

Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Contents

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	Contact details	1
1	Executive Summary	2
2	Introduction	4
3	Planning Policy Position	6
4	Local Development Scheme	8
5	Neighbourhood Plans and Duty to Co-operate	11
6	Custom & Self-build Register and Brownfield Land Register	14
7	Community Infrastructure Levy	25
8	Analysis of Policy Performance and Effects	26
■	Appendices	
1	Local Plan to 2036 Spatial Objectives	69
2	Local Plan to 2036 Sustainability Appraisal Objectives	72
3	Local Plan to 2036 Monitoring Framework	74

Contact details

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1 Executive Summary

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The Local Plan to 2036

1.1 The Local Plan to 2036 is a comprehensive plan incorporating both new local planning policies and identifying development allocations. It was submitted on 29 March 2018 for examination by an independent Inspector. Following the receipt of the final Inspector's Report on 29 April 2019, the Huntingdonshire Local Plan to 2036 went to Full Council on 15 May 2019 where it was formally adopted.

Local Plan Update

1.2 On 24 January 2023, Huntingdonshire District Council's Cabinet agreed to the preparation of a full update to the adopted Local Plan which will set out a plan for how the district will grow over future decades. During the monitoring year, the first two rounds of public engagement commenced as well as a Call for Sites consultation which give an opportunity for people to send the council details of sites that might be suitable for allocation in the next Local Plan.

1.3 Although beyond this monitoring year, to give a comprehensive picture, on 18 September 2024, consultation commenced on our [Further Issues and Options Paper, Land Availability Assessment and Sustainability Appraisal](#):

- The Further Issues and Options paper asks people to select options across a series of topic areas. This will help to form the policies and guide how we will approach and tackle issues within the new local plan.
- The Land Availability Assessment sets out our assessment of the sites submitted to us through our Call for Sites using the Land Availability Assessment Methodology consulted on in 2023.
- The Sustainability Appraisal assesses all the options that have been put forward in our Further Issues and Options consultation document and the sites that people have submitted to us against the sustainability objectives.

Neighbourhood Plans

1.4 During the AMR period, seven parish councils made formal progress with their Neighbourhood Plans, although several are making progress in preparing their neighbourhood plans, these have not yet reached a formal consultation stage. During this period the Neighbourhood Area for Bythorn Keyston, Ramsey and Stilton were designated. In the monitoring year, two neighbourhood plans were made, one for The Stukeleys and one for Sawtry (19 July and 13 December 2023 respectively).

Duty to Co-operate

1.5 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.

CIL

1.6 Details of CIL receipts for 2023/24 will be published in the [Infrastructure Funding Report](#).

Analysis of policy performance and effects

1.7 The Annual Monitoring Report includes 55 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 8.

Housing Development and Supply

1.8 The 2023 housing trajectory predicted completions of 1,050 dwellings in 2023/24. The actual number of completions was 1,239 (net). The majority of new dwellings were built in St Neots (387), Godmanchester (162), Ramsey (127), The Stukeleys (120). The Parish of the Stukeleys saw 120

completions, it must be noted that all but two of these completions are from the Alconbury Weald development, which will form its own distinct settlement.

- 1.9** As at 31 March 2024, **876** dwellings were under construction. Completions in 2024/25 are anticipated to be **819** dwellings.
- 1.10** A housing trajectory has been prepared presenting the situation as at 31 March 2024 to reflect the formal monitoring period for this AMR. The minimum housing target for 2011 to 2024 has been exceeded by 609. Deducting the oversupply gives an overall requirement of **3,441** dwellings. If the oversupply is deducted from the target for 2011 to 2024, this gives an overall housing land supply of **4,430** dwellings compared to a target of **3,411**, which equates to **6.49 years**. The Council can therefore demonstrate a 5 year supply of housing land. Therefore, the policies for the supply of housing should be considered to be up-to-date.
- 1.11** **24%** of dwellings completed in the monitoring year were on previously-developed land (PDL).
- 1.12** 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 2023/24 **494** new affordable homes were completed, amounting to **39.5%** of all new dwellings completed (total gross completions were 1,251), and **43%** of completions on qualifying sites (i.e. those that meet the affordable housing policy criteria). **368** of these affordable completions were on Local Plan allocations (**74.5%** of the affordable total). This is up by 8.73% from last year.

Business, Retail and Leisure Development

- 1.13** The total percentage of employment floorspace (B uses) completed on previously developed land was **92.9%** in 2023/24, an increase from last year.

- 1.14** Total net completions of employment floorspace (B uses) was **11,474.88m²**. This slightly less than last year. There were 15,968.18m² gross completions in 2023/24. The majority (12,811.54m²) gross new floorspace were in Spatial Planning Areas.
- 1.15** Net retail completions were up on last year, with modest completions across the district.
- 1.16** There were decreases in 'other use' classes such as A3, A5 and Sui Generis but there were gains in C1, C2 and D1 uses.

2 Introduction

2 Introduction

Background to the Annual Monitoring Report

- 2.1** Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires local planning authorities to produce a monitoring report. The Regulations have removed the requirement to make this an annual report submitted to the Secretary of State. Instead, the Regulations require the monitoring report to contain information on the progress made in the production of documents specified in the Local Development Scheme (LDS), and the extent to which policies set out in adopted documents are being achieved and targets being met, including policies which are not being implemented. Local authorities must publish this information at least annually and must also report on activity relating to the duty to cooperate. The report can also include other information such as up to date information on Neighbourhood Plans and Community Infrastructure Levy payments, but these can also be published separately if the Authority wishes to do so.
- 2.2** The Council has made the decision to carry on with the production of an annual monitoring report, as this effectively fulfills the purpose of sharing the performance and achievements of the planning service with the local community, as well as showing historic trends through the framework of existing indicators. The start date of this report is 1 April 2022.

2024 AMR

- 2.3** This is the 20th Annual Monitoring Report (AMR) to be produced by Huntingdonshire District Council and covers the reporting period 1 April 2023 to 31 March 2024. It has been decided to split the AMR into two parts.
- 2.4** This is **Part 2 (Policy Analysis)** of the 2024 AMR and covers the following:
- Local Development Scheme (LDS) progress
 - Analysis of performance of adopted policies as at 31 March 2024
 - Detail of actions the Council has taken under its 'Duty to Co-operate'
 - Note on Community Infrastructure Levy (CIL)
 - Update on the progress of Neighbourhood Plans
 - Update on custom and self-build register and brownfield register
- 2.5** **Part 1 (Housing Supply)** was published in October 2024 and covered the following:
- Commentary on housing provision in this period
 - Housing trajectory showing past performance and estimating future performance in terms of housing delivery, and demonstrating a 5 year supply of housing land
 - The Housing Delivery Test
 - Parish and settlement completions

Monitoring in Huntingdonshire

- 2.6** Monitoring of development for the Cambridgeshire district councils is carried out in collaboration with the Business Intelligence (Research) Team at Cambridgeshire County Council. Monitoring conducted by the Business Intelligence (Research) Team includes housing, employment, retail, leisure and some renewable energy proposals.
- 2.7** The Business Intelligence (Research) Team at the County Council manages an annual development survey which takes place in April each year, and involves officers from the County and District Councils inspecting sites with extant planning permission to ascertain whether development is completed, is under construction, or yet to be started.
- 2.8** From the data collected, the Business Intelligence (Research) Team produces annual topic reports with full details of completions and outstanding commitments for each type of development. The district data is then extracted from these reports to provide results for the indicators in the AMR. These reports are made available, typically with a year's delay, on [Cambridgeshire Insight](#) the County Council's shared knowledge base for the Cambridgeshire and Peterborough Area. Huntingdonshire District Council works closely with the County Council and colleagues at Cambridgeshire's other districts to ensure that systems are constantly being reviewed, and improved where possible to reflect any changes to requirements.
- 2.9** The Community Infrastructure Levy (CIL) is now monitored through the Infrastructure Funding Statement which is published annually and can be found on the Council's [CIL Annual Reporting webpage](#).
- 2.10** Other data required for the AMR is obtained from other divisions of the County Council, District Council, and statutory bodies such as the Environment Agency. The Council also contacts house builders, agents and developers to obtain data required for the housing trajectory.

3 Planning Policy Position

3 Planning Policy Position

- 3.1** The planning policy context for Huntingdonshire through the monitoring year from 1 April 2022 to 31 March 2024 was as follows:
- Huntingdonshire Local Plan to 2036;
 - Made neighbourhood plans for St Neots, Godmanchester, Houghton and Wyton, Huntingdon, Bury, Buckden, Grafham and Ellington, Great Gransden, The Stukeleys; Sawtry; and
 - Cambridgeshire and Peterborough Minerals and Waste Local Plan (adopted July 2021)
- 3.2** The Development Plan is supported by a series of other planning policy documents which can be found on the Huntingdonshire District Council [website](#).

Local Plan to 2036

- 3.3** The Local Plan to 2036 is a comprehensive plan incorporating both new local planning policies and identifying development allocations. It was submitted on 29 March 2018 for examination by an independent Inspector. Public examination hearings were held between 17-20 July and 10-27 September 2018, after which the Inspector declared that the Council complied with its duty to co-operate and that the Plan could be made sound through main modifications. An outline of proposed main modifications from the Inspector was published on 14 November 2018 and consultation on these ran between 10 December 2018 and 29 January 2019. All representations relating to the proposed main modifications and associated sustainability appraisal were passed on to the Planning Inspector for consideration.
- 3.4** Following the receipt of the final Inspector's Report on 29 April 2019, the Huntingdonshire Local Plan to 2036 went to Full Council on 15 May 2019 where it was formally adopted. This meant that it has superseded all previous development plans apart from any made neighbourhood plans and the Cambridgeshire and Peterborough Minerals and Waste Plans.

Local Plan Update

- 3.5** On 24 January 2023, Huntingdonshire District Council's Cabinet agreed to the preparation of a full update to the adopted Local Plan which will set out a plan for how the district will grow over future decades.
- 3.6** The first stage of the full update process for the Local Plan was proposed public engagement which commenced in February 2023 on:
- [Statement of Community Involvement](#) which sets out how the District Council will engage and consult with the local community on planning matters; and
 - [Sustainability Appraisal Scoping Report](#) which sets out how the District Council will consider the possible environmental, social and economic impacts of the Local Plan update throughout its preparation.
- 3.7** The second stage of the full update process for the Local Plan which commenced in March 2023 included public engagement on:
- [Land Availability Assessment Methodology](#) which sets out a clear methodology by which to assess potential development sites and provide a consistent way in which to assess their suitability, availability, achievability, deliverability and potential capacity; and
 - [Settlement Hierarchy Methodology](#) developed to assess the sustainability of settlements and aid in the decision making on their suitability for future growth in the next Local Plan
 - Call for Sites consultation was also launched in March to give an opportunity for people to send the council details of sites that might be suitable for allocation in the next Local Plan. All sites submitted during the Call for Sites can be found on our [interactive map](#) and also in this [spreadsheet](#), which is ordered by parish.
- 3.8** The third stage of the full update process commenced with public consultation for the [Issues Engagement Paper](#) in June 2023. The paper highlighted known issues in the district and asked for public opinions on topics including responding to the climate crisis, enhancing the natural

environment, supporting places, meeting housing needs for all, promoting a prosperous economy, developing high quality sustainable communities with supporting infrastructure, and distributing new growth.

3.9 Although beyond this monitoring year, to give a comprehensive picture, on 18 September 2024, consultation commenced on our [Further Issues and Options Paper, Land Availability Assessment and Sustainability Appraisal](#):

- The Further Issues and Options paper asks people to select options across a series of topic areas. This will help to form the policies and guide how we will approach and tackle issues within the new local plan.
- The Land Availability Assessment sets out our assessment of the sites submitted to us through our Call for Sites using the Land Availability Assessment Methodology consulted on in 2023.
- The Sustainability Appraisal assesses all the options that have been put forward in our Further Issues and Options consultation document and the sites that people have submitted to us against the sustainability objectives.

Neighbourhood Plans

3.10 Huntingdonshire has currently (as at 24 October 2024) ten made neighbourhood plans: St Neots (2016), Godmanchester (2017), Houghton and Wyton (2018), Huntingdon (2019), Buckden (2021), Bury (2021) and Grafham and Ellington (2022), Great Gransden (2023), The Stukeleys (2023) and Sawtry (2023). Progress on neighbourhood planning in the District is shown on the District Council's [website](#) and monitored in more detail in chapter 5 of this report.

National Planning Policy Framework

3.11 The [National Planning Policy Framework](#) has been revised several times in response to the [Levelling-up and Regeneration Bill: reforms to national planning policy consultation](#) with updates published in September and December 2023. The Framework sets out the government's planning policies for England and how these are expected to be applied. On 5 September

2023 the Secretary of State for the department issued a [written ministerial statement to update policy on planning for onshore wind development in England](#).

