recorded for the development up until to the latest year where data is available (2014/15). To structure the research and provide a basis for standardised measurement and comparison, these various stages (some of them overlapping) have been codified.

Figure 2 sets out the stages and the milestones used to measure them. These are assumed to fall under what are defined as 'lead-in times', 'planning approval periods' and 'build periods', with 'first housing completion' denoting the end of the lead-in time and start of the build period. Not every site assessed will necessarily have gone through each component of the identified stages sequentially, or indeed at all (for example, some sites secure planning permission without first being allocated).

Figure 2: Timeline for the Delivery of a Strategic Housing Site



Source: NLP

Start to Finish

The approach to defining these stages for the purposes of this research is set out below:

- The **'lead-in time'** – this measures the period up to the first housing completion on site from either a) the date of the first formal identification of the site as a potential housing allocation (e.g. in a LPA policy document) or where not applicable, available or readily discernible – b) the validation date of the first planning application made for the scheme.
- The **'planning approval period'** is measured from the validation date of the first application for the proposed development (be that an outline, full or hybrid application). The end date is the decision date of the first detailed application which permits the development of dwellings on site (this may be a full or hybrid application or the first reserved matters approval which includes details for housing). The discharge of any pre-commencement and other conditions obviously follows this, but from a research perspective, a measurement based on a detailed 'consent' was considered reasonable and proportionate milestone for 'planning' in the context of this research.
- The date of the **'first housing completion'** on site (the month and year) is used where the data is available. However, in most instances the monitoring year of the first completion is all that is available and in these cases a mid-point of the monitoring period (1st October, falling halfway between 1st April and the following 31st March) is used.
- The **'annual build rate'** falls within the overall 'build period'. The annual build rate of each site is taken or inferred from the relevant Local Planning Authority's Annual Monitoring Reports (AMR) or other evidence based documents where available. In some instances this was confirmed – or additional data provided – by the Local Planning Authority or County Council.

Due to the varying ages of the assessed sites, the implementation of some schemes was more advanced than others and, as a function of the desk-based nature of the research and the vintage of some of the sites assessed, there have been some data limitations, which means there is not a complete data set for every assessed site. For example, lead-in time information prior to submission of planning applications is not available for all sites. And because not all of the sites assessed have commenced housing delivery, annual build rate information is not universal. The results are presented accordingly.



Getting Started: What are Realistic Lead-in Times?

How long does it take for large-scale sites to get up and running? This can be hard to estimate. Understandably, those promoting sites are positive about how quickly they can deliver, and local authorities choosing to allocate large-scale sites in their plans are similarly keen for these sites to begin making a contribution to housing supply. This leads some local housing trajectories to assume that sites can be allocated in Local Plans and all detailed planning approvals secured in double-quick time. However, the reality can prove different.

Our main focus here is on the average ‘planning approval period’ and the subsequent period from receiving a detailed planning approval to delivery of the first house on site. However, another important metric is how long it takes from the site being first identified by the local authority for housing delivery to getting started on site. Unfortunately, getting accurate data for this on some of the historic sites is difficult, so this analysis is focused on a just 18 of the sample sites where information was available.

Lead-in Times

The lead-in time prior to the submission of a planning application is an important factor, because many planning issues are flushed out in advance of planning applications being submitted, not least in terms of local plan allocations establishing the principle of an allocation. In a plan-led system, many large-scale sites will rely on the certainty provided by Local plans, and in this regard, the slow pace of plan-making in the period since the NPPF⁴ is a cause for concern.

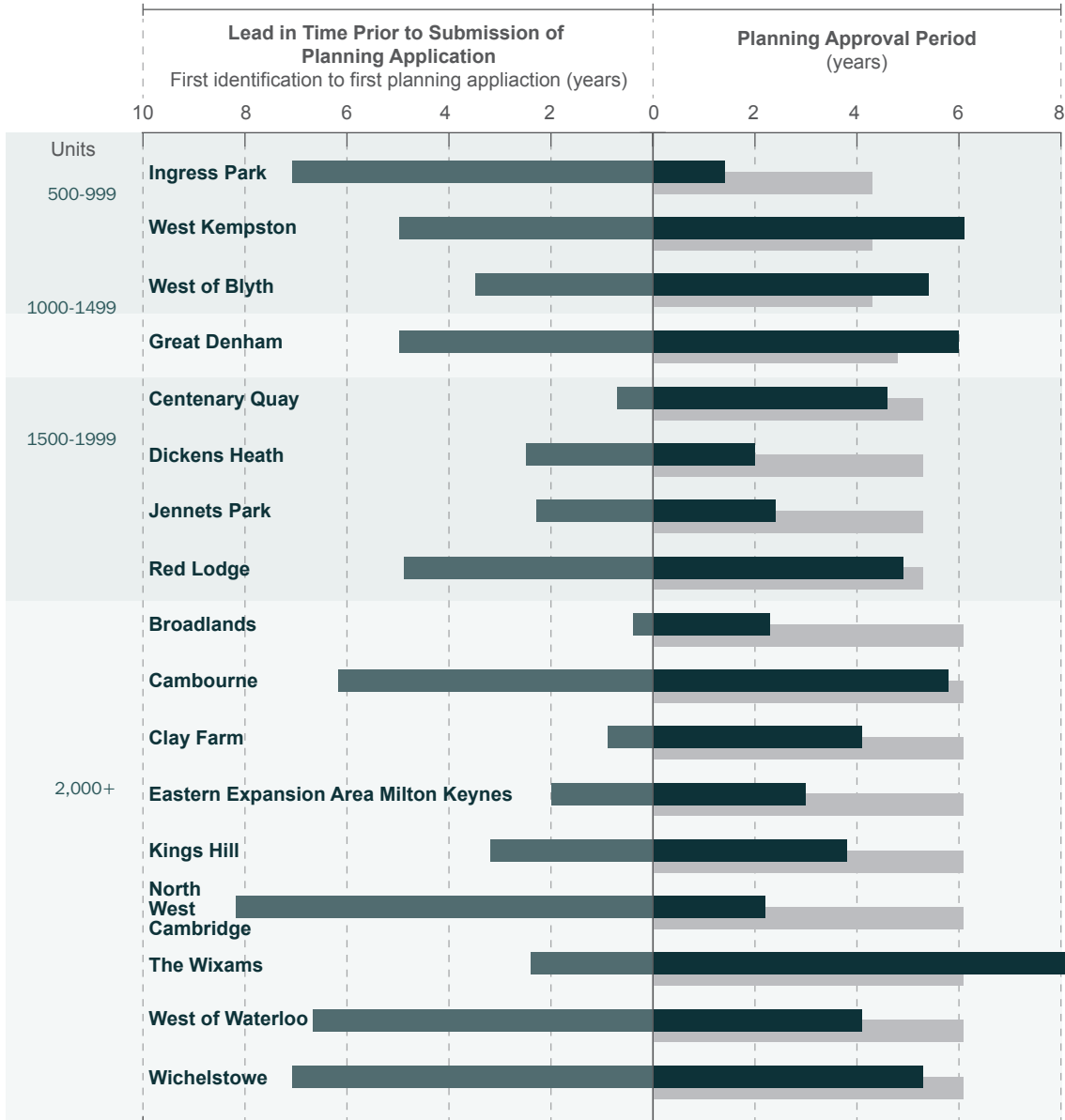
If the lead-in time prior to submission of an application is able to focus on addressing key planning issues, it can theoretically help ensure that an application – once submitted – is determined more quickly. Our sample of sites that has lead-in time information available is too small to make conclusions on this theory. However, there is significant variation within these sites highlighting the complexity of delivering homes on sites of different sizes. Of this sample of sites: on average it was 3.9 years from first identification of the site for housing to the submission of the initial planning application.

