

# Housing Delivery Considerations –

## Delivery of Tempsford and LGR

### Exec Summary

Within our submission of Option E, Huntingdonshire District Council put forward a request for a review of our current boundaries to incorporate the new town at Tempsford. The proposal that we put forward is not simply about land expansion or increased resources – **it is a decision that makes sense for long-term place-making and spatial planning.**

Firstly, we would like to applaud the growing Government ambition at Tempsford and the view that the area for development should be wider than originally envisaged in the [New Towns Taskforce Report](#) (new map shown in Appendix C). This not only **acknowledges the interconnection between St Neots and Tempsford but recognises that St Neots is the strongest existing economic driver in the area**, providing an anchor for the new development.

Spatially this connection is evident, when Tempsford is considered as one part of the story about housing growth in this area. We have provided evidence to demonstrate how Tempsford is especially linked to St Neots, both for service delivery and geographic/community connection. **This relationship could be comparable to Milton Keynes in the longer term**, given similar commuter distances and travel connections to London and its placement within the Oxford Cambridge knowledge corridor. However, to deliver a New Town with the same level of success as Milton Keynes, **clear delivery pathways and alignment of purpose are vital.**

Option E is the only proposal that recognises the emerging New Town and its benefits, with no other option even mentioning the development. As part of the proposal, and subsequent communications, we have considered clearly what will be required to deliver a successful development that **respects residents wants, needs and behaviours**, with a **coherent place-making vision** that connects the dots between existing growth, without diminishing the ambition or constraining its potential.

Operationally, it makes sense for the entire **development to be managed by one local authority with a single administrative, public-sector body to coordinate delivery aligned to strategic ambition.** A single new unitary, with responsibility of all core place and people-centred functions - from education to social care, housing, regulation, economic development and operational services.

This will ensure alignment of services, public sector stewardship, efficient and effective service delivery, and clarity for existing and future residents. This bold, but robust approach would **create a clear pathway for delivery with more agile decision-making**. As the bulk of Tempsford and nearby development sits in Huntingdonshire (61% of potential land), it makes sense that this is managed by our local authority.

This proposal is therefore grounded in **a vision that puts residents first**. It recognises the established connection between the two areas, building on existing communication between parishes across borders, and puts forward a solution that ensures growth is delivered seamlessly and consistently. It builds on established economic geographies and natural topographical/physical boundaries whilst recognising Huntingdonshire's desire to deliver – noting that all other Cambridgeshire authorities have been quiet to date.

Above all, a key aspect of this growth is that it is delivered successfully. This note explains Huntingdonshire's track record of housing delivery compared to neighbouring authorities, our experience with strategic sites, the council's pro-growth Local Plan and the functional arguments for alignment. It highlights that **Huntingdonshire has proven itself to be effective at delivering growth at pace**. Whilst our economic geography is already strong, there is no reason why this cannot be strengthened even further, given significant transport developments (recently, the A14 and A428/A421 investment and, subsequently, East West Rail). Our economy has the capacity to significantly grow, if given the right conditions to deliver. There are also great opportunities to link to our existing economies, and growth sectors such as defence, digital, advanced manufacturing and life science - with the area able to look to the East to Cambridge; South to London and the South-East; West to Milton Keynes, Oxford and the Midlands; and North to Peterborough.

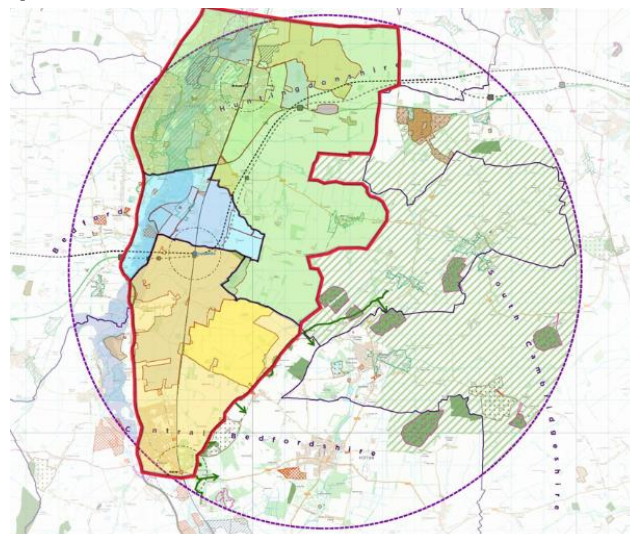
This note also puts forward four additional considerations:

- Firstly, we acknowledge that the two neighbouring authorities in Bedfordshire may have differing opinions about our proposal; however, they have been informed of our approach throughout the process and were aware of our intentions before submission.
- Secondly, we recognise that those neighbouring authorities have housing delivery requirements that need to be met. **We offer a solution - we are proposing that an agreed percentage of the housing at Tempsford could contribute towards Bedford Borough and Central Bedfordshire's housing need within their Local Plan. But without the pressure of ensuring delivery.** This solution allows both authorities to receive a positive contribution from the development, recognising that parts of the land do currently sit within their boundaries.

- Thirdly, Huntingdonshire is **willing to work with the Government on pace of delivery – including on the issuing of a Special Development Order (SDO) to deliver this growth at pace.** An SDO would allow us to accelerate the delivery, reflecting our ambition to get this growth off the ground. Previous SDO’s have been stood up within 12 months (Universal Studios) – there is no reason why we can’t do the same!
- Lastly, it includes a spatial development appendix (Appendix A) that highlights the strong connection between the Tempsford development and St Neots. The move of the new Tempsford station North essentially closes the gap between developments. **This essentially unlocks more growth – a potential of 100,000 new houses rather than 40,000; as well as demonstrating the strong economic connections to St Neots.** This note therefore also puts forward the view that Huntingdonshire is willing to deliver more. No other authorities are currently talking about delivery on this scale at Tempsford. **We are therefore best placed to deliver this growth – if not us, who?**

We want to be clear that **this proposition is not simply a land extension, off the back of LGR.** This boundary change makes sense from a spatial planning perspective, creating a long-term vision for residents and businesses, with effective service delivery and implementation. As far as we are concerned, the delivery of growth is a BAU activity – LGR and Option E have given us the tools to unlock this opportunity, but the delivery of growth can exist alongside and compliment the LGR process.