3.12 Mostly recently it was revised in December 2024 with the most current version published on 12 December. This followed the new Labour government's consultation on proposed reforms to the NPPF including changes to the standard method calculation and greenbelt release, it also included other changes to the planning system including increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects and reversing some of the changes made previously to the NPPF.

Planning Practice Guidance

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

4 Local Development Scheme

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

4 Local Development Scheme

- 4.1** 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.
- 4.2** On 24 January 2023, Huntingdonshire District Council's Cabinet agreed to the preparation of a full update to the adopted Local Plan which will set out a plan for how the district will grow over future decades.
- 4.3** A Local Development Scheme was approved by Cabinet on 21 March 2023, to accompany preparation and set out the scope of work for the Local Plan Update. This replaced the LDS prepared in December 2017 which set out the proposed programme for the production of the Huntingdonshire Local Plan to 2036.
- 4.4** The replacement LDS provides a summary of the plan-making process and an indicative timetable highlighting engagement opportunities to be offered during preparation of the Local Plan Update. It also identifies the key evidence base elements that will be prepared in support of the Local Plan Update. Given the complexity and duration of the local plan preparation a risk assessment is included which identifies potential risks, the impacts that may result and mitigation measures that could reduce these.

LDS Progress

4.5 The Local Development Scheme January 2023 sets out the proposed timetable for the production of the Huntingdonshire Local Plan Update and includes key milestones. The council has completed the first phase (Initial Issues, call for sites and assessment methodologies) of the Local Plan preparation. The table below shows the anticipated timetable for preparation of the replacement Local Plan and phases of public engagement. The Further Issues and Options scheduled for spring 2024 was deferred due to the general election.

Phase of Local Plan Preparation	Nature of Engagement	Timeline
Initial Issues, call for sites and assessment methodologies (Regulation 18)	Online information and engagement documentation, online/face-to-face meetings and presentations, local newspapers and social media	Spring 2023
Further Issues and Options (Regulation 18)	Online information and engagement documentation, drop in events/ public exhibitions, online/ face-to-face meetings and presentations, local newspapers and social media	Spring 2024
Preferred Options (full draft) Local Plan (Regulation 18)	Online information and engagement documentation, drop in events/ public exhibitions, online/ face-to-face meetings and presentations, local newspapers and social media	Summer/Autumn 2025
Pre-submission Local Plan (Regulations 19 and 20)	Online information and engagement documentation seeking formal responses for consideration by the independent Planning Inspector	Spring 2027
Submission of draft Local Plan to Secretary of State (Regulation 22)	N/A	Autumn 2027
Examination in Public (Regulation 24)	Public hearing sessions on matters selected by the Planning Inspector	Autumn 2027 onwards
Adoption (Regulation 26)	Notification of adoption; online/ face-to-face meetings and presentations introducing the updated Local Plan	Winter 2028

4 Local Development Scheme

4.6 The following documents have been produced since February 2023 to assist in the production of the Local Plan Update:

- [Statement of Community Involvement](#) (consultation on this document ran from 1 February 2023 to 15 March 2023). Published 1 February 2023. This sets out how the Council will engage on planning related matters.
- [Sustainability Appraisal Scoping Report](#) (consultation on this document ran from 1 February 2023 to 15 March 2023). Published 1 February 2023. This sets baseline information for Huntingdonshire to inform the development of sustainability objectives to test the Local Plan against. This forms Stage A of the Sustainability Appraisal. The [Sustainability Appraisal](#) was available for comment between 18 September and 27 November 2024.
- [Land Availability Assessment Methodology](#) (consultation on this document ran from 29 March 2023 to 10 May 2023). Published 29 March 2023. This sets out how we will consider potential sites that have been put forward for potential allocation in the Local Plan. The methodology was used to undertake the [Land Availability Assessments](#). These assessments were split into seven geographic areas and were available for comment between 18 September and 27 November 2024.
- [Settlement Hierarchy Methodology](#) (now designated as the Sustainability of Settlements Methodology) (consultation on this document ran from 29 March 2023 to 10 May 2023). Published on 29 March 2023. The results of this methodology have been published in the [Sustainability of Settlements](#) document. This sets out how we will assess the sustainability of settlements and will aid in the decision-making on their suitability for future growth in the next Local Plan.
- [Call for Sites](#) (consultation seeking details of potential sites allocations ran from 29 March 2023 to 7 June 2023). Issued 29 March 2023.
- [The Issues Engagement Paper](#) (consultation on this document ran from 26 April 2023 to 5 July 2023). Published 26 April 2023.
- [The Issues Summary Paper](#) (consultation on this document ran from 26 April 2023 to 5 July 2023). Published 26 April 2023.
- [The Issues Easy Read Version](#) (consultation on this document ran from 26 April 2023 to 5 July 2023). Published 26 April 2023.
- [Further Issues and Options Paper](#) (consultation on this document ran from 18 September to 27 November 2024). This paper gives options on potential strategy and policy areas for inclusion in the Local Plan Update. Its purpose is to provide our communities with their next opportunity to help shape the future development plan for Huntingdonshire.
- [Statement of Consultation](#) - sets out the key responses to Local Plan consultations to date and how we have responded to these.
- [Huntingdonshire Integrated Water Management Strategy: Stage 1 Water Cycle Study](#) - an evidence base for the Local Plan update looking at an integrated approach to water management, including issues such as water quality, water balance and options for water management.
- [Huntingdonshire Integrated Water Management Strategy: Level 1 Strategic Flood Risk Assessment](#) - an evidence base for the Local Plan update looking at an integrated approach to flooding. It is accompanied by the following appendices:
 - [Appendix A - Planning Policy and Flood Risk Management](#)
 - [Appendix B - Strategic Flood Risk Assessment](#)
 - [Appendix C - Development Site Assessment Spreadsheet](#)
 - [Appendix D - Functional Floodplain Delineation](#)
 - [Appendix E - Strategic Recommendations of the Proposed Sites](#)
 - [Appendix F - Huntingdonshire Level 1 SFRA User Guide](#)
 - [Appendix G - Catchment-Level Assessment of Cumulative Impacts of Development on Flood Risk](#)

5 Neighbourhood Plans and Duty to Co-operate

Neighbourhood Development Orders / Plans

- 5.1** 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 defined as the Town and Parish Council areas.
- 5.2** 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.
- 5.3** The Act introduced three new Neighbourhood Planning mechanisms:
- Neighbourhood Plans
 - Neighbourhood Development Orders
 - Community Right to Build
- 5.4** Neighbourhood Plans must conform with the strategic policies of the Development Plan. The 2012 Regulations (as amended) require local authorities to give details of Neighbourhood Development Orders and Plans in their monitoring reports.
- 5.5** The Council has a dedicated Neighbourhood Planning [webpage](#). On here are several links and resources to assist town/parish councils in producing a neighbourhood plan, including our [Neighbourhood and Community Planning Guide](#), which sets out: the range of community planning tools available, the council's support for town or parish councils wishing to prepare a neighbourhood plan and signposts to the wide range of advice and guidance currently available.

- 5.6** The following map shows where neighbourhood areas have been designated. Full details of neighbourhood planning progress can be found in our [Neighbourhood Planning in Huntingdonshire document](#).



5 Neighbourhood Plans and Duty to Co-operate

5.7 Details of progress since 1 April 2023 is set out in Table 5.1. During the AMR period, seven parish and town councils made formal progress with their Neighbourhood Plans. It should also be noted that several Parish/Town Councils making progress in preparing their neighbourhood plans, but these have not yet reached a formal consultation stage. Since 1 April 2024, three parish councils have made formal progress on their plans. In the monitoring year, the The Stukeleys and Sawtry Neighbourhood Plans have been made (19 July and 13 December 2023 respectively) and now form part of the Huntingdonshire Development Plan.

Table 5.1 Neighbourhood Plans who have made progress since 1 April 2023

Bythorn and Keyston	Bythorn and Keyston Parish Council's application for the designation of a Neighbourhood Area relating to the whole of the parish was approved on 26 October 2023.
Great Staughton	Great Staughton Parish Council completed Regulation 14 consultation on 2 November 2023. Regulation 16 (Submission) consultation commenced on 11 December 2024 and will run until 5 February 2025. The Plan and its supporting documents can be viewed online .
Leighton Bromswold	Leighton Bromswold Parish Council's application for the designation of a Neighbourhood Area relating to whole of the parish was approved on 11 July 2024.
Ramsey	Ramsey Town Council's application for the designation of a Neighbourhood Area relating to whole of the parish was approved on 6 February 2024.
Sawtry	Sawtry Parish Council submitted its neighbourhood plan to Huntingdonshire District Council on 30 March 2023. The plan was available for comment between 12 April 2023 and 24 May 2023. The Neighbourhood Plan was submitted for examination on 31 May 2023 and the examiner issued their report on 31 July 2023 noting that the plan could proceed to referendum once modified. The Neighbourhood Plan for Sawtry was presented at the council's Overview and Scrutiny (Performance and Growth) 6 September 2023 followed by Cabinet on 19 September 2023 where Councillors approved the Plan proceed to referendum. The referendum for the Sawtry Village Neighbourhood Plan took place on 9 November. 88.4% of those who voted were in favour of the Neighbourhood Plan. The Neighbourhood Plan was made at Full Council on 13 December 2023.
Somersham	Somersham Parish Council's application for the designation of a Neighbourhood Area relating to whole of the parish was approved on 25 September 2024.
St Ives	St Ives Town Council undertook consultation on their draft neighbourhood plan between 15 October and 1 December 2023.
Stilton	Stilton Parish Council's application for the designation of a Neighbourhood Area relating to whole of the parish was approved on 18 September 2023.
The Stukeleys	The Stukeleys Parish Council's application for the designation of a Neighbourhood Area relating to the whole of the parish was approved on 2 June 2016. The plan was submitted for independent examination on 18 November 2022 and concluded on 8 February 2023 when the Examiner's report was received which recommended that the Plan proceed to referendum with modifications. Referendum on the Neighbourhood Plan was held on 8 June 2023. The Neighbourhood Plan was made at Full Council on 19 July 2023.

Duty to Cooperate

- 5.8** In accordance with the National Planning Policy Framework 2023, 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 24. The government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.
- 5.9** 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.
- 5.10** In March 2018, the Council published a Statement of Compliance with the duty to Cooperate on its [website](#) to accompany the submission of the Local Plan to 2036 for examination. This set 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.
- 5.11** In due course, a Duty to Cooperate Statement of Compliance will be produced to support the next Local Plan for Huntingdonshire.

6 Custom & Self-build Register and Brownfield Land Register

Custom and Self-build Register

6.1 As required through section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 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 NPPG 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](#))

6.2 The register is split into two parts through the Local Connections Test:

- Part One keeps track of local demand for self-build and custom housebuilding. People/organisations that appear in Part One of the register must meet the Local Connections Test.
- Part Two keeps track of general demand for self-build and custom build. People/organisations that appear in Part Two of the register do not need to meet the Local Connections Test.

Details of the Local Connections Test can be found on the [website](#) .

6.3 The Council has not set any fees for joining or staying on the register. There are no financial checks completed at this stage to indicate whether or not people registering can realistically fund the property they are indicating they would like.

6.4 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.

6.5 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).

6.6 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.

6.7 There were 356 eligible people registered on Custom and Self-Build register as at 30 October 2024. Table 6.1 provides a summary of registrations, CIL exemptions and commencements for each base period. The register is a live register and people are able to join or leave as they wish and are not under the obligation to inform the council if they wish to remain on the council's register or not. Additionally, people are able to register on more than one council's custom and self-build register; of 176 people who respond to the question 'Have you already, or do you intend to register on other Custom and Self Build Housing Registers?' 89 responded 'yes'. For these reasons the council annually contacts all those on the register to establish if they wish to continue or be removed from the register. Subsequently the number of entries in a base year may vary from previous reports.

