

Additional Preferred Sites May 2026

Huntingdonshire District Council | Additional Preferred Sites May 2026

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Introduction

- 1.1** Representations made on the Preferred Options draft Local Plan have led to the re-evaluation of a number of sites. A collection of smaller additional sites have been identified that could be suitable for allocation. Adding these to the pre-submission Local Plan would give greater resilience to the local plan development strategy and assist with maintaining the 5 year housing land supply required by government.
- 1.2** The following small sites are proposed to be included as additional draft allocations in Huntingdonshire's Local Plan to 2046. The table below identifies the sites and the key reasons why they are being considered. Comments received on these sites during the Land Availability Assessment consultation between 18 September 2024 and 27 November 2024 have been taken into account in the production of the proposed allocations.

Site Name	Proposed use	Proposed change	Key reasons
Home Farm, Bythorn CfS:111	15 homes	Proposed allocation to replace Bythorn 1 (West of Warren Lane)	<ul style="list-style-type: none"> Significantly preferred by local residents Potential heritage benefits LAA - 3 support; 1 object; 4 unsure Parish Council prefer this over the proposed site west of Warren Lane
Fruit Field, Catworth CfS:12	25 homes	Proposed additional allocation	<ul style="list-style-type: none"> Would contribute to supply of smaller sites LAA - 7 support; 3 object; 3 unsure Parish Council support
Land west of Grafham Road, Ellington CfS:35	35 homes	Proposed additional allocation	<ul style="list-style-type: none"> Would contribute to supply of smaller sites LAA - 1 support; 1 object; 3 unsure
South of Village Farm, Grafham CfS:23-2481	35 homes	Proposed additional allocation	<ul style="list-style-type: none"> Would contribute to supply of smaller sites LAA -1 support; 3 object; 2 unsure Parish Council object to original proposal as it was considered too large – site reduced from developer's aspiration of 60 to 35.
Woodlane Farm, Ramsey Forty Foot CfS:271	25 homes	Proposed additional allocation	<ul style="list-style-type: none"> Would contribute to supply of smaller sites LAA -2 support; 4 object; 1 unsure No response from Ramsey Town Council
East of Stow Road, Spaldwick CfS:305	90 homes	Proposed additional allocation	<ul style="list-style-type: none"> Additional information submitted illustrating a phased development LAA - 1 support; 1 object; 2 unsure Parish Council support

Reserve Site

- 1.3** To ensure that we can demonstrate an effective supply of development land across the plan period and to provide flexibility to respond to changing circumstances the Council is considering the inclusion of a Reserve Site within the Huntingdonshire Local Plan to 2046. This reserve site would probably only be considered for release if the authority's Annual Monitoring Report indicates one or more of the following situations has arisen:
- there is clear evidence to demonstrate that one of the allocated strategic sites within Huntingdonshire's Local Plan to 2046 is not available for delivery of the allocated uses
 - additional growth is necessary to contribute to essential infrastructure provision of wider benefit to the community beyond the reserved site alone
 - the local housing need figure arising from the government's standard housing methodology has increased by more than 20% and the additional need cannot be met through expediting delivery of allocated sites, and adoption of a replacement local plan is scheduled to be more than 2 years away
 - the Cambridgeshire and Peterborough Combined Authority's (CPCA) Spatial Development Strategy (forthcoming) indicates that demand for growth in the North Huntingdon Growth Cluster Opportunity Zone has substantially increased
- 1.4** This site is included within this consultation as 'Reserve Site A: Sapley Park Garden Village'. This site aligns with the CPCA's North Huntingdon Opportunity Zone identified in the [Local Growth Plan](#) and could contribute to the delivery of the A141 upgrade and a railway station at Alconbury Weald. Potential exists to develop this site in two phases (if required) with an initial phase of 1,530 homes, 9.4ha of employment land and supporting infrastructure and other uses. A second larger phase would establish a full new community with potential to support delivery of the CPCA's Local Growth Plan's aspiration for a railway station at Alconbury Weald.
- 1.5** We are seeking views on the possible inclusion of the above sites in the Huntingdonshire Local Plan to 2046.

Sustainability Appraisals

- 1.6** We are not reconsulting on the Sustainability Appraisals of these sites at this time as they remain unchanged from the previous consultation. Comments received previously will be reconsidered alongside responses to this consultation.

How to get involved

2.1 We welcome your responses on all aspects of this Additional Preferred Sites consultation.

2.2 The consultation runs for four weeks from 13 May 2026 to 11.59pm on 10 June 2026.

We strongly encourage residents, businesses, local organisations and interest groups to get involved now rather than wait for a planning application to come in for development and then object to it when the principle of the proposal has already been agreed through the Local Plan and there are only the details left to influence.

Online Engagement Portal

2.3 You can respond to the consultation using the Council's online consultation portal at: <https://consult.huntingdonshire.gov.uk/kse>. There is a set of 'FAQs' which explain how to register if you are new to the system and how to reset your password if you need a reminder of it.