Moreover, a substantial lead-in time does not guarantee a prompt permission: 4 of the 18 sites that took longer to gain planning permission than the average for sites of comparable size and also had lead-in times prior to submission of a planning application of several years⁵.

⁴ As at September 2016, just 34% of Local Authorities outside London have an up-to-date post-NPPF strategic-level Local Plan. Source: PINS / NLP analysis.

⁵ The sites in question were The Wixams, West Kempton, West of Blyth, and Great Denham.

Figure 3: Average lead-in time of sites prior to submission of the first planning application



KEY
 Lead in time prior to submission of planning application
 Planning approval period
 Average planning application period for site of that size

Source: NLP analysis

The Planning Approval Period: Size Matters

The term ‘planning approval period’ in this report measures the period from the validation date of the first planning application for the scheme to the decision date of the first application which permits development of dwellings on site (this could be a full, hybrid or reserved matters application). Clearly, in many cases, this approval will also need to be followed by discharge of pre-commencement conditions (a focus of the Government’s Neighbourhood Planning Bill) but these were not reviewed in this research as a detailed approval was considered an appropriate milestone in this context.

The analysis considers the length of planning approval period for different sizes of site, including comparing large-scale sites with small sites. Figure 4 shows that the greater the number of homes on a site, the longer the planning approval period becomes. There is a big step-up in time for sites of in-excess of 500 units.

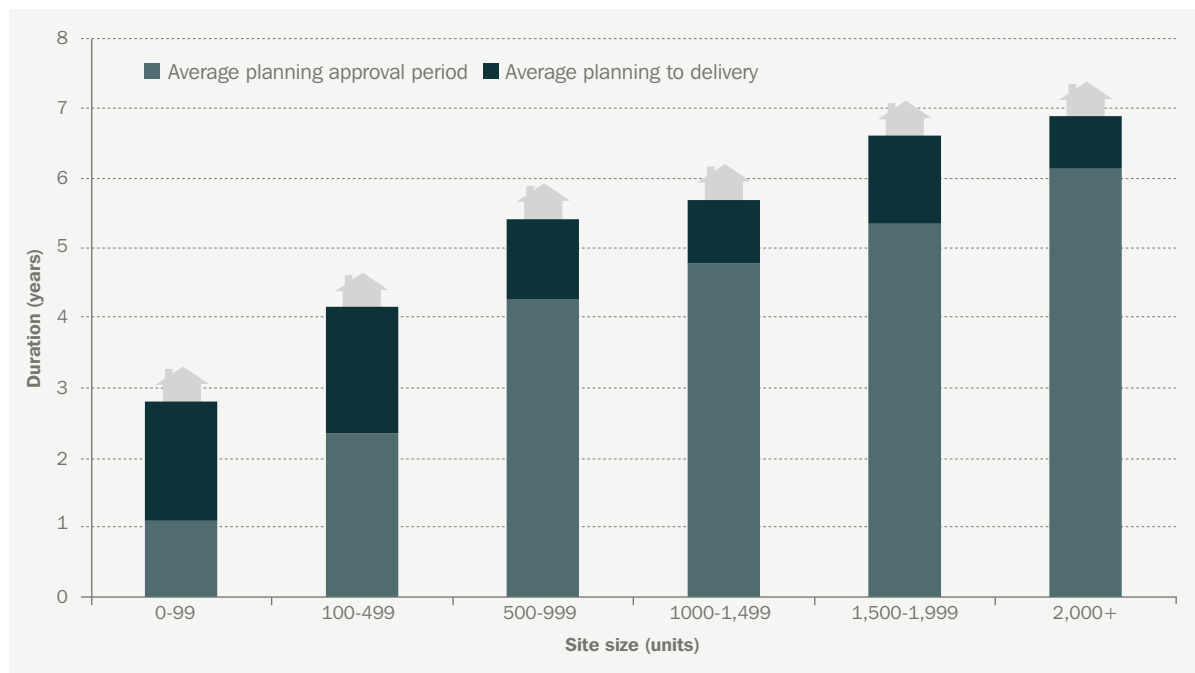
Time Taken for First Housing Completion after Planning Approval

Figure 4 also shows the time between the approval of the first application to permit development of dwellings on site and the delivery of the first dwelling (during which time any pre-commencement conditions would also be discharged), in this analysis this is the latter part of the lead in time period. This reveals that the timescale to open up a site following the detailed approval is relatively similar for large sites.

Interestingly, our analysis points to smaller sites taking longer to deliver the first home after planning approval. This period of development takes just over 18 months for small sites of under 500 units, but is significantly quicker on the assessed large-scale sites; in particular, on the largest 2,000+ dwelling sites the period from receiving planning approval to first housing completion was 0.8 years.

In combination, the planning approval period and subsequent time to first housing delivery reveals the total period increases with larger sites, with the total period being in the order of 5.3 – 6.9 years. Large sites are typically not quick to deliver; in the absence of a live planning application, they are, on average, unlikely to be contributing to five year housing land supply calculations.

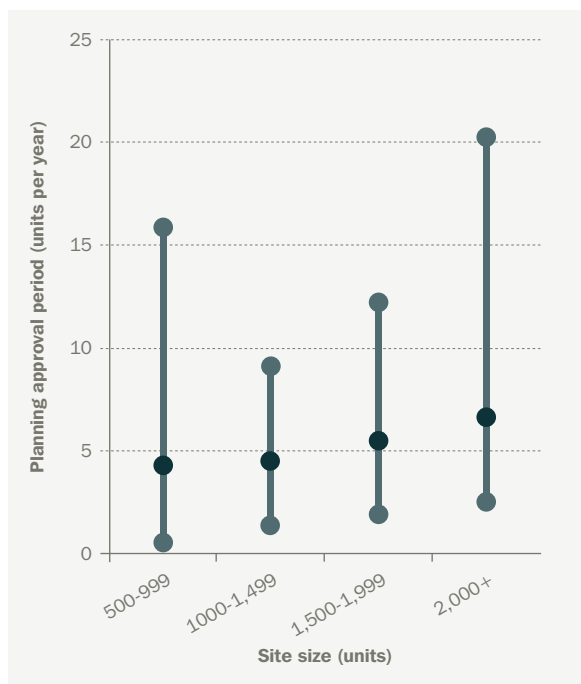
Figure 4: Average planning approval period and delivery of first dwelling analysis by site size



Source: NLP analysis

Of course, these are average figures, and there are significant variations from the mean. Figure 5 below shows the minimum and maximum planning approval periods for sites in each of the large size categories. This shows even some of the largest sites coming forward in under two years, but also some examples taking upwards of 15-20 years. Clearly, circumstances will vary markedly from site to site.