6.8 Since figures were reported in a previous AMR (2022) there has also been changes to the figures regarding CIL exemptions, specifically in the reporting period 2021/22. These changes are explained below:

- The number of CIL exemptions in the seventh period has reduced from 46 to 43. This is due to application 21/00825/FUL being

superseded by 22/01960/FUL (This application is now accounted for in base period 8)

- 6.9** Responses to the questions on the register's application form are set out in Table 6.2. It should be noted that for many questions people completing the registration process can submit multiple answers.
- 6.10** The Council can demonstrate it has met its demand for self-build plots. There has been a significant decrease in the number of applications to the register since 31 October 2022. The Council will continue to monitor registrations and CIL exemptions and seek to take appropriate action to ensure sufficient suitable development permissions are granted to meet the level of need indicated by the register.
- 6.11** To assist in meeting the needs of people on the register and to encourage developers and landowners to provide land for custom and self-build homes, policies LP25 (Housing Mix) and LP28 (Rural Exceptions Housing) have been included in the Huntingdonshire Local Plan to 2036. Neighbourhood plans can also promote custom and self-build, with [Bury](#) and [Houghton and Wyton](#) parishes including policies supportive of Custom and Self-Build in their plans. Sawtry Village Neighbourhood Plan includes within Policy 2 the opportunity for custom and self build housing on opportunity site B - The Former Three Horseshoes Farm.
- 6.12** It is worth noting that an application for 38 custom and self-build dwellings (18/00958/FUL) approved in March 2021 and is yet to be implemented.

6.13 The register is divided into two parts:

- Part One keeps track of local demand for self-build and custom housebuilding. People/organisations that appear in Part One of the register must meet the Local Connections Test.
- Part Two keeps track of general demand for self-build and custom build. People/organisations that appear in Part Two of the register do not need to meet the Local Connections Test.

6 Custom & Self-build Register and Brownfield Land Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Table 6.1 Summary of self-build registrations, CIL exemptions and commencements across the eight base periods

	First base period 1 April 2016 - 30 October 2016	Second base period 31 October 2016 - 30 October 2017	Third base period 31 October 2017 - 30 October 2018	Fourth base period 31 October 2018 - 30 October 2019	Fifth base period 31 October 2019 - 30 October 2020	Sixth Base Period 31 October 2020 - 30 October 2021	Seventh Base Period 31 October 2021 - 30 October 2022	Eighth Base Period 31 October 2022 - 30 October 2023	Ninth Base Period 31 October 2023 - 30 October 2024	Total
Eligible registrations - Part One	10	23	47	43	27	36	31	15	9	241
Eligible registrations - Part Two	2	2	21	30	16	26	16	1	1	115
Self-build CIL exemptions granted (having completed a CIL exemption Form 7 - Part 1)	18	39	55	55	50	49	43	40	29	378
Self-Build units under construction during base period	6	29	34	26	25	23	35	36	21	-

Table 6.2 Responses to custom and self-build questionnaire

Reasons for interest*		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
I want a property with a higher environmental performance than is generally available	24.24%	25.23%
I want to move to a larger property	18.18%	16.24%
I want to move to a smaller property	6.06%	3.91%
I am interested in improving or learning building and construction skills	15.15%	12.91%
Other - please state	9.09%	6.91%
I am retired and want to build a property suitable for my long term needs	3.03%	8.41%
I would like to move closer to family but cannot afford a similar property to mine in the area	6.06%	6.08%
I am moving to the area to work but cannot afford a similar property to mine in the area	6.06%	4.66%
I have had previous experience of a custom/ self build project	6.06%	5.75%
I am interested in being part of a community-led project	3.03%	7.66%
I want a property that has been purposely designed for my disability needs	3.03%	2.25%
What type of build project are you interested in?*		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)

6 Custom & Self-build Register and Brownfield Land Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Self build one-off home	29.63%	44.95%
Contractor built one-off home	22.22%	10.67%
Kit home	7.41%	2.10%
Independent community collaboration	7.41%	0.19%
Supported community self build group	7.41%	0.19%
Community self build	7.41%	8.38%
Custom build home	14.81%	28.76%
Other	0.00%	2.29%
Not sure yet	3.70%	2.48%

How quickly do you think you would be able to progress if a site became available?

Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
Under 6 months	20.00%	41.39%
Between 6 months and 1 year	30.00%	34.17%
Between 1 and 2 years	30.00%	12.50%
More than 2 years	0.00%	1.94%
No response	20.00%	10.00%

Please identify any links you have with Huntingdonshire*

Custom & Self-build Register and Brownfield Land Register 6

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
I live in Huntingdonshire	37.50%	42.09%
I work in Huntingdonshire	18.75%	13.94%
I have a close family member who lives in Huntingdonshire (parents/ step parents, grandparents, children grandchildren, siblings)	17.87%	16.35%
I am, or have been in the armed forces of the crown	0.00%	2.14%
I have previously lived in Huntingdonshire for at least 3 years and wish to return to the area	18.75%	2.95%
No response	6.25%	22.52%
Other	0.00%	8.58%
Are you interested in plots located:*		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
Anywhere in Huntingdonshire	4.00%	29.08%
In Huntingdon	8.00%	5.93%
In St Neots	12.00%	10.39%
In St Ives	12.00%	12.02%
In Ramsey	4.00%	4.15%
In a settlement other than the four market towns above	32.00%	15.28%
In the countryside (not in any settlement)	28.00%	19.73%

6 Custom & Self-build Register and Brownfield Land Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

No response	0.00%	0.15%
Other	0.00%	3.26%
What type of plot are you interested in?*		
Answer	%% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
A single plot	40.00%	81.87%
An individual plot within a larger site	15.00%	6.23%
A plot as part of a group project	25.00%	0.85%
Not sure yet	5.00%	7.08%
Other type of plot	5.00%	0.57%
No response	10.00%	3.40%
What size of plot are you interested in?*		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
Under 150sqm	0.00%	3.99%
More than 150sqm but less than 200sqm	0.00%	8.83%
More than 200sqm but less than 250sqm	0.00%	7.98%
More than 250sqm but less than 300sqm	0.00%	7.69%
More than 300sqm but less than 400sqm	8.33%	8.26%

Custom & Self-build Register and Brownfield Land Register 6

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

More than 400sqm but less than 500sqm	8.33%	4.84%
More than 500sqm	50.00%	16.24%
Not sure yet	33.33%	41.03%
No response	0.00%	1.14%
Other size - please state	0.00%	1.99%
What type of property are you interested in?*		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
Detached house	61.54%	86.74%
Semi-detached house	0.00%	5.04%
Terraced house	0.00%	1.33%
Detached bungalow	23.08%	2.92%
Semi-detached bungalow	0.00%	1.06%
Terraced bungalow	0.00%	0.27%
Apartment/ flat	0.00%	0.53%
Other	0.00%	1.06%
Not sure yet	0.00%	1.06%
No response	15.38%	2.65%

6 Custom & Self-build Register and Brownfield Land Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

How many bedrooms do you require?		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
1 bedroom	0.00%	0.00%
2 bedrooms	0.00%	3.13%
3 bedrooms	10.00%	25.57%
4 bedrooms	10.00%	52.84%
5+ bedrooms	40.00%	14.20%
no response	40.00%	4.26%
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?		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
Up to £150,000	0.00%	2.26%
Between £150,000 and £200,000	0.00%	2.26%
Between £200,000 and £250,000	0.00%	3.11%
Between £250,000 and £300,000	0.00%	5.65%
Between £300,000 and £400,000	10.00%	17.51%
Between £400,000 and £500,000	20.00%	23.45%
Between £500,000 and £750,000	20.00%	29.10%
More than £750,000	40.00%	14.97%

Custom & Self-build Register and Brownfield Land Register 6

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

No response	10.00%	1.69%
What is the likely method for financing your custom build?		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
Owned outright by you without a mortgage	20.00%	30.51%
Owned by you with a mortgage	80.00%	68.08%
Part owned with a body such as a Housing Association to share the cost of the project	0.00%	0.00%
No response	0.00%	1.41%
If you are a home owner, would you have to sell the property in order to proceed with custom build?		
Answer	% total Oct - Oct 23 - Oct 24 (Ninth Base)	Total (First Base to Ninth Base)
Yes	75.00%	55.49%
No	25.00%	44.51%
No response	0.00%	7.32%

*Multiple responses permitted

6 Custom & Self-build Register and Brownfield Land Register

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Brownfield Land Register

6.14 [Regulation 17 of the Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#) requires local planning authorities to update the information relating to existing entries in their registers at least once a year 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.

6.15 Brownfield sites that meet the relevant criteria must be entered in Part 1 of the Register. There are currently no sites classified as Part 2 on the register.

6.16 The Register can be found on the Council's [website](#).

7 Community Infrastructure Levy

- 7.1** 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.
- 7.2** Huntingdonshire District Council approved the implementation of its Community Infrastructure Levy from the 1 May 2012.
- 7.3** 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.
- 7.4** 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.
- 7.5** 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](#).
- 7.6** 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.
- 7.7** The provision of affordable housing lies outside of the remit of CIL and continues to be secured through Section 106 Agreements.
- 7.8** 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.
- 7.9** In Huntingdonshire, there were ten Neighbourhood Development Plans in place during the period of this annual monitoring report (1 April 2023 to 31 March 2024) St Neots (made 24 February 2016), Godmanchester (made 13 December 2017), Houghton and Wyton (made 26 March 2018), Huntingdon (made 9 October 2019), Buckden (made 19 May 2021), Bury (made 19 May 2021), Grafham and Ellington (made 23 February 2022), Great Gransden (made 29 March 2023), The Stukeleys (made 19 July 2023) and Sawtry (made 13 December 2023).
- 7.10** 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.
- 7.11** The [Infrastructure Funding Statement](#) contains information on CIL in 2023/24.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

8 Analysis of Policy Performance and Effects

- 8.1 This section of the AMR includes the results of monitoring indicators and polices against which the council's performance is being assessed.
- 8.2 Changes in Use Classes were brought in in September 2020, however, we have maintained the previous Use Classes for this report, and indicated where applicable if a new use class has come through, so as to avoid overloading the tables and help with comparing previous results. As the new use classes become more prevalent these will replace the old use classes in the tables below.
- 8.3 The different indicators for each policy have been split into 5 subsections based on the chapters in the Local Plan to 2036:
- Section B: the Development Strategy
 - Section C: Requiring Good Design
 - Section C: Building a Strong Competitive Economy
 - Section C: Strengthening Communities
 - Section C: Conserving and Enhancing the Environment
- 8.4 For **Section D: Allocations** a full breakdown on the progress on developing these sites can be found in the housing trajectory ([Appendix 2 of the Annual Monitoring Report Part 1 \(Housing Supply 2023/24\)](#))

SECTION B: THE DEVELOPMENT STRATEGY

8.5 Results for the *S106 monitoring* and the *Annual CIL receipts/ expenditure monitoring* indicators, policies LP2 and LP4, will be available in the [Infrastructure Funding Statement](#).

8.6 Concerning the *Rolling update of GIIDP* indicator, policy LP4, contact has been made with infrastructure providers for any significant areas of change.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Settlement Type	Result		Direction of Change	Data Source
Amount (in m ²) and % of employment development by settlement type	LP1, LP2, LP7, LP8, LP9	1, 9, 11, 15, 17, 20, 21, 23, 25	1, 4, 5, 6, 8, 12, 13, 17, 18, 19, 20, 21	Maximise the amount of floorspace developed for employment	Spatial Planning Areas	Total gross: 12,811.54 (80.23%)	Total net: 9,500.24	Up*	Cambridgeshire County Council (Business Intelligence (Research))
					Key Service Centres	Total gross: 1,374 (8.61%)	Total net: 1,374	Down*	
					Small Settlements	Total gross: 1,782.64 (11.16%)	Total net: 600.64	Up*	
					Total	Gross: 15,968.18	Net: 11,474.88	Down*	

Gross completions in Spatial Planning Areas decreased in 2023/24 compared to 38,902.46m² in 2022/23 with a majority of these completions in the Huntingdon Spatial Planning Area. Delivery of employment floorspace within Spatial Planning Areas are expected to rise over the coming years through the delivery of the Strategic Expansion Locations at Alconbury Weald and St Neots East. Both sites have outline permission with several detailed reserved matters coming through. In 2023/24, Alconbury Weald Enterprise Zone contributed to gross 8,011m² and the Somersham Road Industrial Area in St Ives contributed gross 2,563m². Established Employment Areas have a key role in contributing to the balance between residential, employment and other uses which is essential in the promotion of sustainable

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

communities. The Council is committed to promoting sustainable economic growth and is supportive of measures and proposals that enable employment areas to provide land and premises for businesses

*Direction of change is measured against net totals. In the 2022/23 AMR the gross numbers were: SPAs 19,261.5m²; KSCs 16,246.3m² and; Small Settlements 3394.66m². As such, there were gross decreases in Spatial Planning Areas, Key Services Centres and Small Settlements.