2.4 The Additional Preferred Sites consultation can be found in a box which gives the start and finish dates for the public engagement period. Underneath this there are two green buttons to help you get to the right part of the consultation portal:

LEARN MORE

RESPOND

1) The '**Learn more**' button takes you to a page showing the following choices:

About This Consultation

PROPOSAL

WHAT PEOPLE SAY

- Selecting 'About this consultation' will take you to a page with information about the consultation and links to any supporting documents.
- Selecting 'Proposal' will allow you to scroll through and read the consultation document.
- Selecting 'What people say' will allow you to see the comments that people have made on each section, option or question.

2) The '**Respond**' button takes you a page asking you to either login or, if you haven't used the system before, to register as a user. You can then navigate the document using the chapter list down the left hand side to take you to the section you are interested in. Then you will be able to enter your comment on that section/ option/ question.

Where to see a paper copy

2.5 Printed copies are available to view at: Customer Services Centre, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon. Opening hours are: Monday to Thursday 8:45 to 17:00 and Friday 8:45 to 16:30 (excluding Bank Holidays).

2.6 Queries can be directed to Planning Policy by:

- **Email:** local.plan@huntingdonshire.gov.uk
- **Telephone:** 01480 388424

How to get involved

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- **Post:** Planning Policy, Huntingdonshire District Council, Pathfinder House, St Mary's Street, Huntingdon, PE29 3TN
- **Social media:** [Huntingdonshire DC](#) | [Twitter](#), [Instagram](#), [Facebook](#) | [LinkedIn](#)

Privacy notice

- 2.7** The content of responses cannot be treated as confidential and all responses will be made available for others to see. Please make sure that your response does not reveal personal information about yourself or others.

Bythorn 1: Home Farm, Bythorn

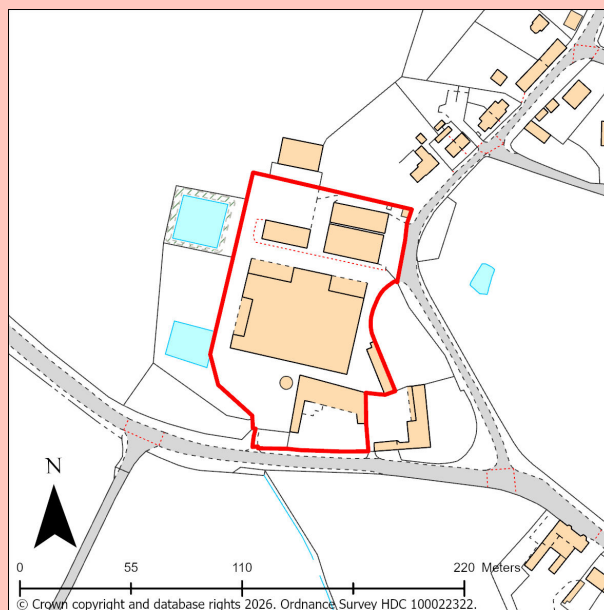
Site Draft Allocation Bythorn 1

Home Farm, Bythorn

0.98 ha of land at Home Farm, Bythorn is allocated for residential development of about 15 homes.

Successful development of the site will require:

- a. provision of high quality design which reflects the character of the area reusing materials and existing buildings as far as possible
- b. decontamination to an acceptable standard to ensure residential amenity
- c. provision of a strong landscaping scheme to allow for the transition to the open countryside along the western and northern boundaries informed by a proportionate Landscape and Visual Impact assessment
- d. provision of a proportionate flood risk assessment and drainage strategy, taking into account residual risk from culvert and detailed assessment of surface water flood risk including climate change
- e. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- f. design that is sensitive to the setting of the conservation area and nearby listed building of Bythorn House informed by a detailed heritage assessment
- g. provision of safe vehicular access onto Thrapston Road and Warren Lane
- h. seeking opportunities to maximise incidental extraction of any minerals as part of the development



3.1 The site is located on the western edge of Bythorn. It is set on fairly elevated ground and slopes down in a south easterly direction so the northern part of the site is more prominent in longer landscape views. A Landscape and Visual Impact Assessment should demonstrate how a proposal can respond to its wider countryside setting.

3.2 The majority of the site is within the Bythorn Conservation Area and is adjacent to a grade II listed building (Bythorn House). There are several existing large structures and hardstanding on the site associated with its current agricultural use. Those constructed from brick are likely to be curtilage listed, although now filled in, the structure was originally a model farm. This building and other other brick buildings across the site should be retained and converted. To the rear of the site, agricultural structures constructed from metal corrugated materials are present and could be removed providing a visual benefit to the setting of heritage assets and the general character of the area. The design, layout and landscaping of the scheme is required to be sensitive to the character of the conservation area and the setting of the listed building and make use of the existing features of the site. The scheme should be supported by a detailed heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.