Figure 5: Site size and duration of planning



Source: NLP analysis

Case Studies

If some sites are coming forward more quickly than the average for sites of that size, what is it that is driving their rapid progress? We explored this with some case studies. These suggest that when schemes are granted planning permission significantly faster than the above averages, it is typically due to specific factors in the lead-in time prior to the submission of a planning application.

Gateshead – St James Village (518 dwellings): Planning approval period 0.3 years⁶

This site was allocated as a brownfield site in the Gateshead UDP (2000) prior to the submission of a planning application for the regeneration scheme. A Regeneration Strategy for East Gateshead covered this site and as at 1999 had already delivered high profile flagship schemes on the water front. Llewelyn Davis were commissioned by the Council and English Partnerships to prepare a masterplan and implementation strategy for the site which was published in June 1999. Persimmon Homes then acquired the site and it was agreed in autumn 1999 that they should continue the preparation of the masterplan. East Gateshead Partnership considered the masterplan on the 08th March 2000 and recommended approval. Subsequently, the outline application (587/00) with full details for phase 1 was validated on the 6th September 2000 and a decision issued on the 9th January 2001.

It is clear that although it only took 0.3 years for the planning application to be submitted and granted for a scheme of more than 500 units, the lead in time to the submission of the application was significant, including an UDP allocation and a published masterplan 18 months ahead of permission being granted. By the time the planning application was submitted most of the site specific issues had been resolved.

⁶ St James Village is excluded from the lead-in time analysis because it is unclear on what date the site was first identified within the regeneration area

Dartford – Ingress Park (950 dwellings): Planning approval period 1.4 years

This site was initially identified in a draft Local Plan in 1991 and finally allocated when this was adopted in April 1995. The Ingress Park and Empire Mill Planning Brief was completed in three years later (November 1998).

The submission of the first planning application for this scheme predated the completion of the Planning Brief by a few months, but the Council had already established that they supported the site. By the time the first application for this scheme was submitted, the site had been identified for development for circa seven years.

The outline application (98/00664/OUT) was validated on the 10th August 1998 and permission granted on the 21st Nov 2000, a determination period of 1 year and 3 months). A full application for the First Phase for 52 dwellings (99/00756/FUL) was validated and approved in just two months, prior to approval of the outline. Clearly, large-scale outline permissions have to wrap up a wide range of other issues, but having first phase full applications running in parallel can enable swifter delivery, in situations where a 'bite sized' first phase can be implemented without triggering complex issues associated with the wider site.

Cambridge and South Cambridgeshire – North West Cambridge (3,000 dwellings and 2,000 student bed spaces): Planning approval period 2.2 years

Cambridge University identified this area as its only option to address its long-term development needs, and the Cambridgeshire and Peterborough Structure Plan 2003 identified the location for release from the Green Belt. The site was allocated in the 2006 Cambridge Local Plan, and the North West Cambridge Area Action Plan was adopted in October 2009. The Area Action Plan established an overall vision and set out policies and proposals to guide the development as a whole.

As such, by the time the first application for this scheme was submitted, there had already been circa eight years of 'pre-application' planning initially concerning the site's release from the Green Belt, but then producing the Area Action Plan which set out very specific requirements.. This 'front-loaded' consideration of issues that might otherwise have been left to a planning application.

The outline application (11/1114/OUT – Cambridge City Council reference) for delivery of up to 3,000 dwellings, up to 2,000 student bed spaces and 100,000 sqm of employment floorspace was validated on the 21st September 2011 and approved on the 22nd of February 2013. The first reserved matters application for housing (13/1400/REM) was validated on the 20th September 2013 and approved on the 19th December 2013. Some ten years from the concept being established in the Structure Plan.

Summary on Lead-in Times

1. On average, larger sites take longer to complete the planning application and lead-in processes than do smaller sites. This is because they inevitably give rise to complex planning issues related to both the principle of development and the detail of implementation.
2. Consideration of whether and how to implement development schemes is necessary for any scheme, and the evidence suggests that where planning applications are determined more quickly than average, this is because such matters were substantially addressed prior to the application being submitted, through plan-making, development briefs and/or master planning. There is rarely a way to short-circuit planning.
3. Commencement on large sites can be accelerated if it is possible to 'carve-out' a coherent first phase and fast track its implementation through a focused first phase planning application, in parallel with consideration of the wider scheme through a Local Plan or wider outline application.
4. After receiving permission, on average smaller sites take longer to deliver their first dwelling than do the largest sites (1.7-1.8 years compared to 0.8 years for sites on 2,000+ units).

Lapse Rates: What Happens to Permissions?

Not every planning permission granted will translate into the development of homes. This could mean an entire site does not come forward, or delivery on a site can be slower than originally envisaged. It is thus not realistic to assume 100% of planning permission granted in any given location will deliver homes. Planning permissions can lapse for a number of reasons:

1. The landowner cannot get the price for the site that they want;
2. A developer cannot secure finance or meet the terms of an option;
3. The development approved is not considered to be financially worthwhile;
4. Pre-commencement conditions take longer than anticipated to discharge;
5. There are supply chain constraints hindering a start; or
6. An alternative permission is sought for the scheme after approval, perhaps when a housebuilder seeks to implement a scheme where the first permission was secured by a land promoter.

These factors reflect that land promotion and housebuilding is not without its risks.

At the national level, the Department for Communities and Local Government has identified a 30-40% gap between planning permissions granted for housing and housing starts on site⁷. DCLG analysis suggested that 10-20% of permissions do not materialise into a start on site at all and in addition, an estimated 15-20% of permissions are re-engineered through a fresh application, which would have the effect of pushing back delivery and/or changing the number of dwellings delivered.

This issue often gives rise to claims of 'land banking' but the evidence for this is circumstantial at best, particularly outside London. The business models of house builders are generally driven by Return on Capital Employed (ROCE) which incentivises a quick return on capital after a site is acquired. This means building and selling homes as quickly as possible, at sales values consistent with the price paid for the land. Land promoters (who often partner with landowners using promotion agreements) are similarly incentivised to dispose of their site to a house builder to unlock their promotion fee. Outside London, the scale of residential land prices has not been showing any significant growth in recent years⁸ and indeed for UK greenfield and urban land, is still below levels last seen at least 2003⁹. There is thus little to incentivise hoarding land with permission.