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)	LP2	1, 9, 11, 15, 17, 20, 23, 25	1, 4, 5, 6, 8, 12, 18, 21	Maximise the % of completed employment floorspace on PDL	B1 unspecified: 0 (0%)	Up	Cambridgeshire County Council (Business Intelligence (Research))
					B1a: 436 (2.94%)	Down	
					B1b: 0 (0%)	No Change	
					B1c: 2,815.25 (18.98%)	Down	
					B2: 9,164.79 (61.78%)	Up	
					B8: 2,418.15 (16.3%)	Down	
					Total: 14,834.19 (92.9%)	Up	
<p>The development strategy has been shaped by fundamental principles of sustainability aiming to achieve a balance between social, economic and environmental priorities. Social and economic priorities have influenced the development strategy through concentrating new growth in areas accessible to services, facilities and employment opportunities.</p> <p>Included here are completions on previously developed land as a result of changes of use, extensions to, and replacement of existing business units. The percentage of employment floorspace completed on previously developed land is up on last year from 86.41%. This includes 8,011m² (gross) at Alconbury Weald, 2,012m² providing 17 units along Brampton Road and 1,354 m² for an extension to a warehouse in the Somersham Road Industrial Area.</p>							

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intent	Result	Direction of Change	Data Source
Amount and type of employment land available (net in ha)	LP2	1, 9, 11, 15, 17, 20, 23, 25	1, 4, 5, 6, 8, 12, 18, 21	Ensure sufficient provision of employment land	B1/E(c)(iii) unspecified: 9.29	Down	Cambridgeshire County Council (Business Intelligence Research)
					B1a/E(g)(i)/E(c)(iii): 29.40	Down	
					B1b/E(g)(ii): 34.28	Down	
					B1c/E(g)(iii): 33.99	Down	
					B2: 45.62	Up	
					B8: 14.08	Down	
					Total: 166.65	Down	
<p>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).</p> <p>The total amount of employment land available is 166.65ha (net) which is all made up of land with extant planning permission.</p> <p>There is a decrease in all use classes apart from a marginal increase in B2.</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Settlement Type	Result	Direction of Change	Data Source
Number and % of housing completions by settlement type (net)	LP7, LP8, LP9, LP16	9, 14, 20, 21	1, 8, 12, 13, 17, 18, 19, 20, 21	Maintain a good supply of suitable land for growth in Spatial Planning Areas	Spatial Planning Areas	1,001 (80.79%)	Up	Cambridgeshire County Council (Business Intelligence (Research))
					Key Service Centres	82 (6.62%)	Down	
					Small Settlements	156 (12.59%)	Up	
					Total	1,239	Down	

The majority of C3 completions were in one of the four SPAs, and in particular the St Neots SPA where there were a total of 455 completions including 346 in Wintringham Park. There was a higher number of completions in SPAs compared to the previous year (959) in part due to an increase in completions in St Neots. Of the Key Service Centres, Sawtry saw the most completions (49) followed by Somersham (21). There was a decrease in completions in Key Service Centres compared to the previous year (155) in part due to sites completing or nearing completions in 2022/23. There was a small increase in completions in Small Settlements compared to the previous year (136). The percentage of completions in SPAs is up from 76.72% in 2022/23 to 80.79% but for Key Services Centres, this is down from 12.40% in 2022/23 to 6.62%.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Settlement Type	Result	Direction of Change	Data Source
Number and % of housing completions by settlement and tenure type (gross)	LP1, LP2	1, 9, 11, 15, 17, 20, 23, 25	1, 4, 5, 6, 8, 12, 13, 17, 18, 19, 20, 21	Achieve affordable housing requirements	Spatial Planning Areas	Market: 602 (79.52%)	Up	Cambridgeshire County Council (Business Intelligence (Research))
						Affordable: 405 (82%)	Up	
					Key Service Centres	Market: 44 (5.81%)	Down	
						Affordable: 40 (8.1%)	Down	
					Small Settlements	Market: 111 (14.67%)	No change	
						Affordable: 49 (7.21%)	Up	
					Total	Market: 757 (60.52%)	Up	
						Affordable: 494 (39.48%)	Up	
<p>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.</p> <p>The Local Plan to 2036 acknowledges the need for 20,100 new homes including 7,900 (39%) affordable homes by the end of the plan period. Percentages for settlement types are calculated from total tenure type, while total percentage is calculated from total gross completions for each tenure. There was a total of 1,251 gross completions in 2023/24 including 4 Gypsy and Traveller pitches were delivered. Most were delivered in SPAs inline with the Local Plan's development strategy.</p>								

The majority of affordable dwellings are expected to be built in the SPAs or Key Service Centres as the 40% affordable housing provision set out in the Local Plan to 2036 is for proposals of 11 homes or 1,001m² floorspace or more. However, the Council is supportive of affordable homes within Small Settlements as demonstrated through LP28 Rural Exceptions Housing. There were 49 affordable completions within Small Settlements in 2023/24 compared with 35 in the previous year.

There was a marginal increase in affordable housing built in the district from 485 in 2022/23 to 494 in 2023/24.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Target	Result	Direction of Change	Data Source
Gross number and % new dwellings on previously developed land	LP2	1, 9, 11, 15, 17, 20, 23, 25	1, 4, 5, 6, 8, 12, 18, 21	Maximise re-use of PDL	310	Up	Cambridgeshire County Council (Business Intelligence Research)
					24.78%	Up	

24.78% of gross housing completions were on previously developed land, which is a increase from last year's result of 21.81%. There were 1,251 gross completions of which 310 were on previously developed land, 921 on greenfield land and 20 on garden land.

The largest number of PDL completions can be found at Alconbury Weald (118). There were 66 completions on PDL in Huntingdon and 63 in Houghton and Wyton from the redevelopment of Houghton Grange. In the Key Service Centres, there were 9 completions on PDL and in the Small Settlements there were 23 completions on PDL.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of planning permissions granted on unallocated sites on grade 1 & 2 agricultural land	LP10	21	1	Protect high grade agricultural land	66	Down	Cambridgeshire District Council (Business Intelligence (Research))
<p>Agricultural land is a valuable asset in itself as it contributes to the local and national economy and assists with food security. Huntingdonshire's agricultural land is almost entirely of good quality: 98% is classed as grades 1, 2 or 3. 15% is grade 1 (excellent quality) which is concentrated in the north east of the district, mainly in the Fens with a few pockets along the Ouse Valley. A proposal involving built development on agricultural land should demonstrate that it is located on the lowest grade agricultural land suitable and available within the vicinity which is also compatible with other sustainability objectives. Development should avoid use of grade one agricultural land.</p> <p>There were 66 applications granted on unallocated land within the monitoring year on either grade 1 or 2 agricultural land, this is a decrease from 73 in 2022/23. 16 of these were on grade 1 and 50 were on grade 2. 10 of the 19 applications permitted on grade 1 agricultural land were in Ramsey. Of those granted on grade 2, the majority were for new build residential and commercial buildings. There was also a permission for a solar farm on land west of the Bicton Industrial Park in Kimbolton.</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intent	Result	Direction of Change	Data Source
Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds	LP5, LP6, LP15 and LP38	2, 19, 24	2, 3, 5, 10, 14	Protect water resources (both quality and quantity) as well as manage and minimise all forms of flood risk	Flooding: 0	Up	Environment Agency
					Water Quality: 0	No change	
<p>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.</p> <p>During the monitoring year 0 planning permissions were granted contrary to advice of the Environment Agency on flooding grounds and on water quality grounds.</p>							

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Completion of A14 trunk road upgrade	LP4	12, 15, 16, 20	12, 13, 14, 17, 20, 21	Delivery of transport infrastructure	Opened to traffic on 5 May 2020 - Completed	No change	Highways England
Completion of A428 trunk road upgrade between Black Cat and Caxton Gibbet junctions					Construction Stage	Up	
<p>Improvements to the A14 have come to an end with the main new carriageway section having opened in May 2020 and the previous route being reclassified as the A1307. Mill Common Link Road now provides a connection between Pathfinder Link Road and the junction of Edison Bell Way near the railway station using the line of the old A14 but at lower grade. Preparation for demolition of the A14 viaduct across the East Coast mainline began in 2019 and the demolition was completed in 2022. The works that followed around Huntingdon railway station to improve the forecourt and improve connectivity between different travel modes has now been completed. The overall scheme was completed in June 2022.</p> <p>The Development Consent Order application for the A428 works were submitted in February 2021 with the Secretary of State for Transport granting the scheme its Development Consent Order on 18 August 2022. On 12 December 2023, ground was broke on the project to mark the start of construction. The scheme is expected to open to traffic in 2027.</p>							

Indicator	Policy	Related Spatial Objectives	Related SA Objectives	Intention	Result	Direction of Change	Data Source
Provision of additional capacity at Huntingdon, Oldhurst, Ramsey, Somersham and St Neots Waste Water Treatment Works	LP4	12, 15, 16, 20	12, 13, 14, 17, 20, 21	Provide adequate infrastructure to meet economic, social and environmental needs	Huntingdon: 0	No change	Anglian Water
					Oldhurst: 0	No change	
					Ramsey: 0	No change	
					Somersham: 0	No change	
					St Neots: 0	No change	
<p>The Water Resources Management Plan was produced by Anglian Water in September 2024. Cambridge Water have a draft Water Resources Management Plan last updated in February 2024. There have been no works to increase capacity at any of the above Waste Water Treatment Works in the monitoring year, however the document does note that increased capacity works are scheduled for Huntingdon and Oldhurst in the Asset Management Plan (AMP) 7 2020-2025 period.</p>							

8 Analysis of Policy Performance and Effects

SECTION C: REQUIRING GOOD DESIGN

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
% of dwellings completed at specified densities (dph = dwellings per hectare) (NB: on sites of 9+ dwellings only.)	LP12	2, 4, 14, 20, 21, 22, 23	6, 7, 8, 10, 11, 16	To promote high quality, well designed, locally distinctive sustainable development.	< 30 dph: 10.9%	Down	Cambridgeshire County Council (Business Intelligence Research)
					30-50 dph: 89.1%	Up	
					> 50 dph: 0%	Down	
<p>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. This year, the majority of completions fell within the between 30 dph to 50 dph category, this includes dwellings on completed sites in Alconbury Weald, Wintringham Park, Bearscroft in Godmanchester, and Ramsey.</p>							

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)	LP12	2, 4, 14, 20, 21, 22, 23	6, 7, 8, 10, 11, 16	Reduce per capita water consumption	Anglian Water area: Metered and Unmetered (no breakdown available): N/A	N/A	Anglian Water, Cambridge Water
					Cambridge Water Area: Metered: N/A Unmetered: N/A	N/A	

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. As the data is not readily available for Huntingdonshire, this indicator is no longer monitored.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of new homes permitted with no off-street parking	LP17	2	16	Ensure new development provides sufficient space and parking provision	31	Down	Huntingdonshire District Council
<p>The level of car ownership in Huntingdonshire is high compared with the national average as the area is both relatively prosperous and predominantly rural. Many of Huntingdonshire's villages and countryside areas have no, or very limited, public transport services. Even in the market towns public transport outside of weekday business hours can be limited. Therefore, reliance on private cars as the main mode of travel is likely to continue through the plan period; provision of parking in new development needs to reflect this reality while also promoting the national aim of a shift towards travel by sustainable modes.</p> <p>A total of 31 permitted new dwellings, from 10 planning applications, had no off-street parking in 2023/24, this is down from last year (33). These were located in or near town centres, shopping areas and established employment areas where there is readily available parking, and services are accessible through car-free travel. Outline and permission in principle applications were not taken into account as parking layout and arrangements are typically confirmed at a later stage though either reserved matters or technical details consent applications.</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number and % of planning permissions granted for major development supported by a Transport Assessment, Transport Statement and/or Travel Plan	LP16	14, 20	21	Ensure developers fully consider how the opportunities and impacts of the range of travel and transport modes are addressed in their proposals	10 (66.66%)	Down	Huntingdonshire District Council
<p>Huntingdonshire's rural nature means that a significant proportion of journeys are made by car. However, more than a quarter of all journeys to work in Huntingdonshire are less than 5km (3.1 miles) in length. For many people, walking or cycling are a feasible alternative to using the car for journeys such as these. Even for longer trips there is the opportunity to make part of the journey by walking or cycling. Chapter 4 'The Development Strategy' seeks to reduce the need to travel long distances by directing development to locations which have, or have the potential to provide, the greatest access to services and facilities and where sustainable travel modes and public transport are well provided for. This should enable a greater proportion of trips to be made by foot or bicycle.</p> <p>The need for a Transport Assessment, Transport Statement, or Travel Plan will be determined on a case by case basis.</p> <p>Major development is defined as being above 10 or more homes for a residential development.</p> <p>A total of 15 Major Developments were permitted in 2023/24, 10 of which were supported by a Transport Assessment, Transport Statement and/or Travel Plan. This is slightly down on last year (11 out of 26 permissions) but the proportion of applications is up.</p>							