**We stand ready to work with Government to deliver Tempsford, as part of LGR, but ultimately to create a spatially sensible and sustainable settlement for the future. We hope you take this information into consideration – we will also be submitting a formal response to the New Towns Tempsford consultation once published.**



*Figure 1 – Development Area Spanning Tempsford and St Neots*

## Purpose

This briefing note highlights a comparison of housing delivery between the district councils in Cambridgeshire as well as the unitary authorities of Peterborough, Bedford Borough and Central Bedfordshire. The note highlights the difference in performance between the authorities as well as local challenges to housing delivery specific to certain areas. The note is intended to provide useful context for understanding the region's current position in housing delivery ahead of the development at Tempsford beginning.

It highlights the strong position of Huntingdonshire District Council in terms of **capacity for delivery**. This strong capacity, **coupled with the logical and geographical connections** between St Neots and Tempsford, creates an argument for the Huntingdonshire authority to subsume the Tempsford area. This briefing also acknowledges the need for Bedford Borough and Central Bedfordshire to deliver housing and concludes with the view that, whilst Huntingdonshire should be responsible for the new area, the growth could still contribute to the neighbouring authorities' housing delivery numbers.

## Housing Delivery Performance

The below table highlights the minimum annual housing need per district in Cambridgeshire & Peterborough, calculated using the Government's standard method to calculate local housing need found in [Planning Practice Guidance](#). The table below shows the standard method housing number for Cambridgeshire and Peterborough authorities. Data for Bedford Borough and Central Bedfordshire is not available.

Authority	Total Housing Stock	0.8% of existing housing stock	5-Year Average Affordability Ratio	Adjustment Factor	Local Housing Need per annum
Huntingdonshire	85,275	682.2	9.46	1.8474	1,260
South Cambridgeshire	76,615	612.92	10.41	2.0279	1,243
Cambridge City	59,240	473.92	12.22	2.3718	1,124
Peterborough	92,950	743.6	7.23	1.4237	1,059
East Cambridgeshire	42,750	342	10.88	2.1172	724
Fenland	48,855	390.84	7.89	1.5491	605

Source: Table 125 [Live tables on dwelling stock \(including vacants\) - GOV.UK](#)

As highlighted above, the methodology calculates a higher housing target for Huntingdonshire and South Cambridgeshire followed by Cambridge and Peterborough. This is in part due to high levels of previous housing delivery in both areas.

One way of assessing delivery is the Government's Housing Delivery Test (HDT). This is an annual measurement of housing delivery in relevant plan-making authorities, looking back through multiple financial years. It compares the total net homes delivered over a 3-year period with the total homes required over the same period, resulting in a clear comparison of housing delivery. The latest measurement was [conducted in 2023](#). These results covering the Cambridgeshire, Peterborough and Bedfordshire areas are shown in the below table, with authorities in order from highest percentage achievement against target to lowest.

<b>Local Planning Authority</b>	<b>Total homes required (2020/21–2022/23)</b>	<b>Total homes delivered (2020/21–2022/23)</b>	<b>HDT 2023 delivery % against target</b>	<b>Net over/under delivery compared to requirement</b>
<b>Huntingdonshire</b>	2,143	3,507	<b>164%</b>	<b>+1,364</b>
<b>South Cambridgeshire</b>	2,599	3,975	<b>153%</b>	<b>+1,376</b>
<b>Bedford</b>	2,586	3,751	<b>145%</b>	<b>+1,165</b>
<b>Central Bedfordshire</b>	5,252	7,066	<b>135%</b>	<b>+1,814</b>
<b>Peterborough</b>	2,490	3,120	<b>125%</b>	<b>+630</b>
<b>Cambridge</b>	1,785	2,043	<b>114%</b>	<b>+258</b>
<b>East Cambridgeshire</b>	1,613	1,824	<b>113%</b>	<b>+211</b>
<b>Fenland</b>	1,431	1,392	<b>97%</b>	<b>-39</b>

Source: [Housing Delivery Test: 2023 measurement - GOV.UK](#)

As you can see, the above table demonstrates an overall strong level of housing delivery within Cambridgeshire with Huntingdonshire being the front-runner in terms of outstripping demand, followed by South Cambridgeshire.

We have included Bedford and Central Bedfordshire in the above analysis as the new development at Tempsford would sit at the intersection of Bedford, Central Bedfordshire, Huntingdonshire and South Cambridgeshire. As demonstrated above, Huntingdonshire also outstrips the two authorities in the test with their percentage of over-delivery, whilst noting that Central Bedfordshire delivered more homes in totality.

## **Affordable Housing Delivery**

The [New Towns Taskforce Report](#) outlines that new developments should have a minimum target of 40% affordable housing, of which at least half should be available for social rent. It's important to therefore compare affordable housing delivery within the region.

Local Authority	Net additional dwellings (22-25)	Affordable homes delivered	Affordable homes as % of net delivery
Huntingdonshire	3,347	1,377	41%
South Cambridgeshire	4,416	1,449	32%
Cambridge City	1,617	664	41%
Bedford Borough	2,730	751	27.5%
Central Bedfordshire	6,069	2,783	45%

Source: [Live Tables 1006 to 1008 Completions.ods](#)

Source: [Live Table 122.ods](#)

The above table demonstrates affordable housing delivery in the South of the region, alongside Bedfordshire authorities. It looks at the total net additional dwellings over the past 3 years, alongside the affordable homes delivered, with a percentage outcome of net affordable home delivery. The table highlights that Huntingdonshire has a strong track record of affordable homes delivery, surpassing the New Town's aspiration of 40% affordable housing. Huntingdonshire also outperforms South Cambridgeshire and significantly outperforms Bedford Borough; however, does sit just below Central Bedfordshire. All the authorities other than Bedford are exceeding the national average which sits at 31%, albeit South Cambridgeshire is just above.

It is also worth highlighting that several affordable housing acquisitions have been obtained outside of the s106 process, through 100% affordable sites acquired off the open market by Registered Providers. This demonstrates our approach to delivering affordable housing in a flexible and agile way through positive working relationships with providers, accelerating delivery in the process.

All authorities in the area are stock holding (albeit Bedford Borough's stock is limited) other than Huntingdonshire. The council's track record of affordable housing delivery is therefore even more impressive, given that the authority has less direct ownership over management of council housing and the absence of an HRA.

## Strategic Sites Delivery

Huntingdonshire District Council has a strong track record in delivering strategic-scale development.

This includes [Alconbury Weald](#), a 575ha mixed-use new community providing 6,500 homes alongside a 150ha Enterprise Zone, developed since 2016 on a former airfield and, at its approval in 2014, one of the largest live developments in the country. The Council is also delivering [Wintringham](#), a 226ha strategic urban extension east of St Neots and north of Tempsford for 3,820 homes, with around 1,000 homes and key community infrastructure already completed.