The LGA has identified circa 400-500,000 units of 'unimplemented' permissions¹⁰, but even if this figure was accurate, this is equivalent to just two years of pipeline supply. More significantly, the data has been interpreted by LGA to significantly overstate the number of unimplemented permissions because 'unimplemented' refers to units on sites where either the entire site has not been fully developed or the planning permission has lapsed¹¹. It therefore represents a stock-flow analysis in which the outflow (homes built) has been ignored.

Insofar as 'landbanking' may exist, the issue appears principally to be a London – rather than a national – malaise, perhaps reflecting that land values in the capital – particularly in 'prime' markets – have increased by a third since the previous peak of 2007. The London Mayor's 'Barriers to Housing Delivery – Update' of July 2014 looked at sites of 20 dwellings or more and reported that only about half of the total number of dwellings granted planning permission every year are built (Table 3); a lapse rate of circa 50% across London.

Clearly, the perceived problem of landbanking is seeing policy attention from Government, but caution is needed that any changes do not result in unintended consequences or act as a disincentive to secure planning permissions.

A more practical issue is that Plans and housing land trajectories must adopt sensible assumptions, based on national benchmarks, or – where the data exists – local circumstances, to understand the scale of natural non-implementation.

⁷ DCLG Presentations to the HBF Planning Conference (September 2015)

⁸ Knight Frank Residential Development Land Index Q1 2016 <http://content.knightfrank.com/research/161/documents/en/q1-2016-3844.pdf>

⁹ Savills Development Land Index <http://www.savills.co.uk/research/uk/residential-research/land-indices/development-land-index.aspx>

¹⁰ Glenigan data as referenced by Local Government Association in its January 2016 media release (a full report is not published) http://www.local.gov.uk/web/guest/media-releases/-/journal_content/56/10180/7632945/NEWS

¹¹ This would mean that a site which has built 99% of homes will still show up as 100% of units being 'unimplemented'

Size Matters

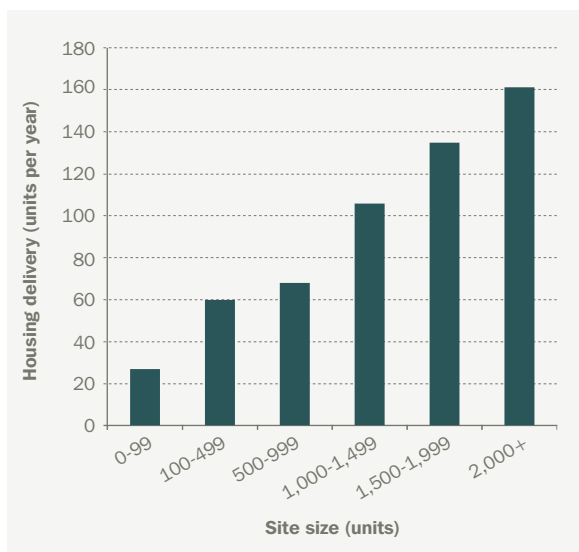
A key metric for build rates on sites is the number of sales outlets. Different housebuilders will differentiate through types or size of accommodation and their brands and pricing, appealing to different customer types. In this regard, it is widely recognised that a site may increase its absorption rate through an increased number of outlets.

Unfortunately, data limitations mean that the number of outlets is not readily available for the large sites surveyed within this research, and certainly not on any longitudinal basis which is relevant because the number of outlets on a site may vary across phases.

However, it is reasonable to assume that larger sites are likely to feature more sales outlets and thus have greater scope to increase build rates. This may relate to the site being more geographically extensive: with more access points or development ‘fronts’ from which sales outlets can be driven. A large urban extension might be designed and phased to extend out from a number of different local neighbourhoods within an existing town or city, with greater diversity and demand from multiple local markets.

Our analysis supports this concept: larger sites deliver more homes each year, but even the biggest schemes (those with capacity for 2,000 units) will, on average, deliver fewer than 200 dwellings per annum, albeit their average rate – 161 units per annum – is six times that of sites of less than 100 units (27 units per annum).

Figure 7: Average annual build rate by site size



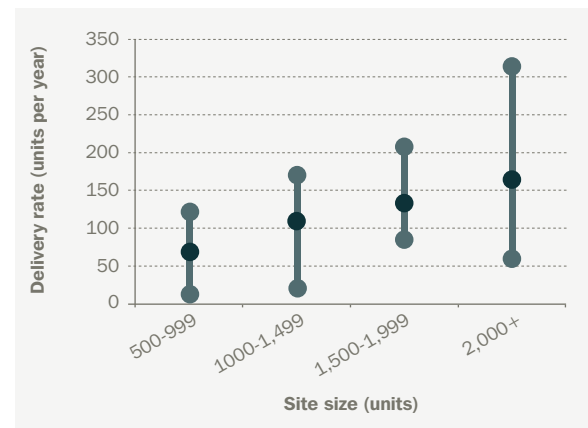
Of course, these are average figures. Some sites will see build rates exceeding this average in particular years, and there were variations from the mean across all categories (see Figure 8), suggesting that higher or lower rates than this average may well be possible, if circumstances support it.

Nevertheless, it is striking that annual average delivery on sites of up to 1,499 units barely exceeds 100 units per annum, and there were no examples in this category that reached a rate of 200 per annum. The highest rate – of 321 units per annum – is for the Cranbrook site, but this is a short term average. A rate of 268 per annum was achieved over a longer period at the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes. The specific circumstance surrounding the build rates in both these examples are explored as case studies opposite. It is quite possible that these examples might not represent the highest rate of delivery possible on large-scale sites in future, as other factors on future sites might support even faster rates.

Our analysis also identifies that, on average, a site of 2,000 or more dwellings does not deliver four times more dwellings than a site delivering between 100 and 499 homes, despite being at least four times the size. In fact it only delivers an average of 2.5 times more houses. This is likely to reflect that:

- it will not always be possible to increase the number of outlets in direct proportion to the size of site – for example due to physical obstacles (such as site access arrangements) to doing so; and
- overall market absorption rates means the number of outlets is unlikely to be a fixed multiplier in terms of number of homes delivered.

Figure 8: Average annual build-out rate by site size, including the minimum and maximum averages within each site size



Source: NLP analysis

Cranbrook: East Devon

The highest average annual build out rates recorded in this analysis comes from the Cranbrook site in East Devon where an average of 321 dwellings per annum were delivered between 2012/13 and 2014/15. Delivery of housing only started on this site in 2012/13, with peak delivery in 2013/14 of 419 dwellings.

Cranbrook is the first new standalone settlement in Devon for centuries and reportedly – according to East Devon Council – the result of over 40 years of planning (this claim has not been substantiated in this research). It is the circumstances surrounding its high annual delivery rate which is of most interest, however.