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number and % of planning permissions for new main town centre uses of over 600m ² net internal floorspace achieving at least one cycle space for every 25m ² of net internal floorspace	LP17	2	16	Ensure new developments provide sufficient parking provision to meet the needs of users and residents	0 (0%)	Down	Huntingdonshire District Council
<p>In order to promote a shift in priority away from motorists and towards pedestrians, cyclists and public transport users, new development should also provide cycle parking and encourage travel by sustainable modes.</p> <p>Main town centre uses over 600m² net internal floorspace are considered to have sufficiently common characteristics in terms of their location and likely numbers of staff and visitors to justify a requirement for at least one cycle space for every 25m² of net internal floorspace. Other non-residential uses have much more varied characteristics, and will therefore be required to justify the level of cycle parking proposed.</p> <p>In 2023/24, there were 9 planning permissions permitted for main town centre uses in Ramsey, Huntingdon, St Neots and St Ives. However, none of these permissions were over 600m².</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of applications refused where grounds of refusal included detriment to neighbouring properties	LP14	24	10, 16	Ensure physical environment created by development protects and promotes a standard of amenity	32	Down	Huntingdonshire District Council
<p>Careful design, layout and orientation are essential to ensure proposals do not adversely affect others. To ensure the wellbeing of occupiers it is important to ensure that new developments do not materially alter light levels outside the development and/ or have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces. Aspects that will need careful consideration include whether the proposal will block daylight or affect the privacy of neighbouring buildings, particularly in the habitable rooms of a property.</p> <p>In 2023/24 there were a total of 160 refusals of which 32 were detrimental to neighbouring properties. This is down from the previous year of 36 refusals.</p>							

8 Analysis of Policy Performance and Effects

SECTION C: BUILDING A STRONG COMPETITIVE ECONOMY

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result		Direction of Change	Data Source
Amount and % of completed retail, office and leisure development (gross and net internal floorspace in m ²) in the local Authority Area.	LP22	15, 16, 20	17, 18, 19, 20	Maintain the sustainability, vitality and viability of settlements	A1/E(a)/E(c)(ii)/F2(a) gross: 2,909 (55.54%)	A1/E(a)/E(c)(ii)/F2(a) net: 583	Up	Cambridgeshire County Council (Business Intelligence Research)
					A2 gross: 104.6 (1.99%)	A2 net: -94	Up	
					B1a/E(g)(i) gross: 436 (8.33%)	B1a/E(g)(i) net: -1,102	Up	
					D2/E(d) gross: 1,788 (34.14%)	D2/E(d) net: 1,668	Up	
Total amount of completed retail, office and leisure development	LP21	5, 9	6, 7, 19	Maintain the sustainability, vitality and viability of settlements	Total gross: 5,237.6	Total net: 1,055	Up	

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.

During the 2020/21 monitoring period new use classes were introduced on 1 September 2020. This has resulted in two use class systems being used in tandem during the monitoring period, as those applications that were permitted before 1 September 2020 were done so using the old use classes while those permitted on and after 1 September 2020 used the new use classes. For the purposes of comparison we have kept them grouped together under the old use classes (highlighted in bold) which will eventually be phased out.

Overall, there were new additions in all Main Town Centre uses but only A1 and D2 saw a net gain in 2023/24. A large proportion of the net gain in D2 use class relates to 23/00633/REM in Yaxley comprising two units for gym and dance business use (1,278m²).

Delivery of further A1, A2, B1a and D2 floorspace within Spatial Planning Areas are expected to rise over the coming years through the delivery of floorspace within these developments some of which within neighbourhood centres on the Strategic Expansion Locations at Alconbury Weald and St Neots East. Both sites have outline permission with several detailed reserved matters coming through.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source	
Amount and % of completed office, retail and leisure development in town centres	LP1, LP2, LP7 and LP21	1, 5, 9, 11, 15, 17, 20, 23, 25	1, 4, 5, 6, 7, 8, 12, 13, 17, 18, 19, 20,21	Maximise the proportion of completed retail, office and leisure development in town centres.	A1/E(a)/E(c)(ii) gross: 0 (0%)	A1 net: -2,326	Down	Cambridgeshire County Council (Business Intelligence Research)
					A2 gross: 104.6 (1.99%)	A2 net: -94	Up	
					B1a gross: 0 (0%)	B1a net: -267	Down	
					D2 gross: 0 (0%)	D2 net: 0	No change	
					Total gross: 104.6 (1.99%)	Total net: -2,687	Down	

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.

During the monitoring year there were net losses across three of the uses classes (A1, A2 and B1a) and there was no net gain for D2.

Percentages are calculated from total in district for each Use Class, which can be found in the preceding table.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result		Direction of Change	Data Source
Amount of floorspace developed for employment by type (gross and net in m ²) in the countryside	LP19	5, 10	19	Promote a vibrant rural economy within the district's extensive countryside	B1 unspecified/E(c)(iii) gross: 0	B1 unspecified/E(c)(iii) net: 0	Down	Cambridgeshire County Council (Business Intelligence Research)
					B1a/E(g)(i) gross: 436	B1a/E(g)(i) net: 350	Down	
					B1b gross: 0	B1b net: 0	No change	
					B1c/E(g)(iii) gross: 2,412.8	B1c/E(g)(iii) net: 2,114.8	Down	
					B2 gross: 9,328.64	B2 net: 9,124.64	Up	
					B8 gross: 1,003	B8 net: 111	Down	
					Total gross: 13,179.74	Total net: 11,700.44	Down	
<p>Huntingdonshire's rural economy makes a significant contribution to the district's success. It encompasses a range of businesses particularly in industrial, agricultural, tourism and service sectors. The Council supports the principle of more varied employment opportunities in rural areas to help sustain the local economy. There are several Established Employment Areas which provide relatively low cost business accommodation and support a wide range of employment opportunities. The policy looks to ensure their continued success tempered with recognition that their location in the countryside is somewhat less sustainable than those within established settlements.</p> <p>The increase in business floorspace in the countryside is attributed to the continued delivery of Established Employment Areas located outside of built up areas, further employment floorspace at Alconbury Weald (8,011m²) and the permission of a business park along Brampton Road (2,012m²).</p>								

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source	
Amount of floorspace developed for employment by type in Established Employment Areas (in m ²)	LP18	5	18, 19	To safeguard and enhance existing areas of established employment uses across Huntingdonshire	B1 Unknown/E(c)(iii)	Gross: 0	Down	Cambridgeshire County Council (Business Analysis (Research))
						Net: 0	Up	
					B1a/E(g)(i)	Gross: -200	Down	
						Net: -200	Up	
					B1b	Gross: 0	No change	
						Net: 0	No change	
					B1c/E(g)(iii)	Gross: 403.15	Down	
						Net: 403.15	Down	
					B2	Gross: 403.15	Down	
						Net: -1,158.85	Down	
					B8	Gross: 1,982.15	Down	
						Net: 1,982.15	Down	
Total	Gross: 2,788.44	Down						
	Net: 1,026.44	Down						
Losses of employment floorspace in Established Employment Areas	LP18	5	18, 19	To safeguard and enhance existing areas of established employment uses	0	Up		

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

to non-employment uses (in m ²)				across Huntingdonshire			
<p>The protection and enhancement of Established Employment Areas (EEA) supports the economic vitality and diversity of Huntingdonshire. They also have a key role in contributing to the balance between residential, employment and other uses which is essential in the promotion of sustainable communities. The Council is committed to promoting sustainable economic growth and is supportive of measures and proposals that enable employment areas to provide land and premises for business. A full list of Established Employment Areas can be found in the Local Plan to 2036 p.82.</p> <p>Proposals for uses other than employment (class 'B') within an EEA will only be supported where it demonstrates, it will be compatible with surrounding employment uses, will not adversely affect the role and continuing viability of the EEA, will not significantly reduce the range, availability and suitability of land and buildings for employment uses in the nearest Spatial Planning Area or Key Service Centre, and the sequential approach to site selection has been followed if the proposal includes main town centre uses.</p> <p>Changes within Established Employment Areas were modest in 2023/24.</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Amount of completed floorspace for other use classes (net internal floorspace in m ²)	LP22	15, 16, 20	17, 18, 19, 20	Maintain the sustainability, vitality and viability of settlements	A3/E(b): -277.44	Down	Cambridgeshire County Council (Business Intelligence Research)
					A4: 0	Up	
					A5: 0	Down	
					C1 (hotels only): 290	Up	
					C2 Bedrooms: 47	Up	
					D1/E(e): 4,727.6	Up	
					Sui Generis: -110.6	Down	
<p>Good local services and community facilities are an essential element of a successful and inclusive society as they help to meet local needs and can provide opportunities for social and cultural interaction. Community facilities can include, but are not limited to, community halls, local shops, public houses, theatres, cultural buildings, places of worship, schools, higher education facilities, childcare providers, health centres, sports venues, cemeteries and allotments.</p> <p>A3 completions were down this year from 106.26 m² last year.</p> <p>There were no A4 and A5 completions again this monitoring year.</p> <p>C1 is up marginally from 138m² in 2022/23.</p> <p>There were 72 C2 (gross) rooms completed in 2023/24 and a demolition of 25 C2 rooms, this is a substantial increase from last year where only 4 C2 rooms were completed.</p> <p>The biggest increase was seen in the D1 use class, up from 618m² in 2022/23. This is due to the completion of a new theatre for Hinchingsbrooke Hospital.</p> <p>Sui Generis saw a decrease from 1,765.92m² in 2022/23.</p>							

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of planning permissions granted for tourism, sport and recreation in the countryside	LP19, LP23	5, 10	6, 7, 12, 13, 17, 19	To promote a vibrant rural economy within the district's extensive countryside	1	No change	Cambridgeshire County Council (Business Intelligence (Research))
<p>Huntingdonshire has a limited tourism sector primarily focused on its wildlife viewing opportunities, countryside, heritage assets and water-based pursuits. The Council seeks to enhance the benefits to be obtained from tourism, sport and leisure development and will support proposals for high quality tourism development, particularly that promoting year round activities where they protect the natural or heritage assets of the district. Tourism investment and visitor spending can support the management and conservation of historic and natural sites and may benefit local communities by supporting local shops and services. Both tourist accommodation and attractions can also support direct and indirect employment.</p> <p>1 planning permission for tourism, sport and recreation in the countryside was granted in 2023/24. This was in Hemingford Grey associated with a water based activity centre.</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of housing completions for rural workers	LP20	10	14, 15	Ensure new homes for workers where they are required to live at or near their place of work in the countryside	0	No change	Cambridgeshire County Council (Business Intelligence (Research))
<p>To recognise the countryside's intrinsic character and protect high quality agricultural land the NPPF discourages the construction of isolated new homes in the countryside without special justification. Residential development in the countryside may be justified when accommodation is required to enable agricultural and certain other workers to live at or near their place of work due to the nature and demands of the work concerned.</p> <p>There were no completed dwellings for rural workers in 2023/24, this is the same as 2022/23.</p>							

SECTION C: STRENGTHENING COMMUNITIES

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number, % and tenure of affordable housing completions (gross)	LP25	3, 8, 18, 19	14, 15	Ensure that proposals for market housing development contribute to the delivery of affordable housing	Social Rented: 281 (56.88%)	Up	Cambridgeshire County Council (Business Intelligence (Research))
					Affordable Rented: 89 (18.02%)	Up	
					Shared Ownership: 124 (25.1%)	Down	
Number and % affordable housing completions (gross)	LP24	3	14, 15	Total Affordable: 494 (39.49%)	Up		

The availability of housing that is affordable is a major issue in the District, with a growing gap between average earnings and housing costs. A proposal will be supported where it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace (gross internal area) or more are proposed and it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance made up of other affordable tenure. In 2023/24, 494 new affordable homes were completed, up from 485 in 2022/23. This accounts for 39.49% of all new dwellings completed. 43% of completions were on qualifying sites (i.e. those that meet the affordable housing policy criteria), this is up from 37.87% in 2022/23. 368 of these affordable completions were on proposed Local Plan allocations (74.49% of the affordable total). This represents an increase from last year. Social rented dwellings has increased from 257 (52.98%), shared ownership has decreased from 228 (47.01%) in 2022/23. This indicator only measures affordable housing achieved through the planning system; other affordable homes may be provided by Registered Providers acquiring properties in housing market.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of affordable homes completed through rural exceptions schemes	LP28	18	14, 15	Facilitate the provision of land for housing focused on meeting the needs of people with an established connection to the place in which the new homes are built	0	Down	Cambridgeshire County Council (Business Intelligence (Research))

The Council is keen to facilitate a higher provision of affordable homes, particularly in rural areas, with a view to maintaining sustainable communities and meeting their specific housing needs. To achieve this the Council will support development on land where planning permission would not normally be granted for housing development and where consequently land values are low relative to policy compliant development sites. Such sites are referred to as 'rural exception sites', but are not limited to rural parts of the district and could be outside the built-up area of any settlement. In particular, rural exceptions schemes will be encouraged which support provision of affordable housing in settlements where it will not be delivered through allocated housing sites.