Bythorn 1: Home Farm, Bythorn

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- 3.3** Given the agricultural uses land contamination investigations will be required and appropriate mitigation must be undertaken to bring the site up to a suitable standard for residential use including for private gardens.
- 3.4** The site is within flood zone 1 and any surface water flood risk is predominantly very low. A surface water flowpath is present to the west of the site associated with an ordinary watercourse. An assessment of surface water will be required to establish surface water flood risk conditions. There is potential residual risk to the site from a culvert below Thrapston Road; culvert course and condition surveys may be required, including consultation with the culvert owner demonstrating that residual risk can either be mitigated or safely managed. Opportunities to open existing culverts may also provide biodiversity opportunities. Availability of safe access and escape routes in the event of flooding should be considered.
- 3.5** Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored, see also 'Managing Flood Risk'.
- 3.6** Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Molesworth Water Recycling Centre (WRC), which may serve this development, is likely to be close to or exceed permit levels during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limits will be required at the WRC, although no significant constraints have been identified.
- 3.7** There are two existing points of vehicular access into the site serving the farm, one from Thrapston Road and one from Warren Lane. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. The design of any development should facilitate integration with the village.
- 3.8** As the site is located within a Mineral Safeguarding Area for brickclay the County Council recommend that developers should seek opportunities to maximise incidental extraction of any minerals as part of development and/or make these available to others.
- 3.9** The northern part of the site not within the conservation area benefits from permission in principle approval under 25/02350/PIP for up to 8 homes, this was approved in March 2026.

Key reasons for site's addition to the draft Local Plan

- Contributes to governmental aspirations for development of sites of 1ha or smaller to support diversification in the housing market and provide sites for small and medium size builders
- Sustains a small rural community
- Opportunity for a high quality heritage led development
- There is an existing access to the site
- It is not constrained by fluvial flood risk

Catworth 1: Fruit Field, Catworth

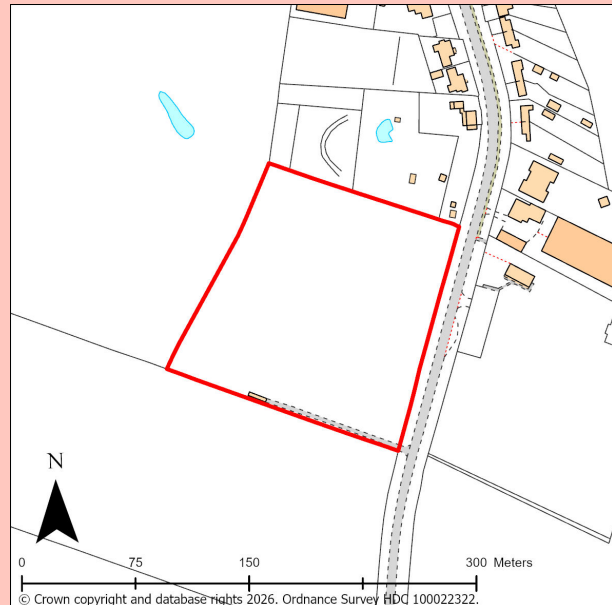
Site Draft Allocation Catworth 1

Fruit Field, Catworth

2.19 ha of land at Fruit Field, Catworth is allocated for residential development of about 25 homes.

Successful development of the site will require:

- a. provision of high quality design which reflects the character of the area
- b. a landscape scheme that includes the retention of existing landscape features, trees and shrubs to create a mature setting to development
- c. provision of a proportionate flood risk assessment and drainage strategy to evaluate current and future surface water flood risk
- d. provision of a safe and suitable means of vehicular and pedestrian access to Station Road



- 4.1 The site is located on the southern edge of Catworth, it is opposite Victory playing field.
- 4.2 Trees and hedgerow are present on the northern boundary with more sparse vegetation on all other boundaries. A landscaping scheme must identify how these boundary features will be retained and enhanced through development and will also be expected to soften the development in public views and provide integration with the countryside.
- 4.3 The site is within flood zone 1 and any surface water flood risk is predominantly very low. Surface water flood risk is confined to small areas at the west and northeast of the site, as such, a site-specific flood risk assessment and drainage strategy must be prepared. Availability of safe access and escape routes in the event of flooding should be considered.
- 4.4 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored, see also 'Managing Flood Risk'.
- 4.5 Provision of safe vehicular access will be required from Station Road. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.

Key reasons for site's addition to the draft Local Plan

- Supports local services
- Is located within accessible distance to local services and facilities

Catworth 1: Fruit Field, Catworth

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- Has the potential to provide built development of a scale that could be integrated into the existing village community
- Not constrained by fluvial flood risk

Ellington 2: Land west of Grafham Road, Ellington

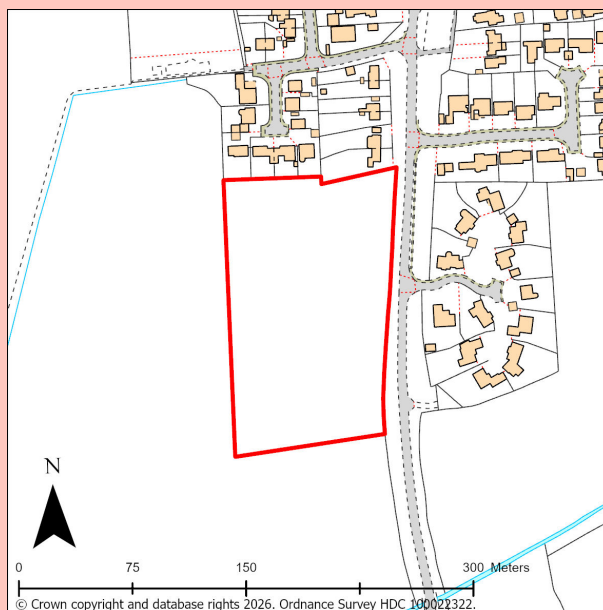
Site Draft Allocation Ellington 2

Land west of Grafham Road, Ellington

1.87 ha of land west of Grafham Road, Ellington is allocated for residential development of about 35 homes.