Phase 1 of the development was supported by a £12 million repayable grant from a revolving infrastructure fund managed by the Homes and Communities Agency. The government also intervened again in the delivery of this site by investing £20 million for schools and infrastructure to ensure continuity of the scheme, securing the delivery of phase 2. The government set out that the investment would give local partners the confidence and resources to drive forward its completion.

The Consortium partnership for Cranbrook (including Hallam Land, Persimmon Homes (and Charles Church) and Taylor Wimpey) stated the following subsequent to the receipt of the government funding¹⁵.

“Without this phase 2 Cranbrook would have been delayed at the end of phase 1, instead, we have certainty in the delivery of phase 2, we can move ahead now and commit with confidence to the next key stages of the project and delivering further community infrastructure and bringing forward much needed private and affordable homes”.

Clearly, the public sector played a significant role in supporting delivery. The precise relationship between this and the build rate is unclear, but funding helped continuity across phases one and two of the scheme. More particularly, the rate of delivery so far achieved relates just to the first three years, and there is no certainty that this high build-out rate will be maintained across the remainder of the scheme.

Eastern Expansion Area (Broughton Gate & Brooklands): Milton Keynes

The second highest average build out rates recorded in this analysis comes from the Eastern Expansion Area (Broughton Gate & Brooklands) site in Milton Keynes where an average of 268 dwellings per annum were delivered between 2008/09 and 2013/14. As is widely recognised, the planning and delivery of housing in Milton Keynes is distinct from almost all the sites considered in this research.

Serviced parcels with the roads already provided were delivered as part of the Milton Keynes model and house builders are able to proceed straight onto the site and commence delivery. This limited the upfront site works required and boosted annual build rates. Furthermore, there were multiple outlets building-out on different serviced parcels, with monitoring data from Milton Keynes Council suggesting an average of c.12 parcels were active across the build period. This helped to optimise the build rate.

¹⁵ <https://www.gov.uk/government/news/government-funding-to-unlock-delivery-of-12-000-new-homes>

Peak Years of Housing Delivery

Of course, rates of development on sites will ebb and flow. The top five peak annual build-out rates achieved across every site assessed are set out in Table 1 below. Four of the top five sites with the highest annual peak delivery rates are also the sites with the highest annual average build out rates (with the exception of Broughton & Atterbury). Peak build rates might occur in years when there is an overlap of multiple outlets on phases, or where a particular phase might include a large number of affordable or apartment completions. It is important not to overstress these individual years in gauging build rates over the whole life of a site.

Table 1: Peak annual build-out rates compared against average annual delivery rates on those sites

Scheme	Peak Annual Build-Out Rate	Annual Average Build-Out Rate
Cambourne	620	239
Hamptons	548	224
Eastern Expansion Area	473	268
Cranbrook	419	321
Broughton	409	171

Source: NLP analysis and various AMRs

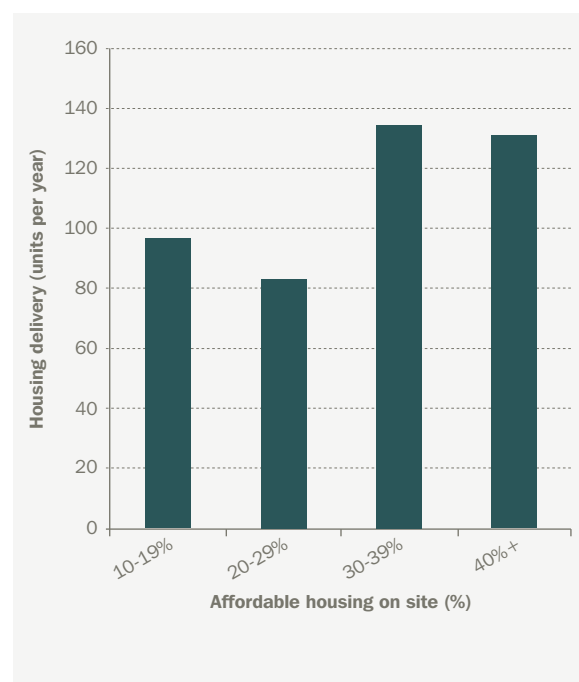
Affordable Housing Provision

Housing sites with a larger proportion of affordable homes (meeting the definition in the NPPF) deliver more quickly, where viable. The relationship appears to be slightly stronger on large-scale sites (500 units or more) than on smaller sites (less than 500 units), but there is a clear positive correlation (Figure 9). For both large and small-scale sites, developments with 40% or more affordable housing have a build rate that is around 40% higher compared to developments with 10-19% affordable housing obligation.

The relationship between housing delivery and affordable (subsidised) housing is multi-dimensional, resting on the viability, the grant or subsidy available and the confidence of a housing association or registered provider to build or purchase the property for management. While worth less per unit than a full-market property, affordable housing clearly taps into a different segment of demand (not displacing market demand), and having an immediate purchaser of multiple properties can support cash flow and risk sharing in joint ventures. However, there is potential that starter homes provided in lieu of other forms of affordable housing may not deliver the same kind of benefits to speed of delivery, albeit they may support viability overall.

This principle – of a product targeting a different segment of demand helping boost rates of development – may similarly apply to the emergent sectors such as ‘build-to-rent’ or ‘self build’ in locations where there is a clear market for those products. Conversely, the potential for starter homes to be provided in lieu of other forms of affordable housing may overlap with demand for market housing on some sites, and will not deliver the kind of cash flow / risk sharing benefits that comes from disposal of properties to a Registered Provider.

Figure 9: Affordable housing provision and housing output



Source: NLP analysis

The Timeline of the Build-out Period

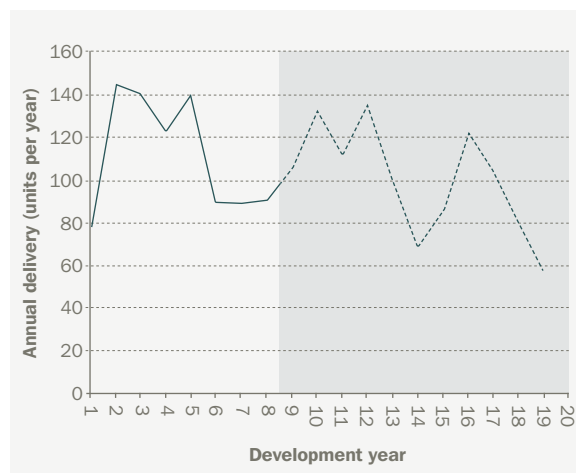
Many planners’ housing trajectories show large sites gradually increasing their output and then remaining steady, before tailing off at the end. In fact, delivery rates are not steady. Looking at the first eight years of development – where the sample size of large sites is sufficiently high – NLP’s research showed that annual completions tended to be higher early in the build-out period before dipping (Figure 10).