There were no affordable completions on rural exceptions sites in 2023/24. This is a significant decrease on 2022/23 (56).

This supports the Council's ambition to boost affordable home provision in rural areas.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Amount of C2 floorspace & number of bedrooms completed for older people and other residents	LP26	19	14, 15, 21	Ensure that specialist housing development contributes to a range of attractive housing options	Floorspace: 3793.6 sqm (gross) 1245.6 sqm (net) Bedrooms: 72 (gross) 47 (net)	Up Up	Cambridgeshire County Council (Business Intelligence (Research))
Number of self-contained (C3) specialist housing units provided by tenure					Market: 0 Affordable: 0	No change No change	
<p>The need for appropriate housing for older people is expected to increase significantly up to 2036. Projected increases in the number of Huntingdonshire households comprising people aged 65 and over, evidenced in the Cambridge sub-region SHMA (2013), informs an indicative need in Huntingdonshire in the period 2016-36 for around 4,000 units of specialist housing for older people, and 2,000 care home beds.</p> <p>The range of specialist housing for people aged under 65 is more limited, including housing with care and care/ nursing homes.</p> <p>The purpose of this policy is to ensure that specialist housing development contributes to a range of attractive housing options for older people and those with specific needs.</p> <p>There were 72 bedroom completions (gross, 47 net completions) for C2 for older people in 2023/24, this is a substantial increase from 135.70m² of floorspace and 4 rooms in 2022/23. 21/01107/REM accounted for 66 beds in Godmanchester whilst 21/01078/FUL accounted for a loss of 25 bedrooms in Huntingdon.</p> <p>There was no completions in 2023/24 for specialist C3 accommodation.</p>							

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of self build and custom build dwellings completed	LP25	3, 8, 18, 19	14, 15	Ensure all housing development in the district offers a genuine choice of different sizes and types of homes	6	Down	Huntingdonshire District Council
<p>Development of self and custom-build homes is growing in popularity as an alternative way for individuals and community groups to provide housing to meet particular needs either individually or for local communities. Under the Self-build and Custom Housebuilding Act 2015, the Council maintains a custom and self-build homes register to establish the level of demand for housing of this type, and must have regard to this in fulfilling its planning and housing functions. There were 6 self and custom-build dwellings completed in the monitoring year. This is a significant decrease from 48 self and custom-build completions in 2022/23.</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of Gypsy & Traveller pitches delivered	LP27	18	14, 15	Enable the appropriate provision of sites to meet the specific needs of Gypsies, Travellers and Travelling Showpeople	4	Up	Cambridgeshire County Council (Business Intelligence (Research))
Number of Travelling Showpeople plots delivered					0	No Change	
<p>The Council, working with neighbouring authorities, will maintain a local assessment of need for Gypsy and Traveller pitches and Travelling Showpeople plots. Evidence for the Local Plan is contained within the Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment 2016 (GTAA 2016). The GTAA 2016 identified a need for an additional 9 permanent residential Gypsy and Traveller pitches between 2016 and 2036 (of which 5 were needed between 2016 and 2021), and no specific need for Travelling Showpeople plots. It also identified a potential further need for between 0 and 19 additional pitches arising from existing households whom it was not possible to interview as a part of the GTAA process. The GTAA is in the process of being reviewed.</p>							

A total of 4 traveller pitches were delivered during the monitoring year (2023/24), all 4 pitches are the in Somersham parish. As of 31 March 2024 there was 14 pitches over 4 applications with permission and a further 10 planning applications under consideration for Gypsy and Traveller pitches. There were no completions or permitted developments in the monitoring year for Showpeople.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Dwelling completions by number of bedrooms (net)	LP25	3, 8, 18, 19	14, 15	Ensure all housing development in the district offers a genuine choice of different sizes and types of homes	1 Bed: 114	Down	Cambridgeshire County Council (Business Intelligence (Research))
					2 Bed: 326	Up	
					3 Bed: 436	Down	
					4 Bed: 369	Up	
					Not Known: -6	Up	

A diverse mixture of housing sizes, types and tenures is essential to help develop and maintain inclusive sustainable communities suitable for people with differing needs. The majority of C3 completions were 3 bed, a marginal decrease from 438 in 2022/23. The number of 2 and 4 bed dwellings has gone up marginally. This shows there is a good mix of housing coming forward within the District.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number and % of planning permissions granted for large scale development with a supporting rapid Health Impact Assessment	LP29	4	12	Facilitate safe, healthy and inclusive communities	0 (0%)	Down	Huntingdonshire District Council (Planning Policy)
Number and % of planning permissions granted for large scale major development with a supporting full Health Impact Assessment					0(0%)	Down	
<p>For larger development proposals, Health Impact Assessment (HIA) brings together a range of issues addressed in other policies in the Plan to focus on health impacts, acknowledging that a community's health is determined by economic, social, psychological and environmental influences, not just by its health services. HIA assesses the likely positive and negative impacts of a development proposal on the health of different groups in the population, and makes recommendations on how positive health impacts could be enhanced and negative impacts avoided or mitigated. In particular, it considers how the proposal will affect vulnerable people and considers both short- and long-term impacts. HIA should form an integral part of working up a development proposal, and should be undertaken at a sufficiently early stage for it to inform the proposed design and layout.</p> <p>Large Scale developments are those where 50 residential units or more will be built, and for other uses over 2,500m².</p> <p>There were 5 Large Scale developments approved in 2023/24, 0 of which were supported by a rapid Health Impact Assessment. Percentage is calculated from total Large Scale developments.</p> <p>A development is considered to be Large Scale Major if the number of residential units to be constructed is 200 or more, and for other uses where the developed floorspace is to be 10,000m² or more.</p> <p>There were 4 Large Scale Major developments approved in 2023/24, 0 of which was supported by a full Health Impact Assessment. Percentage is calculated from total Large Scale Major developments.</p>							

SECTION C: CONSERVING AND ENHANCING THE ENVIRONMENT

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Losses to biodiversity habitat	LP3, LP30	21, 25	4, 5, 12	Protect, maintain and enhance biodiversity and habitats	0ha	Up	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)
Additions to biodiversity habitat	LP3, LP30	21, 25	4, 5, 12		0ha	Down	
Total change in biodiversity habitat	LP3, LP30	21, 25	4, 5, 12		0ha	Up	
<p>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. There were no losses or additions in biodiversity habitat in 2023/24.</p>							

8 Analysis of Policy Performance and Effects

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	SSSI Condition	2023/24		Direction of Change	Data Source
						Area (ha)	%		
% of SSSIs in favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed/part destroyed condition	LP30	21	4, 5	Maintain, enhance and conserve Huntingdonshire's natural heritage	Favourable	1460.8	61.3	Down	Cambridgeshire & Peterborough Environmental Records Centre (CPERC)
					Unfavourable recovering	709.1	29.8	Down	
					Unfavourable no change	127.0	5.3	Up	
					Unfavourable declining	78.1	3.3	Down	
					Destroyed / Part destroyed	7.1	0.3	No change	

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.

Overall in 2023/24, there was no significant change in assessed SSSI condition in Huntingdonshire, with the majority of SSSI land still deemed to be in 'favourable' condition. However, there were changes to the assessed condition of units in three SSSIs - Berry Fen, Holme Fen and Woodwalton Fen.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result		Change 22/23 - 23/24	Data Source
Total number and % of Local Sites where positive conservation management is being or has been implemented during the last five years (Single Data List Indicator Ref 160)	LP30	21	4, 5	Maximise the % of Local Sites where positive conservation management is being implemented	Total number of Local Sites in Huntingdonshire used in analysis	136*	0	Cambridgeshire & Peterborough Environmental Records Centre
					Number	49	+1	
					%	36%	+0.7%	

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 a small increase in the percentage of sites deemed to be in positive conservation management during 2023/24.

As in previous years, Fenstanton Pits (West End Pits) CWS has been significantly affected by development in the year 2023/24. Development of a business park has been ongoing within the northern part of the site for at least ten years. This will result in a future boundary change for this CWS. The Elms Paddock CWS near Hail Weston, has been affected in 2023/24 by a development which includes the 'redevelopment of commercial/agricultural buildings with associated access and landscaping' on the northern side of the site. Approximately 10% of the CWS (of 1.15ha in total), which is semi-natural grassland, may be lost as a result of the development when completed. This will also likely result in a future boundary change for the CWS. An area of orchard at the southern end of Heath Fruit Farm CWS has likely been lost in 2023/24 due to a development described as the 'demolition of existing dwelling and construction of replacement detached dwelling including change of use of part agricultural (orchard) land to residential curtilage to the rear'. This will likely result in the boundary of the CWS being amended in the SE corner of the site. In April 2023 permission was granted for 'Construction of a boat slipway and access track, boat hut and jetty, part change of use of changing rooms and toilet block to café (Use Class E) and diversification of existing activities relating to the approved use of the site as a water-based activity' at Lake Ashmore Water Sports Centre, Hemingford Grey. This will impact a large proportion of Marsh Lane Gravel Pits CWS, however the significance of the impacts on the wildlife interest of the site is yet to be determined.

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

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Local Geological Sites (LGS)	Area of LGS (ha)
Great Fen: Holme Fen and Whittlesea Mere	1463.9
Ramsey Heights Brick Kiln and Clay Pits	5.47
Local Geological Sites in Cambridgeshire and Peterborough are now designated at CWS Panel meetings in line with the procedures for County Wildlife Sites. Huntingdonshire currently has two Local Geological Sites. There have been no changes to the numbers or boundaries of LGSs in Huntingdonshire in the period 2023/24.	

SAC Name	Total area of SAC (ha)	Area within Huntingdonshire (ha)
Fenland	619.41	209.05
Ouse Washes	337.73	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 2023/24.		

SPA Name	Total area of SPA (ha)	Area within Huntingdonshire (ha)
Ouse Washes	2498.61	45.25
SPAs are sites designated under the EU Birds Directive. There has been no change in SPAs in Huntingdonshire during 2023/24.		

Ramsar Sites	Total area of Ramsar site (ha)	Area within Huntingdonshire(ha)
Ouse Washes	2518.66	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 2023/24.		

National Nature Reserve (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 2023/24.		

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

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

LNRs are designated by Natural England and the relevant local authority, Cambridgeshire contains 25 LNRs. They all have public access. There has been no change in LNRs in Huntingdonshire during 2023/24.

LNR area & population	2023/24	2022/23
LNR area in Huntingdonshire (ha)	69.49	69.49
Population in Huntingdonshire - figures for population are revised mid-year estimates from Office for National Statistics for 2017 and 2016 respectively rounded to the nearest 100	186,100	184,100
LNR area per 1000 people (ha)	0.37	0.38

The table shows the figures for LNR area per 1,000 people in Huntingdonshire. There has been an increase in the population in Huntingdonshire and no change in the area of land designated as LNR during 2023/24. There has been an associated decrease in the LNR area per 1,000 people figure.

Sites of Special Scientific Interest (SSSI)	2023/24	2022/23
No. of SSSIs within Huntingdonshire	27	27
Total area of SSSIs (ha)	4880.2	4880.2
Number of SSSI units in Huntingdonshire	60	60
Total area of SSSI land within Huntingdonshire (ha)	2382.1	2382.1

SSSIs are protected under the Wildlife and Countryside Act 1981. There has been no change to SSSI numbers or area in Huntingdonshire or Cambridgeshire during 2023/24.

County Wildlife Sites (CWSs)	2023/24	Change 22/23 - 23/24
No. of CWSs within Huntingdonshire	136	0
Total area of CWSs (ha)	2348.59	0
Total length of linear sites (km) 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.	133.92	0
Total area of CWS land within Huntingdonshire (ha)	2018.27	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 have been no changes to the boundaries or numbers of County Wildlife Sites in Huntingdonshire in 2023/24.		

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Target	Result	Direction of Change	Data Source
Open space managed to Green Flag Award standard	LP32	16	4, 12	Maximise the amount of eligible open spaces managed to Green Flag standard	3 sites totalling 176ha	No change	Huntingdonshire District Council (Countryside Services Team)
Number of planning applications permitted involving the loss of open space which is not to be replaced off-site, or a financial contribution made					1	Down	Huntingdonshire District Council

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

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'.