This track record demonstrates the Council's experience in complex site regeneration, sustainable development and placemaking. Significant further interest exists in the district, with 12 strategic-scale sites (providing over 3,000 homes each or 120,000 sqm of commercial floorspace) put forward through the Local Plan Call for Sites. The emerging **Huntingdonshire Local Plan to 2046** reflects this, proposing around **8,900 homes** to the north of Huntingdon, including the redevelopment of **Wyton Airfield**, reinforcing the Council's strong commitment to growth and strategic scale delivery.

## Geographic and Functional Considerations

Huntingdonshire has a strong track record of delivering new homes, with growth focused on major strategic sites such as Alconbury Weald and the urban extension east of St Neots. A substantial proportion of the proposed Tempsford site is likely to fall within the existing Huntingdonshire boundary, supporting the case for Huntingdonshire to act as the lead authority, particularly given the functional relationship with St Neots, the St Neots East strategic site and the need for coordinated infrastructure delivery. This connection has been further established by the draft allocation of Little Barford by Bedford Borough – a site that adjoins to the immediate south of St Neots, with all impacts falling upon the town. Therefore, any hopes of separation between developments are lost.

Bringing the full Tempsford site within a Huntingdonshire-led unitary authority would simplify delivery, avoid the complexities of multiple authorities and allow growth to be managed and dispersed more effectively, building on Huntingdonshire's established experience of large, complex strategic sites. Whilst the area does face some geographic and infrastructure challenges, particularly around water scarcity, the problem we face isn't as acute as our neighbouring authorities, highlighting that the area is less constrained, enabling a broader and more flexible approach to delivery.

By contrast, South Cambridgeshire, Bedford Borough and Central Bedfordshire face significant constraints including water scarcity but also green belt and environmental designations, transport pressure and limited scope for large urban extensions. Overall, Huntingdonshire's stronger delivery capacity, fewer constraints and close functional relationship with St Neots mean it is well placed to lead the planning and delivery of a new town at Tempsford in a coordinated and effective way.

## Emerging Huntingdonshire Local Plan to 2046

Within the region, Peterborough City Council, Huntingdonshire District Council and the Greater Cambridge Shared Planning Service are expected to submit Local Plans by the end of the year. Under **Option E**, Huntingdonshire and Greater Cambridge's Local Plans could be maintained, enabling continued focus on growth while providing policy continuity.

[Huntingdonshire's Local Plan to 2046](#) sets out a clear, pro-growth vision for delivering homes, jobs and infrastructure, aligned with the CPCA Local Growth Plan and supported by infrastructure evidence. It provides for at least **32,200 new homes**, with recognition that strategic sites will continue delivering beyond 2046, and prioritises inclusive economic growth, healthy communities, infrastructure-led development and environmental protection. The Plan also embeds flexibility through phasing and review mechanisms to reflect market realities, particularly for large strategic sites.

Retaining Huntingdonshire as a unitary authority under Option E would reduce the risk of near-term Local Plan re-work and provide greater certainty for the continued delivery of strategic sites and associated infrastructure, for Government and private sector suppliers.

## Comparison – Milton Keynes

The proposed new area at Tempsford (Appendix C), if extending from Sandy to St Neots, would be approximately 55 miles from London in a location close to multiple employment opportunities and road and rail collections. This is almost precisely the same as Milton Keynes and on the equivalent Eastern transport corridor with the A1 and East Coast Mainline to that of Milton Keynes on the West with the M1. We've therefore taken some headline statistics highlighting the strategic importance of Milton Keynes to demonstrate what Tempsford could look like, if delivered effectively.

Indicator	Headline Statistic (ONS)	National Average (if applicable)
GVA per filled job	£85,050	£66,402
No. of active businesses	13,715	5,760
% of active businesses considered high growth	6.3%	4.4%
Employment rate	76%	76%
Expected population growth over the next 5 years	8.7%	3.7%

Source: [Local indicators for Milton Keynes \(E06000042\)](#) - ONS

The above table demonstrates how Milton Keynes is a successful economic powerhouse. As highlighted on their [Invest Milton Keynes](#) site, this is due to their ‘nationally strategic location,’ with favourable links to London, other UK cities and internationally. Travel time to Milton Keynes is around 35 minutes via rail (fast services) and around 50-60 minutes by car (off peak). The current journey time from St Neots to King’s Cross is 45 minutes with an average road travel time of 65-70 minutes (off peak). Depending on the rail services provided at the new station in Tempsford, we can safely assume that the journey time to London will only be slightly longer than the journey from Milton Keynes to the capital, indicating a comparable geographic connection and capacity for growth.

In terms of housing delivery, Milton Keynes scores 147% on the Government’s Housing Delivery Test, underneath Huntingdonshire’s score of 164%.

This demonstrates Huntingdonshire’s capability to deliver but also indicates that the population and resource growth at Tempsford would bolster an already well-performing authority to deliver at an even quicker pace.

The success of the Milton Keynes new town was due to a coherent planning process and a clear pathway through delivery via the Milton Keynes Development Corporation. If a similar ambition is to be realised for Tempsford, clear alignment of purpose will be vital to achieving development aims, with one clear pathway for delivery (national Government down through CPCA to Local Authority and Development Corporation delivery). It makes sense that this delivery is therefore managed by one local authority and not several.

## **Boosting Bedfordshire’s Housing Numbers**

There is no reason why the housing delivery at Tempsford couldn’t count towards the housing numbers in Central Bedfordshire and Bedford Borough, given that the area will also look towards the two authorities for some services (recognising that most of the geography still sits in Huntingdonshire). The below table outlines the potential allocations that could be given to the two authorities and the impact on their housing numbers in the context of developing their Local Plan:

Local Authority	Current overall housing need requirements (over 20 years)	Difference if 10% homes are attributed (4,000)	Difference if 20% homes are attributed (8,000)
Bedford Borough	25,640 (as at 2022)	21,640 (15.6% reduction)	17,640 (31.2% reduction)
Central Bedfordshire	32,000 (as at 2017)	28,000 (12.5% reduction)	24,000 (25% reduction)

Source: [Bedford Borough Local Housing Needs Assessment 2022](#)

Source: [Luton & Central Bedfordshire Strategic Housing Market Assessment 2017](#)

It is worth noting that Central Bedfordshire is only just starting to produce its Local Plan, therefore their strategic housing market assessment was produced in 2017. The twenty-year timeframe therefore extends from the date of the calculated number and may have shifted since then.