For sites with even longer build out periods, this pattern of peaks and troughs is potentially repeated again (subject to data confidence issues set out below). This surge in early completions could reflect the drive for

rapid returns on capital in the initial phase, and/or early delivery of affordable housing, with the average build rate year by year reducing thereafter to reflect the optimum price points for the prevailing market demand. Additionally, the longer the site is being developed, the higher the probability of coinciding with an economic downturn – obviously a key factor for sites coming forward over the past decade – which will lead to a reduction in output for a period.

Our sample of sites where the development lasted for more than eight years is too small to draw concrete findings, but it does flag a few other points. On extremely large sites that need to span more than a decade, the development will most likely happen in phases. The timing and rate of these phases will be determined by a range of factors including: the physical layout of the site, the ability to sell the homes; trigger points for payment for key social and transport infrastructure obligations; the economic cycle; and local market issues. Predicting how these factors combine over a plan period is self-evidently difficult, but plan makers should recognise the uncertainty and build in flexibility to their housing trajectories to ensure they can maintain housing supply wherever possible.

Figure 10: Average annual build-out rate per year of the build period



Source: NLP analysis

Summary

1. There is a positive correlation between the strength of the market (as measured by residential land values) and the average annual build rates achieved.
2. The annual average build-rate for the largest sites (of 2,000 or more units) is circa 161 dwellings per annum
3. The rate of delivery increases for larger schemes, reflecting the increased number of sales outlets possible on large sites. However, this is not a straight line relationship: on average, a site of 2,000 units will not, deliver four times as fast as a site of 500. This reflects the limits to number of sales outlets possible on a site, and overall market absorption rates.
4. There is significant variation from the average, which means some sites can be expected to deliver more (or less) than this average. However, the highest average build-out rate of all the assessed sites is 321 dwellings per annum in Cranbrook. But this relates to just three years of data, and the scheme benefitted from significant government funding to help secure progress and infrastructure. Such factors are not be present in all schemes, and indeed, the data suggests sites tend to build at a higher rate in initial years, before slowing down in later phases.
5. Build rates on sites fluctuate over their life. The highest build rate recorded in a single year is 620 units at Camborne, but for the duration of the development period the average annual build rate is 239 dwellings.
6. There is a positive correlation between the percentage of affordable homes built on site and the average annual delivery of homes with sites delivering 30% or more affordable housing having greater annual average build rates than sites with lower affordable housing provision. The introduction of different tenures taps into different market segments, so a build to rent product may similarly boost rates of delivery – where there is a market for it – but starter homes may have the opposite effect if they are provided in lieu of other forms of affordable homes, and displace demand for cheaper market homes.

A Brownfield Land Solution?

The NPPF encourages the effective use of previously-developed land, and recent Government announcements suggest increased prioritisation of development for brownfield sites. Efforts to streamline the planning process for brownfield sites may also speed up their delivery. But, is there a difference in how quickly brownfield sites can come forward compared to greenfield sites?

Research produced by CPRE and Glenigan in March 2016¹⁶ suggested that the time between planning permission being granted and construction work starting is generally the same for brownfield and greenfield sites, but suggested that work on brownfield sites is completed more than six months quicker. However, it was not clear if this finding was because the greenfield sites were larger than the equivalent brownfield sites surveyed in that study. We therefore looked at how lead in times and build rates compared for large-scale sites of 500+ dwellings on greenfield and brownfield sites.

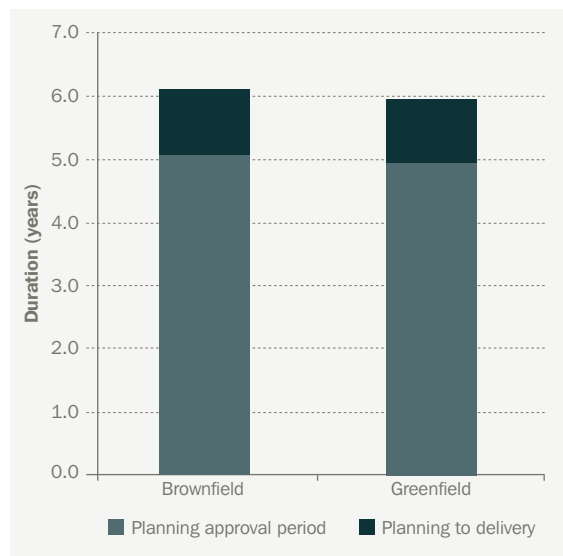
The Planning Approval Period

Whether land is brownfield or greenfield does not impact on the planning approval period. On average, for all sites, the planning approval period for the sites delivering 500 dwellings or more is almost identical at 5.1 years for brownfield and 5.0 years for greenfield – see Figure 11, although this is skewed by the very largest sites of 2,000+ units (see Table 2), with brownfield sites in the smaller-size bands being on average slightly quicker than their greenfield counterparts (albeit caution is required given the small sample size for some size bandings).

What the analysis tends to show is that it is the scale of development – rather than the type of land – which has the greatest impact on the length of planning process, and that despite government prioritisation on brownfield land in the NPPF, this is unlikely to result in significant further improvements in timescales for delivery.

The time period between gaining a planning approval and the first delivery of a dwelling is also similar overall.

Figure 11: Previous land use and duration of planning



Source: NLP analysis

Table 2: Previous land use and duration of planning approval period

	Site Size (dwellings)	Number of sites in this group	Average Planning Approval Period
Greenfield Sites	500-999	14	4.5
	1,000-1,499	9	5.3
	1,500-1,999	7	5.5
	2,000+	13	5.0
	Total/Average	43	5.0
Brownfield Sites	500-999	16	4.1
	1,000-1,499	3	3.3
	1,500-1,999	1	4.6
	2,000+	7	8.6
	Total/Average	27	5.1

Source: NLP analysis

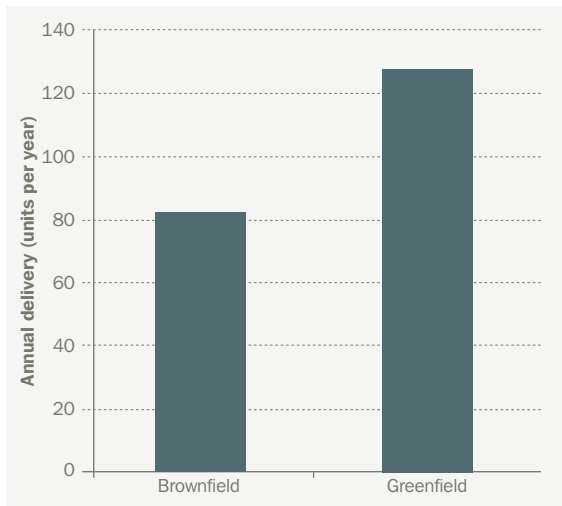
¹⁶ Brownfield comes first: why brownfield development works CPRE, March 2016

Build-out Rates

There is a more discernible difference between brownfield and greenfield sites when it comes to the annual build out rates they achieve, with the analysis in Figure 12 suggesting that brownfield sites on average deliver at lower rates than their greenfield counterparts, both overall and across the different size bandings (see Table 3) albeit recognising the small sample size for some sizes of site. On average, the annual build-out rate of a greenfield site is 128 dwellings per annum, around 50% higher than the 83 per annum average for brownfield sites.