Open space managed to Green Flag Award standard by Huntingdonshire District Council is made up of 3 sites: Hinchingbrooke Country Park in Huntingdon (69ha), Paxton Pits Nature Reserve in Little Paxton (75ha) and Priory Park in St Neots (32ha). Just outside of the monitoring year in July 2024, St Neots Riverside Park including miniature railway (29ha) was also granted Green Flag Status.

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.

There was one planning application involving loss of open space which was not replaced off-site in 2023/24.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of planning permissions granted which require a low emissions strategy	LP36	24	9, 10	Ensure effects on air quality by developments are mitigated	0	No change	Huntingdonshire District Council

Pollution can arise from a wide variety of the activities and sources. Development types that are sensitive to poor air quality include, but will not be limited to, residential uses, schools, hospitals and children's playing areas. Where pollution issues are likely to arise pre-application discussions should be held with the Council, the relevant pollution control authority and stakeholders with a legitimate interest. An air quality assessment should be undertaken for proposals that may adversely affect or be affected by poor air quality.

There are four Air Quality Management Areas (AQMAs) in Huntingdonshire – Huntingdon, Brampton, St Neots and Fenstanton, identified where the annual mean level of nitrogen dioxide exceeds 40µg/m³. The main source of nitrogen dioxide is vehicle emissions. Careful monitoring of the nitrogen dioxide levels occurs within these areas and the Council has developed an Air Quality Action Plan which includes actions to promote cycling and walking and reducing the need to travel by car.

Whether or not effects are considered to be significant is a judgement for the Council, but will include instances where there is predicted to be an increase in nitrogen dioxide of 3µg/m³ or more. Where an air quality assessment shows that as a result of the proposed development the affect on air quality could be significant, the proposal will need to be supported by a low emissions strategy. Such a strategy should concentrate on identifying measures that will tackle the air quality issues identified in the assessment. Actions with permanent or long lasting effects should be prioritised as well as actions identified in applicable air quality action plans.

In 2023/24 no permission was granted where an Air Quality Assessment identified the need for a low emissions strategy.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of planning permissions granted with an agreed contamination mitigation strategy	LP37	24	2, 10	Avoid ground contamination and groundwater pollution	3	Up	Huntingdonshire District Council
Number of planning permissions for the specified development types granted in a SPZ 1 where adequate safeguards against possible contamination have not been agreed					0	No Change	

Failing to deal adequately with contamination could cause harm to human health, property and the wider environment. It could also limit or preclude new development. In matters of contamination the Council works with the Environmental Agency. However, the onus is on the developer to ensure that all proposals are situated on land where it will be safe and suitable for the proposed use. In some circumstances remediation works will be required to make land safe prior to development. A preliminary risk assessment (desk-top study and reconnaissance survey) should be undertaken as a requirement for validating relevant planning applications. Planning permission will only be granted when it can clearly be demonstrated that the development can proceed as proposed without causing pollution to controlled waters or significant risks to human health. Planning conditions will be applied to manage any outstanding detailed surveys, investigation, modelling, remediation and verification. There was 3 planning permissions granted with an agreed Contamination Mitigation Strategy in 2023/24. It is common for a condition to be attached to a planning permission regarding contamination. Once detailed survey work can be undertaken, its findings are submitted as a discharge of condition application to the Council where the details are considered in consultation with Environmental Health teams.

Groundwater provides a third of the drinking water in England and Wales, and maintains the flow in many rivers. It is crucial that development does not cause contamination of these sources so that the water is safe for human consumption. The Environment Agency has identified source protection zones (SPZs) and maintains maps showing the three main zones: inner (zone 1), outer (zone 2) and total/ source catchment (zone 3) in addition to a range of sub-zones. The main area of SPZs in the district is located to the east of Huntingdon and south of St Ives. There are also SPZs at Little Paxton and south and east of Waresley/ Great Gransden. During the monitoring year no planning permissions were granted in an SPZ 1.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of conservation character assessments reviewed within the last five years	N/A	21	6, 7	Conservation of heritage assets in the district	0	No Change	Huntingdonshire District Council
<p>Huntingdonshire contains many sites of historic importance which are protected under specialist legislation including the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Some heritage assets make a particularly strong contribution to local identity, either individually or collectively. Any development proposal which may have an impact on these should clearly demonstrate what that impact is likely to be, how it will be addressed and how any adverse impact will be mitigated. Historic England and Cambridgeshire County Council (CCC) have responsibility for the management of the historic environment through their Sites and Monuments Record and the Cambridgeshire Historic Environment Record. These provide extensive information on Huntingdonshire's historic environment and can assist in appreciating the potential impact of a development proposal on a heritage asset or its setting. No conservation character assessments have yet been reviewed in the last 5 years due to staff resource issues, there is instead a focus on preparing character assessments for conservation areas that do not have an assessment at all.</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number and % of planning applications refused on grounds of impact on heritage assets	LP34	21	6, 7	Ensure development proposals protect and conserve the district's heritage assets	63 (39.34%)	Up	Huntingdonshire District Council
<p>As heritage assets are irreplaceable, any harm to or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, such as scheduled monuments, grade I and II* listed buildings and grade I and II* registered parks and gardens should be wholly exceptional. In 2023/24 there were a total of 160 refusals of which 63 were contrary to LP34, this is down from 69 refusals contrary to LP34 in 2022/23. The percentage is calculated from total refusals.</p>							

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number and % of planning applications refused on grounds of impact on the countryside	LP33	10	6	Reuse or replacement of buildings in the countryside	9 (5.63%)	Down	Huntingdonshire District Council

As introduced in 'What does the Local Plan do?', permitted development rights for changes of use of agricultural buildings to homes (use class 'C3') and 'flexible use', within certain limitations and with certain exceptions, are dealt with through a process known as 'Prior Approval' or 'Prior Notification'. The requirements of this policy will apply to proposals that are outside the limitations of that process, with development possible through 'Prior Approval' or 'Prior Notification' being a material consideration in the decision making process.

In 2023/24 there were a total of 160 refusals of which 9 were contrary to LP33. The percentage is calculated from total refusals.

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Number of applications refused on the basis of impact on trees, woodland, hedges and hedgerows	LP31	21	5	Protecting existing trees, woodlands, hedges and hedgerows	19 (11.89%)	Up	Huntingdonshire District Council

Trees, woodlands, hedges and hedgerows provide important habitats for a range of species, provide shelter, help reduce noise and atmospheric pollution and also store carbon dioxide, helping to mitigate against climate change. A hedge is generally found within a settlement and often has an amenity or ornamental role; a hedgerow is more commonly found in a rural setting although some old hedgerows remain within settlements and often provide field boundaries and may comprise a range of native species. They add to the character and quality of the local environment, can have historic value (e.g., ancient woodlands) and can offer recreation opportunities supporting health and wellbeing. Trees along a river bank also help to protect the river edge and shade the water reducing the potential for water to warm and thereby hold less oxygen, which is detrimental to biodiversity.

In 2023/24 there were a total of 160 refusals of which 19 were contrary to LP31. The percentage is calculated from total refusals.

8 Analysis of Policy Performance and Effects

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Indicator	Related Policy	Related Spatial Objective	Related SA Objective	Intention	Result	Direction of Change	Data Source
Permitted renewable energy capacity in MW	LP35	21	6, 7, 8	Maximise the overall provision of renewable energy capacity	Wind onshore: 0.1220	Up	Cambridgeshire County Council (Business Intelligence (Research))
					Solar photovoltaics: 14.5467	Up	
					Hydro: 0	No change	
					Biomass: 0.65	Up	
					Total: 15.3187	Up	
Completed renewable energy capacity in MW					Wind onshore: 0	No change	
					Solar photovoltaics: 0.99255	Down	
					Hydro: 0	No change	
					Biomass: 0	No change	
					Total: 0.99255	Down	

Together with energy conservation measures, renewable energy generation is central to efforts to reduce reliance on fossil fuels and achieve international agreements and the requirements set out in UK legislation on reductions in carbon dioxide emissions in order to tackle climate change.

Eight renewable energy applications were permitted in the monitoring year (2023/24). Seven were for solar photovoltaic installations and one was for wind turbine installations.

There were 0.99255MW completions in 2023/24, which were all solar photovoltaics installations in two parishes. These were modest sized proposals so completions are down from last year (20.1764 MW) which saw the completion of a solar farm in Wood Walton.

Appendix 1 Local Plan to 2036 Spatial Objectives

The Local Plan to 2036 spatial objectives summarise key policy directions and help provide a framework for developing appropriate indicators and targets for monitoring purposes.

Topics	Objectives
Cross-cutting	1. To maintain a good supply of suitable land growth in sustainable locations and focusing on previously developed land, offering sites of a variety of sizes and types to meet a range of market demands.
	2. To promote high quality, well designed, locally distinctive, sustainable development that is adaptable to climate change and resilient to extreme weather.
	3. To provide better job opportunities and more affordable homes to help create a more balanced and diverse local population and encourage more young people to stay or move here.
	4. To facilitate opportunities for people to pursue a healthy lifestyle, actively participate in their community and have a high quality of life.
Supporting a diverse, thriving economy	5. To promote economic growth and resilience and diversify the range of businesses active across the district that can add greater value to the local economy.
	6. To maximise the benefits for Huntingdonshire of the Alconbury Enterprise Zone.
	7. To maximise the advantages offered by Huntingdonshire's strategic location to develop sector specialisms, supply chains and business accommodation that complement existing local growth sectors.
	8. To increase the proportion of economically active residents in the district and promote education and skills that meet the future needs of the local economy.
	9. To enhance the role of Huntingdon, St Neots, St Ives and Ramsey's town centres helping them to adapt to modern retail trends and focusing commercial developments towards the most accessible locations.
	10. To support agriculture, farm diversification, estate management and rural tourism that will sustain the function and character of the countryside and its communities.

Appendix 1 Local Plan to 2036 Spatial Objectives

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

	11.To protect the best and most versatile agricultural land from built development.
Providing sufficient infrastructure to support healthy communities	12.To maintain an up-to-date Infrastructure Delivery Plan to identify the infrastructure needs of proposed developments and to prioritise investment to be provided by developer contributions and other identifiable sources.
	13.To focus investment on improving access in strategic expansion locations to make optimum use of available resources.
	14.To facilitate sustainable modes of travel and give high priority to providing access to public transport and provision of segregated routes for walking and cycling.
	15.To provide for adequate infrastructure to meet the needs of new growth and facilitate active, cohesive communities and sustainable lifestyles.
	16.To ensure inclusive and accessible provision for community needs including education, health, social care, policing, sports, libraries, play and open space, green infrastructure and integrated community facilities.
Meeting the needs of a changing population	17.To provide for a quantity and quality of housing growth to support the economic aspirations of the district while contributing to sustainable patterns of development.
	18.To provide a range of market and affordable homes that enables choice between types, sizes and tenures as well as over lifetimes and within individual communities.
	19.To provide opportunities for vulnerable people to live independent lives with support to meet their needs.
	20.To promote attractive, safe and distinctive residential neighbourhoods in which people can meet their day-to-day social, health, educational, recreational and convenience shopping requirements with access to sustainable transport to meet other needs.
Working with our climate, landscape and heritage	21.To maintain, enhance and conserve Huntingdonshire's historic environment, characteristic landscapes, natural habitats and biodiversity.
	22.To utilise sustainable design and construction techniques; as a minimum to meet national standards for building performance as they evolve and to exceed them where feasible and viable to do so.
	23.To take advantage of opportunities for minimising energy and water use and for securing carbon emissions reductions in all new development and transport choices.