Successful development of the site will require:

- a. provision of high quality design which reflects the character of the area
- b. a landscape scheme that includes the retention of existing landscape features, trees and shrubs to create a mature setting to development
- c. provision of a proportionate flood risk assessment and drainage strategy, taking into account residual risk from culvert and surface water flood risk including climate change
- d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- e. provision of a safe and suitable means of vehicular and pedestrian access to Grafham Road



- 5.1 The site is located on the southern edge of Ellington, it adjoins residential development on its northern boundary and is adjacent to development that extends along Grafham Road.
- 5.2 Trees, native hedgerow species and ornamental shrubs are present on the northern boundary and within adjoining gardens. Mature hedgerow and trees define the eastern boundary alongside Grafham Road. Both hedgerows include occasional gaps which allow partial views connecting the site and the surrounding countryside. The western and southern site boundaries are open, being defined by post and wire fencing, with further grassland beyond on both sides. A landscaping scheme must also identify how the northern and eastern boundary features will be predominantly retained while ensuring adequate visibility for safe access and landscaping on the other boundaries enhanced as part of the development.
- 5.3 The site is within flood zone 1, and surface water flood risk is predominantly very low. Surface water flood risk is attributed to the surface water flow path running along the eastern boundary of the site. There is potential residual risk to the site from a culvert beneath Grafham Road. Culvert course and condition surveys may be required, including consultation with the culvert owner. demonstrating that residual risk can either be mitigated or safely managed. Availability of safe access and escape routes in the event of flooding should be considered.
- 5.4 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored, see also 'Managing Flood Risk'.

Ellington 2: Land west of Grafham Road, Ellington

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- 5.5** Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Easton (Cambs) Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.
- 5.6** Provision of safe vehicular access will be required from Grafham Road. A proportionate transport assessment will be required to demonstrate that safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with the village.
- 5.7** The north eastern corner of the site benefits from permission in principle approval under 26/00007/PIP for between 5 and 7 homes which was approved in February 2026.

Key reasons for site's addition to the draft Local Plan

- Supports local services
- Wholly grade 3 agricultural land
- Is located within accessible distance to local services and facilities
- Has the potential to provide built development of a scale that could be integrated into the existing village community
- Development will support Spaldwick Primary School where there is currently high spare capacity

Grafham 2: South of Village Farm, Grafham

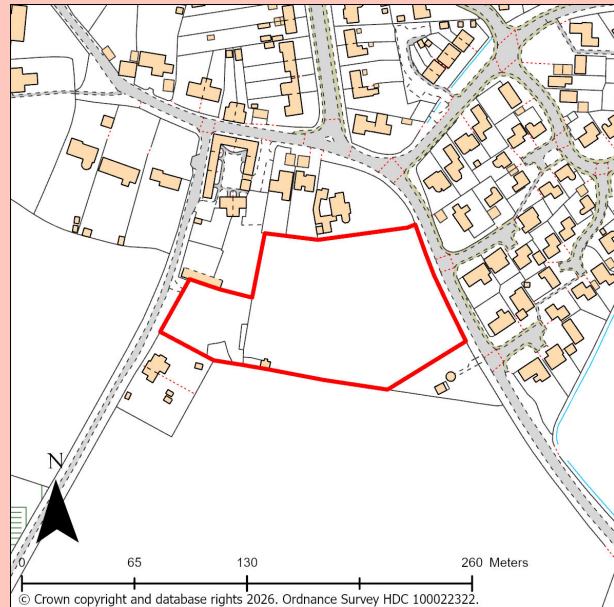
Site Draft Allocation Grafham 2

South of Village Farm, Grafham

1.62 ha of land south of Village Farm, Grafham is allocated for residential development of about 35 homes.

Successful development of the site will require:

- a. high quality design that reflects the site's position on the edge of the settlement
- b. retention and enhancement of existing trees and hedgerows as part of a landscaping scheme
- c. provision of a proportionate flood risk assessment and drainage strategy to evaluate current and future fluvial and surface water flood risk
- d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- e. design that is sensitive to the setting of the listed building to the north and the character of the local area informed by a proportionate heritage assessment
- f. the provision of a suitable means of access from and provision of a safe and appropriate access to the village by vehicles and active travel modes



- 6.1 The site is located on the southern edge of Grafham. A proposal must demonstrate through its design that the development can provide an attractive approach into the village from Church Road and Buckden Road.
- 6.2 The site has existing established hedgerows and planting along its boundaries. It will be expected that a comprehensive landscaping scheme is designed to soften the development from public view points and provide integration with the countryside.
- 6.3 The site is located within flood zone 1 and surface water risk is predominantly very low. Surface water flood risk is confined to topographic low spots and the east of the site; there is also an area of pooling in the southwest corner. Such low spots should be incorporated into site design and layout to allow for flood water storage. A site-specific flood risk assessment and drainage strategy must be prepared including access and escape routes. Surface water flood risk must be investigated. Modelling may be required in consultation with the Lead Local Flood Authority (LLFA), to define existing and future surface water flood risk to the site.
- 6.4 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored given the site's location within a high sensitivity catchment, see also 'Managing Flood Risk'.