The above numbers are meant to be indicative and there is scope for conversation with both authorities to determine the best approach. However, the conclusion is that the growth at Tempsford can have a big impact on both authorities' housing numbers, including affordable housing. As the development is required to have 40% affordable housing, there is no reason why 40% of the allocation couldn't contribute to affordable housing delivery. This would reduce Bedford Borough's requirements from 6,170 to 4,570 (10% allocation) or 2,970 (20%) and Central Bedfordshire's from 7,997 to 6,397 (10%) or 4,797 (20%).

## Conclusion

It is safe to assume that the New Town area of Tempsford is **heavily reliant** on St Neots for traffic, education and local services. A significant section of the proposed area will land within the Huntingdonshire Local Authority boundary (approximately 61%, if existing infrastructure investment is built upon in areas like St Neots and Little Barford – see below map produced by Urban & Civic in Appendix B). It therefore makes sense for housing delivery at Tempsford to **build on the strong foundations already laid** by Huntingdonshire District Council, including the current pro-growth Local Plan, our existing high delivery numbers of housing (including affordable housing) and our strong track record of strategic site delivery.

However, we also recognise that Bedford Borough and Central Bedfordshire are still required to grow and that the proposed area does sit on their current boundaries.

Therefore, we are suggesting that the development at Tempsford still contributes to both local authorities housing numbers. This would allow Tempsford to still be managed by one local authority in terms of service delivery, with the connection to St Neots maintained, whilst allowing **neighbouring authorities to boost their housing numbers** and feel the benefits of the growth.

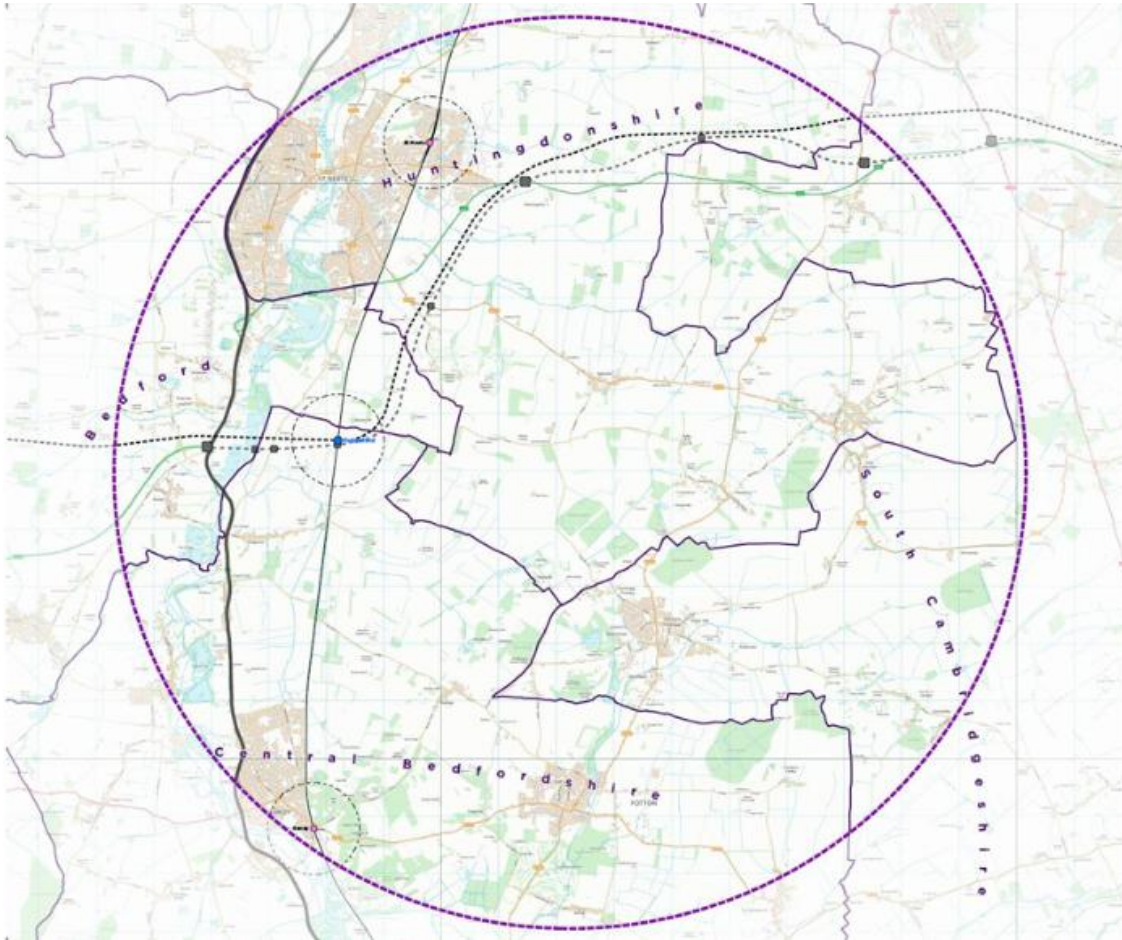
This is about **long-term place-making**, rather than short-term solutions. The decision to deliver Tempsford underneath Huntingdonshire makes sense from a functional and practical perspective, but it is also what's **right for residents**. Our authority can implement the development at ambitious pace, aligned to resident needs and respecting local communities.

## Spatial Development Appendix A - Indicative Tempsford Area including All Relevant Developments

HDC has been giving due consideration to the Spatial Development and Spatial Planning arrangements for this locality, in the interest of good long-term place-making and sustainable outcomes. We are aware that over time, various elements of Government have looked at this issue – from Sir Michael Lyons, right the way through to the WSP work which underpins the New Towns SEA work.

We hope that the following is useful and helps to inform the ongoing spatial planning of this arrangement, and it is offered in the context of partnership and helping to secure good outcomes and ambition. A series of images are provided to demonstrate this thought process.

In the latest consultation on [East West Rail](#), the proposed station at Tempsford has been moved North from the previous image shown in the New Towns Report – i.e. closer to St Neots than Sandy. This move essentially closes a gap between Tempsford and St Neots, meaning that development sites flow into each other and a logical place connection occurs between both hubs. **As this gap has now been closed, there is increased scope for a more ambitious housing delivery target, potentially unlocking 100,000 new homes (an additional 60,000 from the 40k target).** We recognise that more infrastructure may be needed to make this happen, including a strategic road connection to the A428 and A1 but we are willing to make this happen and keen to ensure that Government builds on existing infrastructure investments that have occurred.