This may reflect that brownfield sites carry extra costs (e.g. for remediation) which reduces the scale of contribution they make to infrastructure and affordable housing provision (which as shown can boost rates of delivery).

Figure 12: Previous land use and housing delivery



Source: NLP analysis

Table 3: Previous land use by size and average annual build out rate

	Site Size (dwellings)	Number of sites in this group	Average Annual Build-out Rate
Greenfield Sites	500-999	14	86
	1,000-1,499	9	122
	1,500-1,999	7	142
	2,000+	13	171
	Total/Average	43	128
Brownfield Sites	500-999	16	52
	1,000-1,499	3	73
	1,500-1,999	1	84
	2,000+	7	148
	Total/Average	27	83

Source: NLP analysis

Summary

1. Brownfield and greenfield sites come forward at broadly similar rates, although at the smaller end of the scale, there does appear to be some 'bonus' in speed of decisions for previously-developed land. For the largest sites (of 2,000+ units) the sample of brownfield sites suggests an extended time period (3.6 years longer) compared to their equivalent greenfield sites;
2. Once started, large-scale greenfield sites do deliver homes at a more rapid rate than their brownfield equivalents, on average 50% quicker.

Conclusion

There is a growing recognition that large-scale housing development can and should play a large role in meeting housing need. Garden towns and villages – planned correctly – can deliver sustainable new communities and take development pressure off less sustainable locations or forms of development.

However, if planners are serious about wanting to see more homes built each year and achieve the government’s target of one million by 2020 (or indeed, deliver the 300,000 per annum that are needed), simply allocating a site or granting a permission is not enough. The Government recognises this: the Minister for Planning has been quoted as saying that “*you cannot live in a planning permission*”.

Part of the debate has focused on perceptions of ‘land banking’ – the concept that developers are hoarding land or slowing down development. Equally, suggestions have been made that proposals for large-scale development should be ‘protected’ from competition from smaller sites or from challenge under five year land supply grounds. The evidence supporting these propositions appears limited.

In our view the real concern – outside London, at any rate – is ensuring planning decisions (including in plan-making) are driven by realistic and flexible housing trajectories in the first place, based on evidence and the specific characteristics of individual sites and local markets.

Based on the research in this document, we draw five conclusions on what is required:

1. If more homes are to be built, more land needs to be released and more planning permissions granted. Confidence in the planning system relies on this being achieved through local plans that must be sufficiently ambitious and robust to meet housing needs across their housing market areas. But where plans are not coming forward as they should, there needs to be a fall-back mechanism that can release land for development when it is required.
2. Planned housing trajectories should be realistic, accounting and responding to lapse rates, lead-in times and sensible build rates. This is likely to mean allocating more sites rather than less, with a good mix of types and sizes, and then being realistic about how fast they will deliver so that supply is maintained throughout the plan period. Because no one site is the same – and with significant variations from the average in terms of lead-in time and build rates – a sensible approach to evidence and justification is required.
3. Spatial strategies should reflect that building homes is a complex and risky business. Stronger local markets have higher annual delivery rates, and where there are variations within districts, this should be factored into spatial strategy choices. Further, although large sites can deliver more homes per year over a longer time period, they also have longer lead-in times. To secure short-term immediate boosts in supply – as is required in many areas – a good mix of smaller sites will be necessary.
4. Plans should reflect that – where viable – affordable housing supports higher rates of delivery. This principle is also likely to apply to other sectors that complement market housing for sale, such as build to rent and self-build (where there is demand for those products). Trajectories will thus need to differentiate expected rates of delivery to respond to affordable housing levels or inclusion of other market products. This might mean some areas will want to consider spatial strategies that favour sites with greater prospects of affordable or other types of housing delivery. This plays into the wider debate about support for direct housing delivery for rent by local government and housing associations and ensuring a sufficient product mix on sites.
5. Finally, in considering the pace of delivery, large-scale brownfield sites deliver at a slower rate than do equivalent greenfield sites. The very largest brownfield sites have also seen very long planning approval periods. Self-evidently, many brownfield sites also face barriers to implementation that mean they do not get promoted in the first place. In most locations outside our biggest cities, a good mix of types of site will be required.

A Checklist for Understanding Large-scale Site Delivery

In setting or assessing reasonable housing trajectories for local plans or five year housing land supply, the lead-in times and average rates of housing delivery identified in this research can represent helpful benchmarks or rules of thumb, particularly in situations where there is limited local evidence.

However, these rules of thumb are not definitive. It is clear from our analysis that some sites start and deliver more quickly than this average, whilst others have delivered much more slowly. Every site is different.

In considering the evidence justifying the estimated time and rate of delivery, the questions listed in Table 4 below represent a checklist of questions that are likely to be relevant:

Table 4: Questions to consider on the speed of housing delivery on large-scale sites

Lead-in times to getting started on site	Factors affecting the speed of build out rate
<input checked="" type="checkbox"/> Is the land in existing use?	<input checked="" type="checkbox"/> How large is the site?
<input checked="" type="checkbox"/> Has the land been fully assembled?	<input checked="" type="checkbox"/> Will the scale, configuration and delivery model for the site support more sales outlets?
<input checked="" type="checkbox"/> If in multiple ownership/control, are the interests of all parties aligned?	<input checked="" type="checkbox"/> How strong is the local market?
<input checked="" type="checkbox"/> To what extent is there any challenge to the principle of development?	<input checked="" type="checkbox"/> Does the site tap into local demand from one or more existing neighbourhoods?
<input checked="" type="checkbox"/> Is the site already allocated for development? Does it need to be in order for release?	<input checked="" type="checkbox"/> Is the density and mix of housing to be provided consistent with higher rates of delivery?
<input checked="" type="checkbox"/> Does an SPD, masterplan or development brief help resolve key planning issues?	<input checked="" type="checkbox"/> What proportion of affordable housing is being delivered?
<input checked="" type="checkbox"/> Is the masterplan/development brief consistent with what the developer will deliver?	<input checked="" type="checkbox"/> Are there other forms of housing – such as build to rent – included?
<input checked="" type="checkbox"/> Is there an extant planning application or permission?	<input checked="" type="checkbox"/> When will new infrastructure – such as schools – be provided to support the new community?
<input checked="" type="checkbox"/> Are there significant objections to the proposal from local residents?	<input checked="" type="checkbox"/> Are there trigger points or phasing issues that may affect the build rate achievable in different phases?
<input checked="" type="checkbox"/> Are there material objections to the proposal from statutory bodies?	
<input checked="" type="checkbox"/> Are there infrastructure requirements – such as access – that need to be in place before new homes can be built?	
<input checked="" type="checkbox"/> Are there infrastructure costs or other factors that may make the site unviable?	
<input checked="" type="checkbox"/> Does the proposal rely on access to public resources?	
<input checked="" type="checkbox"/> If planning permission is secured, is reserved matters approval required?	
<input checked="" type="checkbox"/> Does the scheme have pre-commencement conditions?	
<input checked="" type="checkbox"/> Is the scheme being promoted by a developer who will need time to dispose of the site to a house builder?	