Grafham 2: South of Village Farm, Grafham

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- 6.5** Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Buckden Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during the plan period. After this unless additional headroom becomes available, upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.
- 6.6** Immediately to the north is the grade II listed Village Farm. Although vegetation assists in screening the site, the setting of this designated heritage asset could be impacted by development. Any proposal must demonstrate consideration of potential impacts on this heritage asset and their significance with an appropriate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.
- 6.7** Provision of safe vehicular access will be required from Church Road and/or Buckden Road. A proportionate transport assessment will be required to demonstrate how safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development will need to demonstrate how vehicles, cyclists and pedestrians can achieve safe and appropriate access to the village.

Key reasons for site's addition to the draft Local Plan

- Supports local services
- Located within accessible distance to local services and facilities
- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Development will support Spaldwick Primary School where there is currently high spare capacity
- Not constrained by fluvial flood risk

Ramsey Forty Foot 2: Woodlane Farm, Ramsey Forty Foot

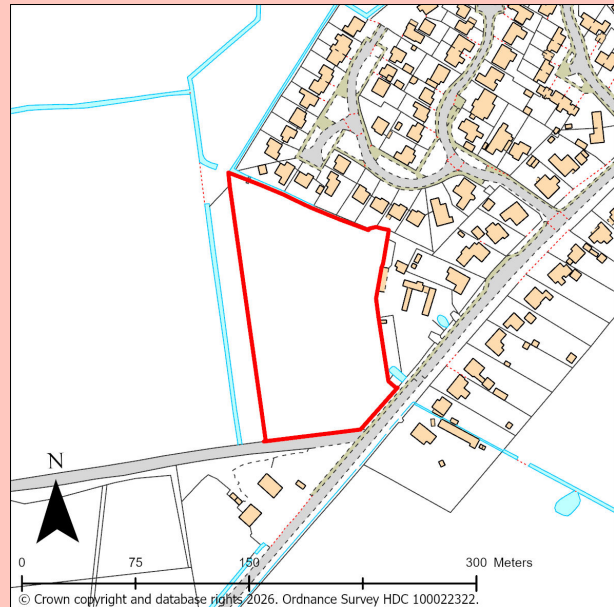
Site Draft Allocation Ramsey Forty Foot 2

Woodlane Farm, Ramsey Forty Foot

1.4 ha of land at Woodlane Farm, Ramsey Forty Foot is allocated for residential development of about 25 homes.

Successful development of the site will require:

- a. high quality design that reflects the site's position on the edge of the settlement
- b. retention and enhancement of existing trees and hedgerows as part of a landscaping scheme
- c. provision of a proportionate flood risk assessment and drainage strategy to evaluate surface water flood risk and fluvial flood risk from the ordinary watercourse east of the site
- d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- e. the provision of a suitable means of access from Ramsey Road



- 7.1 The site is located on the south western edge of Ramsey Forty Foot. To the north, it adjoins residential development, to the east is a farm complex and to the south is a car dealership.
- 7.2 The potential impact of built development on the edge of the settlement is softened by the presence of established trees and vegetation along the site's boundaries, most notably the western and southern ones which enclose the site. There are a few trees within the site near to its southern edge. It will be expected that a comprehensive landscaping scheme is designed to retain these existing trees and soften the development from public view points.
- 7.3 The site is located within flood zone 1 and any surface water risk is predominantly very low. Surface water risk is mainly confined to the eastern boundary of the site, as well as in topographic low spots in the northwest and southwest corners of the site. An ordinary watercourse is located outside of the site to the east. As such, a site specific flood risk assessment and drainage strategy must be prepared including the assessment of risk from the ordinary watercourse, surface water flood risk now and in the future and the consideration of access and escape routes in the event of flooding. Modelling may be required in consultation with the Lead Local Flood Authority (LLFA), to define existing and future surface water flood risk to the site.
- 7.4 Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored given the site's location within a medium sensitivity catchment, see also 'Managing Flood Risk'

Ramsey Forty Foot 2: Woodlane Farm, Ramsey Forty Foot

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- 7.5** Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Ramsey Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available, upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.
- 7.6** Provision of safe vehicular access will be required from Ramsey Road. A proportionate transport assessment will be required to demonstrate how safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. Safe pedestrian and cyclist connectivity into the village centre must also be facilitated.