**Figure 1:**

- = indicative area
- Tempsford New Station
- St Neots Station
- = East-West Rail
- = Administrative Borders

This map shows the entire area, highlighting the borders that exist within the potential Tempsford development. This includes Huntingdonshire, South Cambridgeshire, Bedford Borough and Central Bedfordshire.

Figure 1 – indicative area

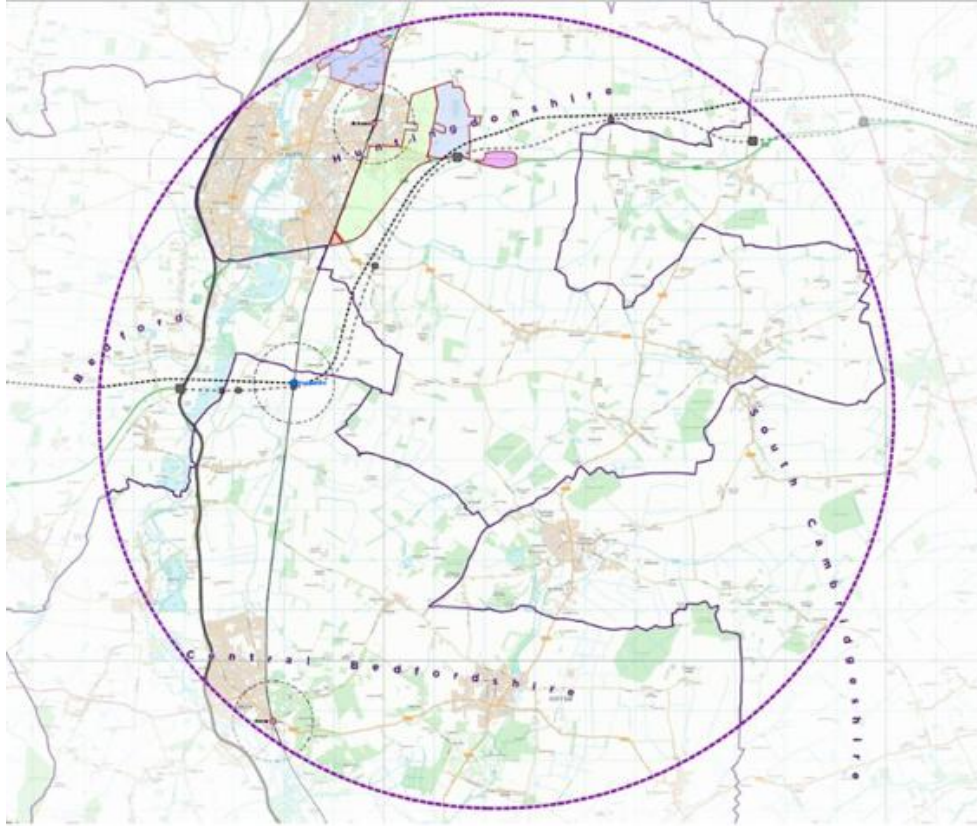


Figure 2 – area with existing developments planned to the East of St Neots shown in green, blue and pink

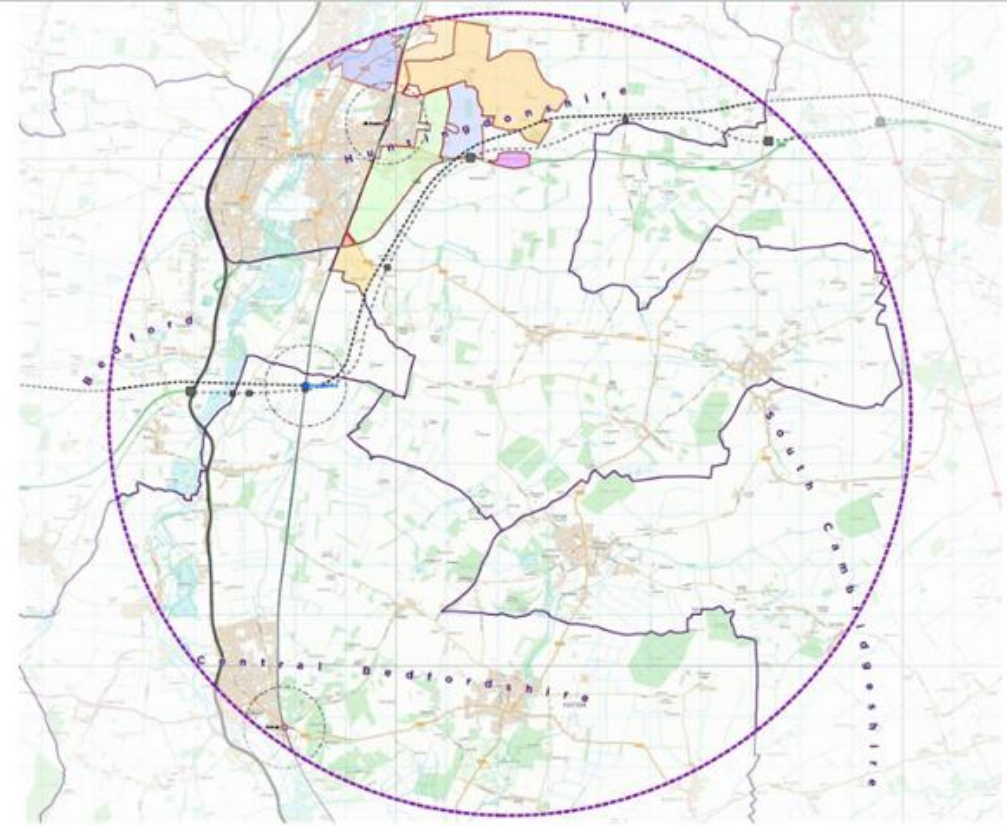


Figure 3 – area with longer-term developments surrounding St Neots, shown in orange

Next, we have layered on the existing developments planned to the east of St Neots. These are either in delivery, or allocation, or proposed allocation in our emerging Local Plan. This clearly shows the direction of travel longer term, with consideration of the new A428 and the E-W rail proposals. The second of these images shows a further, longer-term progression to the East of St Neots, based on known land ownerships – principally Urban & Civic who we are already in partnership with.