	<p>24.To encourage waste management and pollution control practices which minimise and reduce contributions to climate change and avoid adverse impacts on the local environment or human health.</p>
	<p>25.To conserve and enhance Huntingdonshire's strategic green infrastructure, including the Great Fen and the belt of ancient woodland north of Alconbury, the River Great Ouse and its associated landscape corridor, Grafham Water and its circle of ancient woodlands and the Nene Valley, and to promote a balance between conservation and public access to and enjoyment of these assets.</p>

Appendix 2 Local Plan to 2036 Sustainability Appraisal Objectives

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Appendix 2 Local Plan to 2036 Sustainability Appraisal Objectives

SA Topic	SA Objective
Land, Water and Flood Risk	<ol style="list-style-type: none"> 1. Minimise development on greenfield land, maximise development on previously developed land or land with the lowest agricultural value 2. Protect water resources (both quality and quantity) 3. Manage and minimise all forms of flood risk (taking into account climate change)
Green Infrastructure and Open Space	<ol style="list-style-type: none"> 4. Improve the quantity and quality of publicly accessible open and natural green space and promote the strategic green infrastructure network and links to it
Biodiversity	<ol style="list-style-type: none"> 5. Protect, maintain and enhance biodiversity and habitats
Landscape	<ol style="list-style-type: none"> 6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements
Heritage	<ol style="list-style-type: none"> 7. Protect, maintain and enhance heritage assets, whether they are designated or not
Climate Change and Energy	<ol style="list-style-type: none"> 8. Reduce emissions of greenhouse gases and improve energy efficiency
Pollution	<ol style="list-style-type: none"> 9. Improve air quality 10. Avoid unnecessary light, noise and visual pollution
Waste and Recycling	<ol style="list-style-type: none"> 11. Reduce waste production and increase reuse, recycling and composting
Health and Wellbeing	<ol style="list-style-type: none"> 12. Promote built environments that encourage and support physical activity, including extending and improving access to facilities 13. Promote accessibility of cultural and social activities
Population and Housing	<ol style="list-style-type: none"> 14. Ensure all groups in society have access to decent, appropriate and affordable accommodation
Deprivation, Crime and Access to Services	<ol style="list-style-type: none"> 15. Redress inequalities 16. Reduce and prevent crime, anti-social behaviour and the fear of crime 17. Improve the quality, range and accessibility of social and community services and facilities including promotion of multi-purpose design and use and efficient use of these resources

Local Plan to 2036 Sustainability Appraisal Objectives Appendix 2

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Employment, Business, Retail and Tourism	18. Improve access to satisfying work, appropriate to skills, potential and place of residence 19. Positively and pro-actively encourage sustainable economic growth by improving the efficiency, competitiveness, vitality and viability of the local economy
Education	20. Ensure that the educational needs of the growing population are served locally while improving uptake of learning and training opportunities
Transport Infrastructure and Commuting	21. Reduce the need to travel and promote necessary infrastructure improvements and sustainable modes of transport (walking, cycling, and public transport)

Appendix 3 Local Plan to 2036 Monitoring Framework

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

Appendix 3 Local Plan to 2036 Monitoring Framework

Policy	Indicators	Related spatial objectives	Related SA objectives	Responsible agencies
LP 1 Amount of Development	Number and % of housing completions by settlement type	9	1, 8, 12, 13, 17, 18, 19, 20, 21	Huntingdonshire District Council, landowners, developers, registered providers
	Amount and % of employment development by settlement type			
	Amount and % of completed office, retail and leisure development in town centres			
LP 2 Strategy for Development	Amount and % of completed retail, office and leisure development in town centres	1, 9, 11, 15, 17, 20, 23, 25	1, 4, 5, 6, 8, 12, 18, 21	Huntingdonshire District Council, Cambridgeshire & Peterborough Combined Authority (Business Board), landowners, developers, Cambridgeshire County Council, infrastructure and service providers
	Amount and type of employment land available			
	No. and % of housing completions by settlement type			
	Amount and % of employment development by settlement type			
	CIL receipts/expenditure monitoring			
	S106 monitoring			
	Gross no. and % new dwellings on previously developed land			
	Amount and % of employment floorspace developed on previously developed land			
LP 3 Green Infrastructure	Losses to biodiversity habitat	21, 25	4, 5, 12	Huntingdonshire District Council, Cambridgeshire County Council, town and parish councils, environmental
	Additions to biodiversity habitat			

Local Plan to 2036 Monitoring Framework Appendix 3

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

	Total change in biodiversity habitat			protection agencies, landowners, developers
LP 4 Contributing to Infrastructure Delivery	Annual CIL receipts/ expenditure monitoring	12, 15, 16, 20	12, 13, 14, 17, 20, 21	Huntingdonshire District Council, Cambridgeshire County Council, town and parish councils, landowners, developers, registered providers, infrastructure and service providers
	S106 monitoring			
	Rolling update of GIIDP			
	Completion of A14 trunk road upgrade			
	Completion of A428 trunk road upgrade between Black Cat and Caxton Gibbet junctions			
	Provision of additional capacity at Huntingdon, Oldhurst, Ramsey, Somersham and St Neots Waste Water Treatment Works			
LP 5 Flood Risk	Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds	2	3	Huntingdonshire District Council, Landowners, developers, registered providers, Environment Agency
LP 6 Waste Water Management	Number of planning permissions granted contrary to advice of Environment Agency on flooding or water quality grounds	24	2, 3	Huntingdonshire District Council, Environment Agency, Natural England, Anglian Water, developers, infrastructure and service providers
LP 7 Spatial Planning Areas	No. and % of housing completions by settlement type	9	1, 8, 12, 13, 17, 18, 19, 20, 21	Huntingdonshire District Council, landowners, developers, registered providers
	Amount and % of employment development by settlement type			
	Amount and % of completed office, retail and leisure development in town centres			

Appendix 3 Local Plan to 2036 Monitoring Framework

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

LP 8 Key Service Centres	No. and % of housing completions by settlement type	20	1, 8, 12, 13, 17, 18, 20, 21	Huntingdonshire District Council, landowners, developers, registered providers
	Amount and % of employment development by settlement type			
LP 9 Small Settlements	No. and % of housing completions by settlement type	21	1	Huntingdonshire District Council, landowners, developers, registered providers
	Amount and % of employment development by settlement type			
LP 10 The Countryside	No. of planning permissions granted on unallocated sites on grade 1 & 2 agricultural land	21	1	Huntingdonshire District Council, landowners, developers, registered providers
LP 11 Design Context	No. of applications granted for large scale major development supported by an appropriate masterplan or design code	2, 4, 14, 20, 21, 22	6, 7	Huntingdonshire District Council, landowners, developers, registered providers
LP 12 Design Implementation	% of dwellings completed at specified densities	2, 4, 14, 20, 21, 22, 23	6, 7, 8, 10, 11, 16	Huntingdonshire District Council, landowners, developers, registered providers
	Average household water consumption			
LP 13 Placemaking	No. of applications granted for large scale major development supported by an appropriate masterplan or design code	2	6, 8, 16	Huntingdonshire District Council, landowners, developers, registered providers
LP 14 Amenity	No. of applications refused where grounds of refusal included detriment to neighbouring properties	24	10, 16	Huntingdonshire District Council, landowners, developers, registered providers
LP 15 Surface Water	No. of planning permissions granted contrary to the advice of Environment Agency on flooding or water quality grounds	2	2, 3	Huntingdonshire District Council, Cambridgeshire County Council as Lead Local Flood Authority, landowners, developers, registered providers

Local Plan to 2036 Monitoring Framework Appendix 3

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

LP 16 Sustainable Travel	No. and % of housing completions by settlement type	14, 20	21	Huntingdonshire District Council, landowners, developers, registered providers
	No. and % of planning permissions granted for major development supported by a Transport Assessment, Transport Statement and/or Travel Plan			
LP 17 Parking Provision and vehicle Movement	Number and % of planning permissions for new main town centre uses of over 600m ² net internal floorspace achieving at least one cycle space for every 25m ² of net internal floorspace	2	16	Huntingdonshire District Council, landowners, developers, registered providers
	Number of new homes permitted with no off-street parking			
LP 18 Established Employment Areas	Amount of floorspace developed for employment by type in Established Employment Areas	5	18, 19	Huntingdonshire District Council, landowners, developers
	Losses of employment floorspace in Established Employment Areas to non-employment uses			
LP 19 Rural Economy	Amount of floorspace developed for employment by type (gross and net in m ² in the countryside)	5, 10	19	Huntingdonshire District Council, landowners, developers
	No. of planning permissions granted for tourism, sport and recreation in the countryside			
LP 20 Homes for Rural Workers	No. of housing completions for rural workers	10	14, 15	Huntingdonshire District Council, landowners, developers
LP 21 Town Centre Vitality and Viability	Total amount of completed retail, office and leisure development	5, 9	6, 7, 19	Huntingdonshire District Council, landowners, developers
	Amount and % of completed retail, office and leisure development in town centres			

Appendix 3 Local Plan to 2036 Monitoring Framework

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

LP 22 Local Services and Community Facilities	Amount and % of completed retail, office and leisure development (gross and net)	15, 16, 20	17, 18, 19, 20	Huntingdonshire District Council, landowners, developers, town & parish councils
	Amount of completed floorspace for other use classes (net)			
LP 23 Tourism and Recreation	Number of permissions granted for tourism, sport and recreation in the countryside	5, 10	6, 7, 12, 13, 17, 19	Huntingdonshire District Council, landowners, developers
LP 24 Affordable Housing Provision	No. and % affordable housing completions (gross)	3	14, 15	Huntingdonshire District Council, landowners, developers, registered providers, Homes England
LP 25 Housing Mix	Dwelling completions by number of bedrooms	3, 8, 18, 19	14, 15	Huntingdonshire District Council, landowners, developers, registered providers
	No. of self build and custom build dwellings completed			
	Number, % and tenure of affordable housing completions (gross)			
LP 26 Specialist Housing	Amount of C2 floorspace & no. of bedrooms completed for older people and other residents	19	14, 15, 21	Huntingdonshire District Council, landowners, developers, registered providers
	Number of self-contained (C3) specialist housing units provided by tenure			
LP 27 Gypsies, Travellers and Travelling Showpeople	No. of Gypsy & Traveller pitches delivered	18	14, 15	Huntingdonshire District Council, landowners, developers, registered providers, travelling community
	Number of Travelling Showpeople plots delivered			
LP 28 Rural Exceptions Housing	Number of affordable homes completed through rural exceptions schemes	18	14, 15	Huntingdonshire District Council, landowners, developers, registered providers, parish councils

Local Plan to 2036 Monitoring Framework Appendix 3

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

LP 29 Health Impact Assessment	No. and % of planning permissions granted for large scale development with a supporting rapid Health Impact Assessment	4	12	Huntingdonshire District Council, landowners, developers, registered developers
	No. and % of planning permissions granted for large scale major development with a supporting full Health Impact Assessment			
LP 30 Biodiversity and Geodiversity	Losses to biodiversity habitat	21	4, 5	Huntingdonshire District Council, Natural Cambridgeshire Local Nature Partnership, The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire, Cambridgeshire and Peterborough Biodiversity Partnership, Natural England, landowners, developers, registered providers
	Additions to biodiversity habitat			
	Total change in biodiversity habitat			
	Total number and % of Local Sites where positive conservation management is being or has been implemented during the last five years (Single Data List Indicator Ref 160)			
	% of SSSIs in favourable, unfavourable recovering, unfavourable no change, unfavourable declining, destroyed/part destroyed condition			
LP 31 Trees, Woodland, Hedges and Hedgerows	Number of applications refused on the basis of impact on trees, woodland, hedges and hedgerows	21	5	Huntingdonshire District Council, Cambridgeshire and Peterborough Biodiversity Partnership, Natural England, landowners, developers, registered providers
LP 32 Protection of Open Space	Open space managed to Green Flag award standard	16	4, 12	Huntingdonshire District Council, Sport England, landowners, developers, registered providers
	No. of planning applications permitted involving the loss of open space which is not to be replaced offsite, or a financial contribution made			

Appendix 3 Local Plan to 2036 Monitoring Framework

Huntingdonshire District Council Local Plan | Annual Monitoring Report - Part 2 (Policy Analysis) 2023/24

LP 33 Rural Buildings	No. and % of planning applications refused on grounds of impact on the countryside	10	6	Huntingdonshire District Council, landowners, developers, registered providers
Chapter 8 Conserving and Enhancing the Environment - Heritage Strategy	No. of conservation character assessments reviewed within the last five years	21	6, 7	Huntingdonshire District Council, landowners, developers, registered providers, Historic England, Cambridgeshire County Council
LP 34 Heritage Assets and their Settings	Number and % of planning applications refused on grounds of impact on heritage assets	21	6, 7	Huntingdonshire District Council, landowners, developers, registered providers
LP 35 Renewable and Low Carbon Energy	Permitted renewable energy capacity in MW	21	6, 7, 8	Huntingdonshire District Council, landowners, developers, registered providers
	Completed renewable energy capacity in MW			
LP 36 Air Quality	Number of planning permissions granted which require a low emissions strategy	24	9, 10	Huntingdonshire District Council, landowners, developers, registered providers
LP 37 Ground Contamination and Groundwater Pollution	Number of planning permissions granted with an agreed contamination mitigation strategy	24	2, 10	Huntingdonshire District Council, landowners, developers, registered providers
	Number of planning permissions for the specified development types granted in a SPZ 1 where adequate safeguards against possible contamination have not been agreed			
LP 38 Water Related Development	No. of planning permissions granted contrary to the advice of the Environment Agency on flooding or water quality grounds	10	2, 3, 5, 10, 14	Huntingdonshire District Council, landowners, developers, registered providers, Environment Agency