Key reasons for site's addition to the draft Local Plan

- Sustains a small rural community
- Minimises wider landscape impact due to existing trees and vegetation on its boundaries
- Located within accessible distance to local services and facilities
- Has potential to provide built development of a scale that could be integrated into the existing place and community

Spaldwick 1: East of Stow Road, Spaldwick

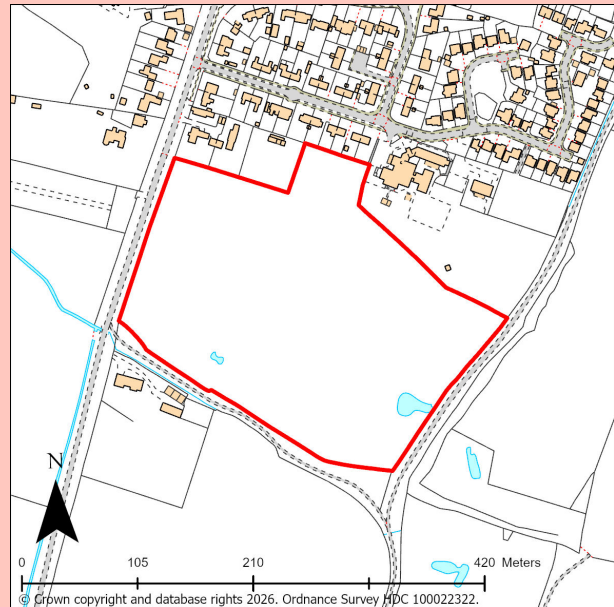
Site Draft Allocation Spaldwick 1

East of Stow Road, Spaldwick

6.1 ha of land east of Stow Road, Spaldwick is allocated for residential development of about 90 homes.

Successful development of the site will require:

- a. high quality design that reflects the site's position on the edge of the settlement and that is capable of being integrated with residential development to the north
- b. retention and enhancement of existing trees and hedgerows as part of a landscaping scheme to create a mature setting to the development
- c. provision of a proportionate flood risk assessment and drainage strategy to evaluate residual risk from culvert, surface water flood risk and fluvial flood risk from the ordinary watercourse south of the site
- d. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- e. the provision of a suitable means of access from Stow Road and provision of a safe and appropriate access to the village by vehicles and active travel modes
- f. retention and enhancement of existing rights of way



- 8.1 The site is located on the southern edge of Spaldwick. A proposal must demonstrate through its design that the development can provide an attractive approach into the village from Stow Road and that it is capable of being integrated with residential development to the north.
- 8.2 The site has existing established hedgerows and planting along its boundaries. A landscaping scheme must identify how these boundary features will be retained and enhanced as part of the development
- 8.3 The site is located within flood zone 1 and any surface water risk is predominantly very low. An ordinary watercourse is located outside of the site to the south. The site-specific flood risk assessment should investigate potential risk from the ordinary watercourse to understand potential fluvial risk. Topographic low spots and flow paths should be incorporated into site design and layout and left as open greenspace. The risk area associated with the ordinary watercourse should be included within a blue green corridor. There is potential residual risk to the site from a culvert beneath Stow Road. Culvert course and condition surveys may be required, including consultation with the culvert owner demonstrating that residual risk can either be mitigated or safely managed. Availability of safe access and escape routes in the event of flooding should be considered

Spaldwick 1: East of Stow Road, Spaldwick

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- 8.4** As such, a site-specific flood risk assessment and detailed drainage strategy must be prepared including access and escape routes. Surface water flood risk must be investigated due to inconclusive surface water impact. Modelling may be required in consultation with the Lead Local Flood Authority (LLFA), to define existing and future surface water flood risk to the site.
- 8.5** Discharge rates should remain at greenfield rates in consultation with the Lead Local Flood Authority. Opportunities for natural flood management and mitigation of cumulative development impact should be explored, see also 'Managing Flood Risk'.
- 8.6** Early engagement and agreement is needed with the Council in liaison with the Environment Agency and Anglian Water Services that the waste water flows from the development can be accommodated and that meeting the requirements of the Water Framework Directive would not be compromised. Easton Water Recycling Centre (WRC), which will serve this development, is likely to be close to or exceed permit during plan period. After this unless additional headroom becomes available, upgrades and / or a change to permit limit will be required at the WRC, although no significant constraints have been identified.
- 8.7** Provision of safe vehicular and pedestrian access will be required from Stow Road. A proportionate transport assessment will be required to demonstrate how safe, appropriate access can be provided from the road network and that any adverse off-site transport impacts can be adequately mitigated. In particular, the design of any development will need to demonstrate how vehicles, cyclists and pedestrians can achieve safe and appropriate access to the village.
- 8.8** Two public rights of way cross the site providing views from within the site, another runs along the southern edge and Long Lane runs alongside the eastern boundary. These public rights of way provide links to Ferriman Road, Stow Road and the High Street, into open countryside and the nearby village of Easton. The rights of way should be retained, maintained, and enhanced as appropriate including facilitating connectivity to the wider right of way/highway network. A layout plan or masterplan for the site should demonstrate how these can be integrated within the development.