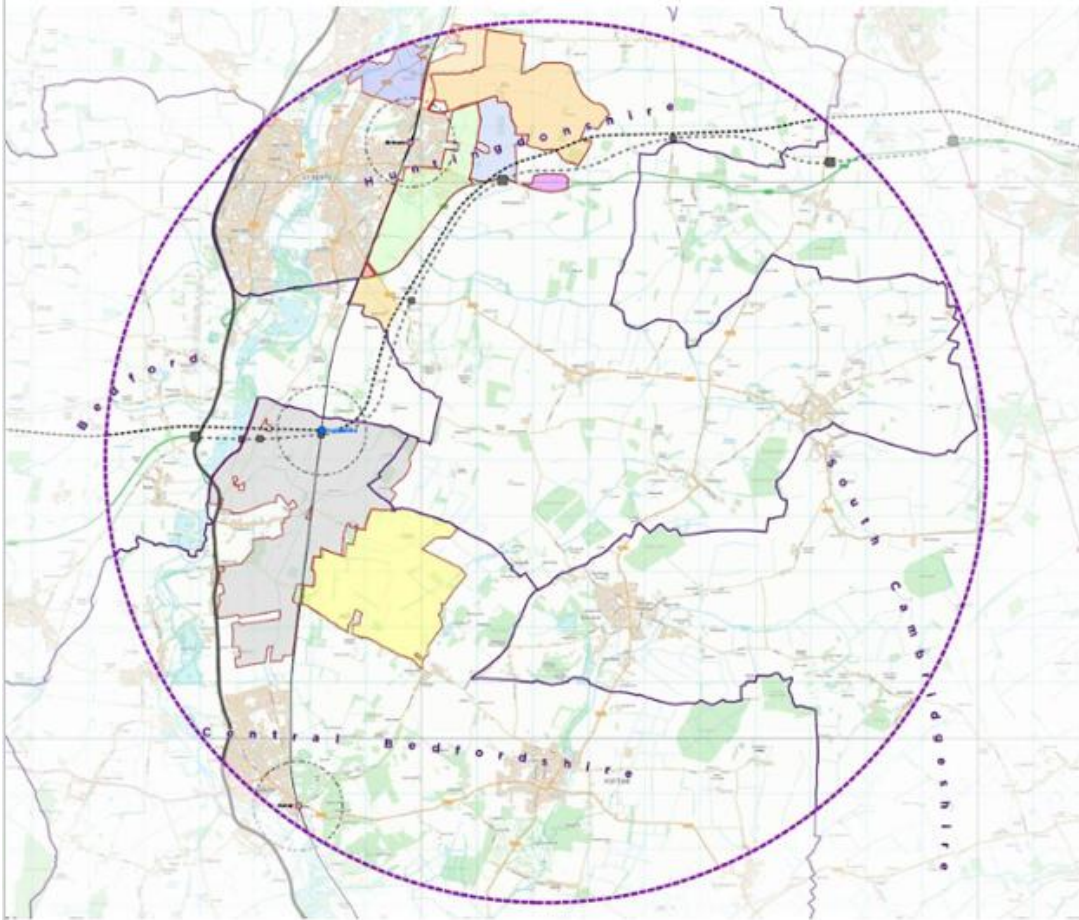


Figure 4 – area with additional developments in Tempsford, shown in grey and yellow

Next, we have layered the developments proposed within the Tempsford area, highlighting the scope but also the interconnections between various sites. It also draws attention to the natural geographic borders that hem the area in, creating a natural separation between existing developments and the borders of Central Bedfordshire and Bedford Borough.

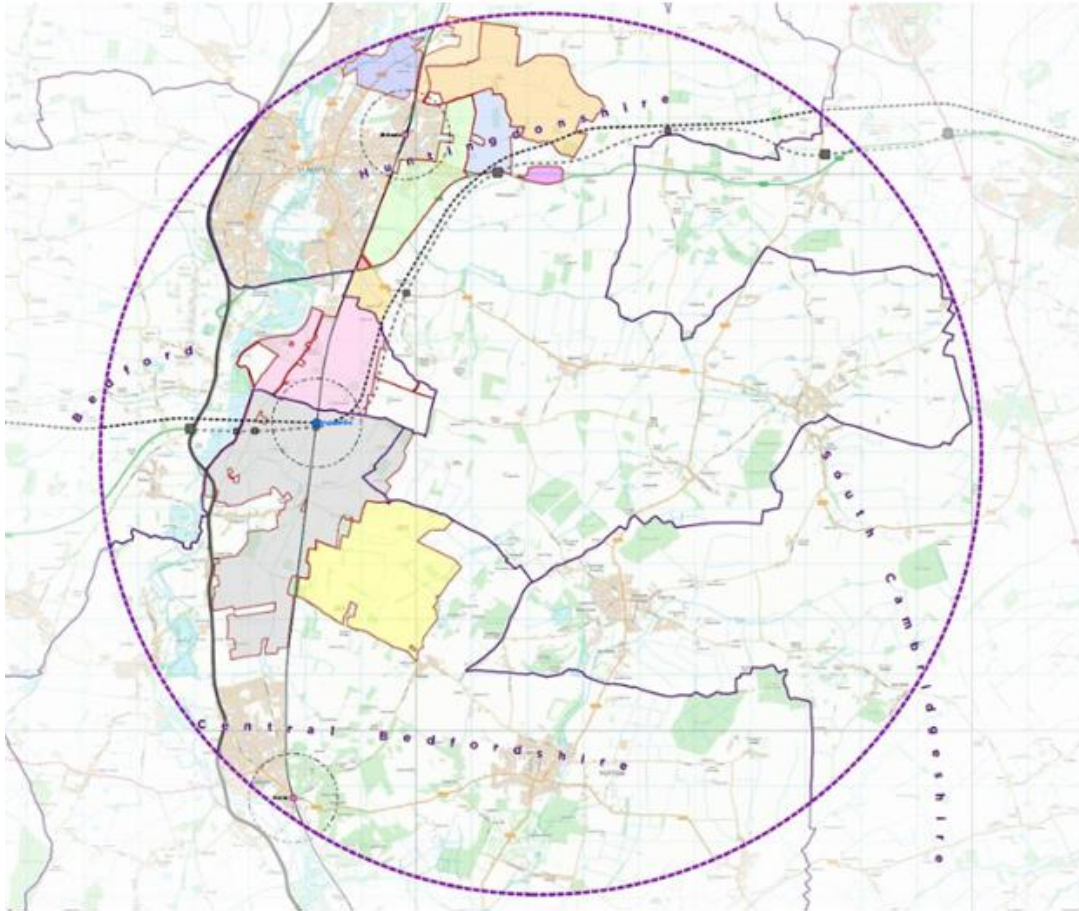
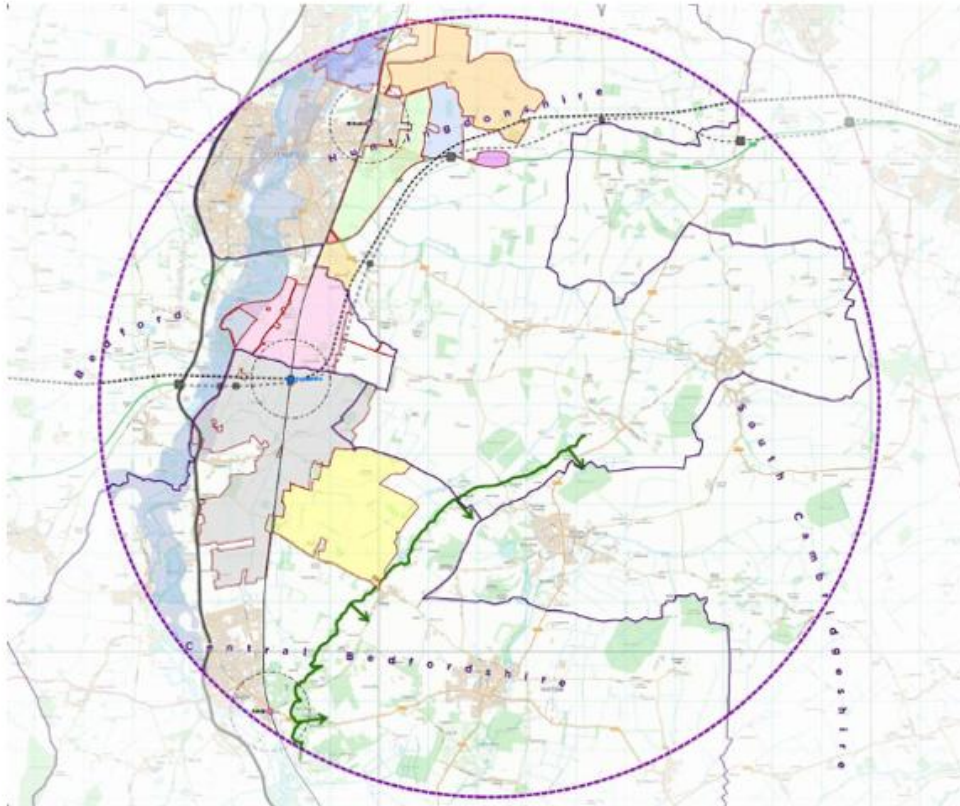