Appendix 2: Small Sites Reviewed

Site Name	Local Planning Authority	Site Size
Holme Farm, Carleton Road, Pontefract	Wakefield	50
Part Sr3 Site, Off Elizabeth Close, Scotter	West Lindsey	50
Former Downend Lower School, North View, Staple Hill	South Gloucestershire	52
Fenton Grange, Wooler	Northumberland	54
Land at the Beacon, Tilford Road, Hindhead	Waverley	59
Land To Rear Of 28 - 34 Bedale Road, Aiskew	Hambleton	59
Hanwell Fields Development, Banbury	Cherwell	59
Land at Prudhoe Hospital, Prudhoe	Northumberland	60
Oxfordshire County Council Highways Depot	Cherwell	60
Clewborough House School, St Catherines Road	Cherwell	60
Land south of Pinchington Lane	West Berkshire	64
Land Off Cirencester Rd	Stroud	66
Springfield Road Caunt Road	South Kesteven	67
Land off Crown Lane	Wychavon	68
Former Wensleydale School, Dent Street, Blyth	Northumberland	68
Land at Lintham Drive, Kingswood	South Gloucestershire	68
Hawthorn Croft (Off Hawthorn Avenue Old Slaughterhouse Site), Gainsborough	West Lindsey	69
Land to the North of Walk Mill Drive	Wychavon	71
Watermead, Land At Kennel Lane, Brockworth	Tewkesbury	72
North East Area Professional Centre, Furnace Drive, Furnace Green	Crawley	76
Land at Willoughbys Bank, Clayport Bank, Alnwick	Northumberland	76
The Kylins, Loansdean, Morpeth	Northumberland	88
MR10 Site, Caistor Road, Market Rasen	West Lindsey	89
OS Field 9972 York Road Easingwold	Hambleton	93
Land At Green Road - Reading College	Reading	93
North East Sandylands	South Lakeland	94
Auction Mart	South Lakeland	94
Parcel 4, Gloucester Business Park, Brockworth	Tewkesbury	94
Former York Trailers Yafforth Road Northallerton Scheme 1/2	Hambleton	96
Poppy Meadow	Stratford-on-Avon	106
Weeton Road/Fleetwood Road	Fylde	106
Land South of Station Road	East Hertfordshire	111
Former Bewbush Leisure Centre Site, Breezehurst Drive, Bewbush	Crawley	112
Land West Of Birchwood Road, Latimer Close	Bristol, City of	119
Land Between Godsey Lane And Towngate East	South Kesteven	120
Bibby Scientific Ltd	Stafford	120
Kennet Island Phase 1B - E, F, O & Q, Manor Farm Road	Reading	125
Primrose Mill Site	Ribble Valley	126
Land Rear Of Mount Pleasant	Cheshire West and Chester	127
Land to the east of Efflinch Lane	East Staffordshire	130
North of Douglas Road, Kingswood	South Gloucestershire	131
Land at Farnham Hospital, Hale Road, Farnham	Waverley	134
Bracken Park, Land At Corringham Road, Gainsborough	West Lindsey	141
Doxey Road	Stafford	145
Former York Trailers Yafforth Road Northallerton Scheme 2/2	Hambleton	145

Site Name	Local Planning Authority	Site Size
London Road/ Adj. St Francis Close	East Hertfordshire	149
MR4 Site, Land off Gallamore Lane, Market Rasen	West Lindsey	149
Queen Mary School	Fylde	169
Sellars Farm, Sellars Road	Stroud	176
Land South of Inervet Campus Off Brickhill Street, Walton	Milton Keynes	176
Notcutts Nursery, 150 - 152 London Road	Cherwell	182
Hoval Ltd North Gate	Newark and Sherwood	196
Hewlett Packard (Land Adjacent To Romney House), Romney Avenue	Bristol, City of	242
128-134 Bridge Road And Nos 1 - 4 Oldfield Road	Windsor and Maidenhead	242
GCHQ Oakley - Phase 1	Cheltenham	262
Land off Henthorn Road	Ribble Valley	270
Land Between A419 And A417, Kingshill North, Cirencester	Cotswold	270
Hortham Hospital, Hortham Lane, Almondsbury	South Gloucestershire	270
Land At Canons Marsh, Anchor Road	Bristol, City of	272
M & G Sports Ground, Golden York and Middle Farm, Badgeworth	Tewkesbury	273
Long Marston Storage Depot Phase 1	Stratford-on-Avon	284
Land at Brookwood Farm, Bagshot Road	Woking	297
Land at, Badsey Road	Wychavon	298
Land At Fire Service College, London Road, Moreton in Marsh	Cotswold	299
Land At Dorian Road	Bristol, City of	300
Kennet Island Phase 1 - H, M, T, U1, U2 Manor Farm Road	Reading	303
Chatham Street Car Park Complex	Reading	307
Former NCB Workshops, Ellington Rd, Ashington (aka Portland Park)	Northumberland	357
Former Masons Cerement Works and Adjoining Ministry of Defence Land, Gipping Road, Great Blakenham	Mid Suffolk	365
Woolley Edge Park Site	Wakefield	375
Luneside West	Lancaster	403
Radyr Sidings	Cardiff	421
New World House, Thelwall Lane	Warrington	426
Land at former Battle Hospital, 344 Oxford Road	Reading Borough Council	434
New Central (Land at Guildford Road and Bradfield Close including Network House, Merrion House, Bradford House and Coronation House	Woking Borough Council	445
Kingsmead South	Milton Keynes Council	450
Bleach Green, Winlaton	Gateshead	456
Farington Park, East of Wheelton Lane	South Ribble	468
Bickershaw Colliery, Plank Lane, Leigh	Wigan	471
Farnborough Business Park	Rushmoor	476
Horfield Estate, Filton Avenue, Horfield	Bristol City Council	485
Stenson Fields	South Derbyshire	487
Cookridge Hospital	Leeds	495

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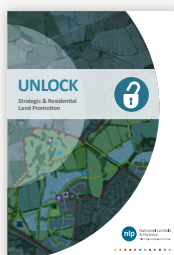
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