Key reasons for site's addition to the draft Local Plan

- Supports local services
- Located within accessible distance to local services and facilities
- Has potential to provide built development of a scale that could be integrated into the existing place and community
- Potential to enhance existing public rights of way
- Development will support Spaldwick Primary School where there is currently high spare capacity

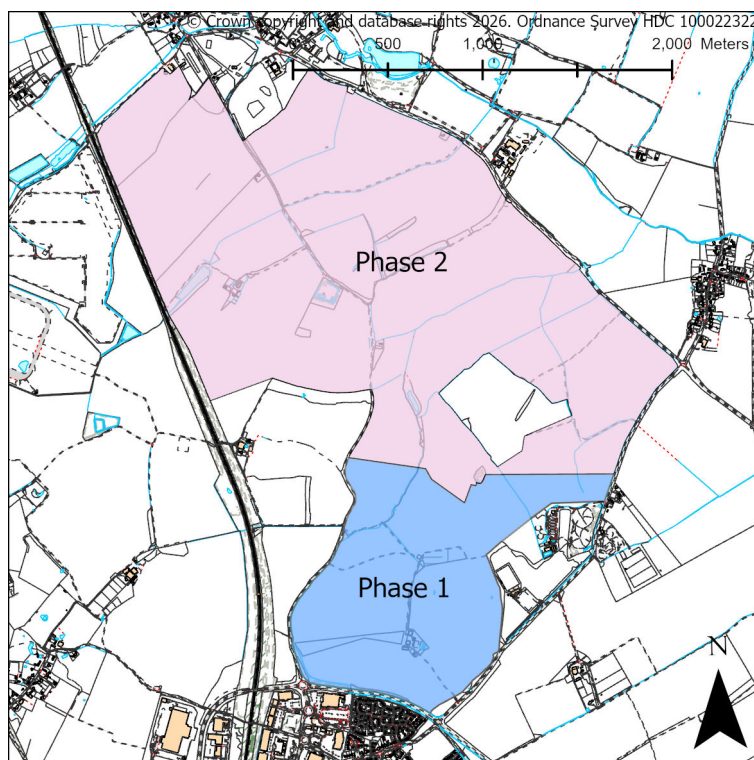
Reserve Site A: Sapley Park Garden Village

9.1 The NPPF requires that local planning policies provide a supply of specific deliverable and developable sites, the delivery of which is monitored through the annual housing trajectory, 5 year housing land supply and housing delivery test. To ensure that the Local Authority can demonstrate an effective supply of development land across the plan period and to respond to changing circumstances this consultation seeks opinions on inclusion of a reserve site within the local plan to allow additional flexibility. This reserve site may not form part of the local plan's housing allocations initially but is likely to only be considered for release if the authority's Annual Monitoring Report indicates one or more of the following situations has arisen:

- there is clear evidence to demonstrate that one of the allocated strategic sites is not available for delivery of the allocated uses
- additional growth is necessary to contribute to essential infrastructure provision of wider benefit to the community beyond the reserved site alone
- the local housing need figure arising from the government's standard housing methodology has increased by more than 20% and the additional need cannot be met through expediting delivery of allocated sites, and adoption of a replacement local plan is scheduled to be more than 2 years away
- the CPCA's Spatial Development Strategy (forthcoming) indicates that demand for growth in the North Huntingdon Growth Cluster Opportunity Zone has substantially increased

Reserve Site A: Sapley Park Garden Village

9.2 This reserve site has the potential to be brought forward in two phases which are set out separately below. These could be released in a phased manner depending on the level of need demonstrated for alternative or additional development. The Sapley Park Garden Village proposal could contribute to reinforcing the North Huntingdon Opportunity Zone established through the CPCA's Local Growth Plan and has potential to contribute to the aspiration within that for delivery of a railway station at Alconbury Weald.



Reserve Site A: Sapley Park Garden Village

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Site Reserve Site A

Sapley Park Garden Village

Phase 1

120 ha of land at the southern end of Sapley Park Farm, north of the A141, is a reserve site with potential for release as a new community with mixed use development comprising:

1. about 1,530 homes (use class C3) to include a diverse range of tenures to support establishment of an inclusive community
2. provision of care home bedspaces (use class C2) that reflects an up to date assessment of private and public sector care bed needs to be undertaken prior to the submission of reserved matters on the first phase of development
3. about 9.4 ha of land for employment uses for commercial, business and service uses (use class E(g)) including innovation hubs to support new and small businesses, and general industrial uses (use class B2) and storage and distribution uses (use class B8) where they are ancillary to other uses or provide 'last mile' distribution operations
4. a realignment route for the A141 including land for the roadway and active travel infrastructure along with associated landscaping and drainage infrastructure to ensure their safe and effective operation
5. transport infrastructure improvements proportionate to the scale of development including upgrades to the A141, and provision of public transport infrastructure, mobility hubs and active travel routes
6. 1.5 ha for a local centre to include commercial, business and service uses (use class E(a-f))
7. educational and community facilities with provision for early years education and for those with special educational needs and disabilities appropriate to the scale of development
8. about 12 ha of land for formal sports pitches as an extension to Jubilee Park
9. retention of the two existing areas of woodland
10. provision of about 11 ha of land as a country park and strategic green infrastructure, public open space uses, biodiversity net gain and other planting and sustainable drainage appropriate to the scale of development
11. implementation of an integrated water management strategy setting out the approach to be taken to all forms of flood risk, surface water management, natural flood management, use of water and waste water management