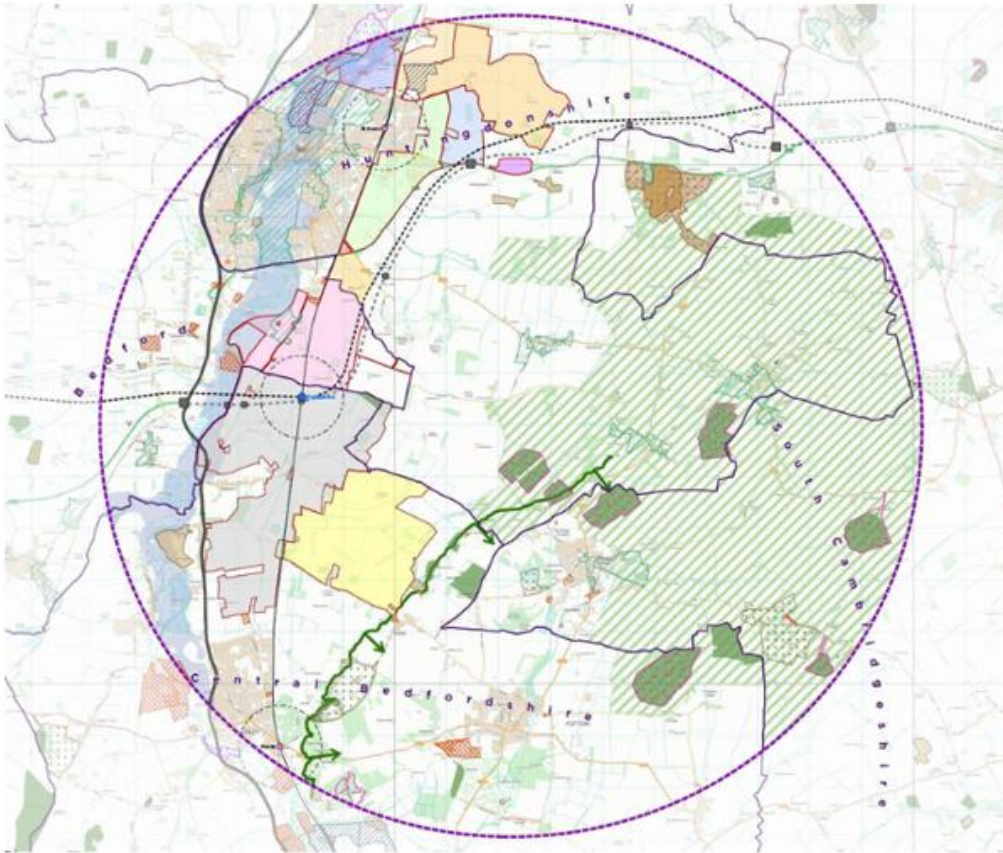
Figure 5 – area with Little Barford development added, shown in pink

We have then assumed that the proposals for Little Barford (a site put forward in the withdrawn Bedford BC local plan) will come forward; as a result of the closure of the gap between the new E-W rail station, A428 and St Neots. Essentially this site would extend St Neots to the south, it is a natural extension