Phase 2

A further 376 ha of land at Sapley Park Farm to the north of phase 1 identified above extending north to Rectory Lane Abbots Ripton and west to the East Coast mainline railway is a second phase of a reserve site with potential for release for an expanded new community with mixed use development comprising:

1. about a further 5,470 homes (use class C3) to include a diverse range of tenures to support establishment of an inclusive community
2. provision of care home bedspaces (use class C2) that reflects an up to date assessment of private and public sector care bed needs to be undertaken prior to the submission of reserved matters on the first phase of development
3. about 10.6 ha of land for employment uses for commercial, business and service uses (use class E(g)), and general industrial uses (use class B2) and storage and distribution uses (use class B8) where they are ancillary to other uses or provide 'last mile' distribution operations
4. transport infrastructure improvements proportionate to the scale of development, and provision of public transport infrastructure, mobility hubs and active travel routes
5. land to assist with facilitating an additional railway station at Alconbury Weald and associated infrastructure to include active travel connections from within Sapley Park Garden Village to any railway station provided

Reserve Site A: Sapley Park Garden Village

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6. up to four local centres to include commercial, business and service uses (use class E(a-f)) dispersed across the scheme to facilitate access by active travel routes
7. educational and community facilities appropriate to the scale of development, with provision for early years education and for those with special educational needs and disabilities
8. continuation of the country park established under phase 1 to include about a further 49 ha of land and strategic green infrastructure, public open space uses, biodiversity net gain and other planting and sustainable drainage appropriate to the scale of development
9. retention of about 200ha of productive farmland around the northern and eastern edges to support food production and reduce the impact of built development and coalescence with Abbots Ripton and Kings Ripton,
10. implementation of an integrated water management strategy setting out the approach to be taken to all forms of flood risk, surface water management, natural flood management, use of water and waste water management

Successful development of the site will require:

- a. comprehensive master planning of the whole site to be undertaken by the site developer including public engagement to allow for detailed inputs by the local community and development of design codes for the layout and appearance of development proposals
- b. agreement of a development strategy and phasing plan through a planning application that seeks to ensure balanced delivery of new homes, employment opportunities, infrastructure, services and facilities appropriate to the phase of delivery being brought forward
- c. a master plan reflecting a clear place-making strategy to create a new community which balances provision of a distinctive sense of place as a new garden village with its role as a strategic expansion area in the North Huntingdon Opportunity Zone
- d. a transport assessment with a comprehensive transport strategy demonstrating how the proposals will reduce the need to travel, maximise opportunities for use of public transport and active travel modes and support the provision of a railway station at Alconbury Weald
- e. agreement with appropriate Highways Authorities to obtain provision of safe and appropriate vehicular, public transport and active travel access to and within the site to promote active travel within the site and support integration with Huntingdon
- f. completion of a landscape and visual impact assessment and a landscaping strategy to provide a comprehensive approach to provision of multi-functional strategic green infrastructure throughout the site that reflects the need for visual screening from the wider countryside, the Great Ouse priority infrastructure area and the Great Fen landscape and visual setting area while maximising opportunities to provide long distance vistas to link the development into its wider context
- g. completion of an ecological and biodiversity assessment, enhancement and provision of habitats, and provision of at least 10% biodiversity net gain throughout the site
- h. a comprehensive approach to provision of publicly accessible green and open space and play provision throughout the new community to maximise ease of access to open space and active play opportunities
- i. provision of a flood risk assessment and detailed drainage strategy taking into account fluvial, surface water, reservoir and residual flood risk and modelling of ordinary watercourses including climate change
- j. early engagement and agreement with the Council in liaison with the Environment Agency and Anglian Water Services that waste water flows from the proposal can be accommodated
- k. provision of a heritage impact assessment and appropriate mitigation of potential impacts on listed buildings and conservation areas in Abbots Ripton and Kings Ripton, the historic park and garden at Abbots Ripton Hall and any archaeological assets within the site
- l. exploration of the feasibility of providing an underground waste collection system in agreement with the Council's Head of Operational Services (or future equivalent)
- m. provision of a comprehensive employment and skills plan for the construction phase of the development

Next Steps

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Next Steps

- 10.1** Following the close of the public engagement period we will look at all the responses we receive and use them alongside comments on the their Sustainability Appraisals made during the Land Availability Assessment consultation between 18 September and 27 November 2024 along with comments made on other sites in the same settlements from the Preferred Options Draft Local Plan consultation held between 5 November and 17 December 2025 to help write the Pre Submission version of the Local Plan. This will be the version that we intend to submit to the Planning Inspectorate for public examination In December 2026.
- 10.2** To find out more visit our [Local Plan Update Page](#), where you can our Local Development Scheme (which sets the timeline for the production of the local plan) or read our Frequently Asked Questions.