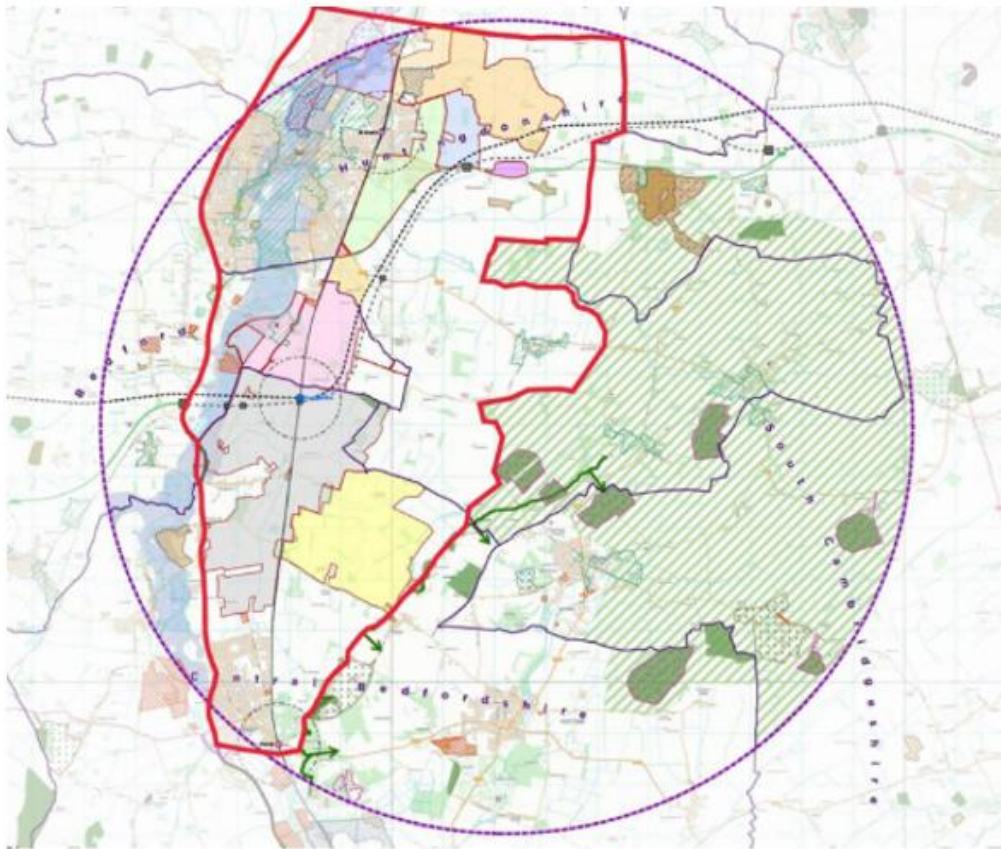
As can be seen, the images are sequential and build on each other. When the natural geographical, topographical and physical constraints are added; the natural boundaries to the west (A1 and flooding) and south/south-east (Greensands Ridge) show how further development is restricted in these directions. As such, the new spatial arrangements are clearly a natural extension of St Neots, as opposed to that of Sandy; and that Tempsford New Town is part of an arrangement of existing towns, not an isolated pocket of development.

*Figure 6 – area with flood plain added to the West and Greensands Ridge to the South/South-East*



We have then added existing known barriers to the East in the form of historic and ecological designations, and the known “Cambridgeshire Hundreds” proposed as an ecologically diverse and environmentally important designation.

Figure 7 – area with additional barriers to the East in green and orange



Bringing this all together narrows the WSP search area for a New Town significantly and brings it more in line with previous thinking; and the red line area articulates the clear north-south alignment of these spatial developments.

*Figure 8 – area showing north-south alignment of developments*

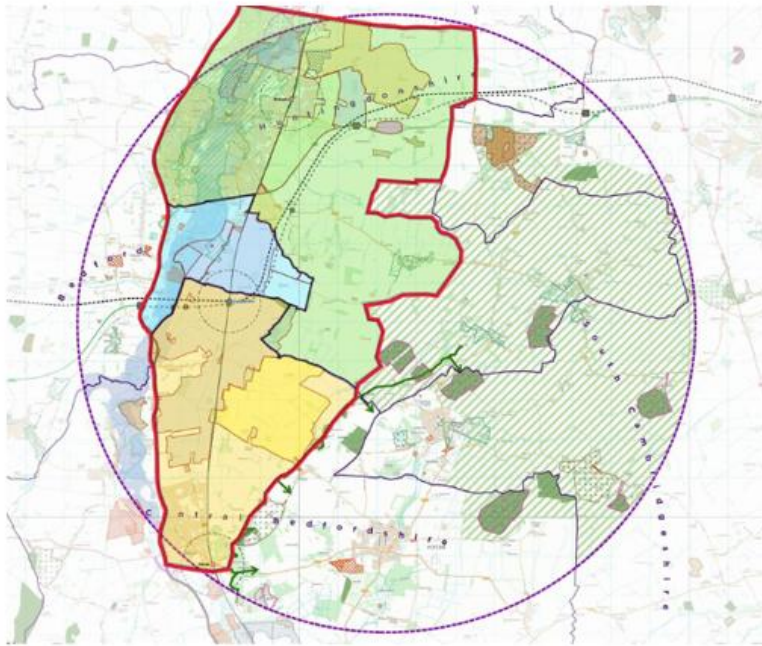


Figure 9 – potential development area spanning Tempsford and St Neots

We conclude with an image that shows the potential development area and how it relates to existing Local Government boundaries. **60% of which currently sits in Huntingdonshire's border.** It therefore makes perfect sense for these developments to sit within Huntingdonshire as a unitary authority, ensuring alignment of service delivery and greater ambition for growth.

Economically this creates the opportunity to attach Tempsford to St Neots as an established economic centre; and create a new ambitious economic centre for the region and the country which draws very clear parallels to Milton Keynes. It is ambitious, of scale, and would create a cohesive critical mass which can thrive as a result of being in the orbit of Cambridge to the East; its connections to London and the north; as well as Milton Keynes and Oxford to the west.

No other authorities are currently talking about delivery on this scale at Tempsford. We are therefore best placed to deliver this growth – if not us, who?

We do not consider that existing, arbitrary boundaries drawn previously, **which have no correlation to existing spatial patterns, or future good planning and place-making should constrain future decisions. Now is the time to reset this!**

Area	Hectares (ha)	Acres of land	% of land in area
Total area	7,883	19,479	
Huntingdonshire	4,697	11,606	<b>60%</b>
Central Bedfordshire	2,388	5,900	<b>30%</b>
Bedford Borough	796	1,967	<b>10%</b>

Above, you can see the total land area of the New Town divided into the three authorities. As highlighted, Huntingdonshire has the majority area of development, showing that the delivery of the development makes sense to be incorporated into the Huntingdonshire authority. **This will also deliver alignment of services, and improved outcomes for residents and businesses rather than three administrative boundaries.**

This is also important in the context of the Government's ambition for Mayoral Combined Authorities and Spatial Development Strategies as highlighted in Appendix D.

## Appendix B – more detailed map of area as drawn by Urban & Civic

### Proposed New Town: St Neots to Sandy

