

Annual Monitoring Report 2024 Part 1 (Housing Supply)

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

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Contact details

The Council have prepared this document so that it is compliant with the website accessibility requirements where possible; however some sections such as the housing trajectory are not fully accessible due to the reliance on tables. If you need further accessibility adjustments to any sections of this document or if you would like a translation of this document, a large text version or an audio version please contact the Planning Policy Team on the contact details set out below and we will try to meet your needs.

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1 Executive Summary

Housing Development and Supply

1.1 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.

1.2 As at 31 March 2024, **876** dwellings were under construction. Completions in 2024/25 are anticipated to be **819** dwellings.

1.3 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.

1.4 **24%** of dwellings completed in the monitoring year were on previously-developed land (PDL).

1.5 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.

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 it is felt that this effectively fulfils the purpose of sharing the performance and achievements of the planning service with the local community, as well as showing historic trends through the framework of existing indicators. The start date of this report is 1 April 2022. The Local Plan to 2036 was adopted at Full Council on 15 May 2019.

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. This is **Part 1 (Housing Supply)** and covers 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

2.4 Part 2 (Policy Analysis) of the 2024 AMR will be published by 31 December 2024 and will cover 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'
- Update on the progress of Neighbourhood Plans
- Update on custom and self-build register and brownfield register

Monitoring in Huntingdonshire

2.5 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.

2.6 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.

2.7 Through working closely with the Business Intelligence (Research) Team and utilising other sources of data such as building control records, community infrastructure levy documents and council tax records, the Council is able to continue actively monitoring the progress made on sites across the district.

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

3.1 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 kept on the District Council's [website](#) and will be monitored in more detail in Part 2 of the AMR in December 2024.

National Planning Policy Framework

3.11 The National Planning Policy Framework was revised in response to the [Levelling-up and Regeneration Bill: reforms to national planning policy consultation](#) on 19 December 2023 and 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 In July 2024, the new Labour government commenced consultation on proposed reforms to the National Planning Policy Framework and 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. Consultation closed on 24 September 2024 with responses now being reviewed.

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 Analysis of completions in 2023/24

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4 Analysis of completions in 2023/24

4.1 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) and the Stukeleys (120). The parish of the Stukeleys saw 120 completions, it must be noted that all but two of the completions are from the Alconbury Weald development, which will form its own distinct settlement. The sites contributing the highest numbers of completions include Wintringham Park in St Neots, Bearscroft (Romans' Edge) in Godmanchester and Alconbury Weald.

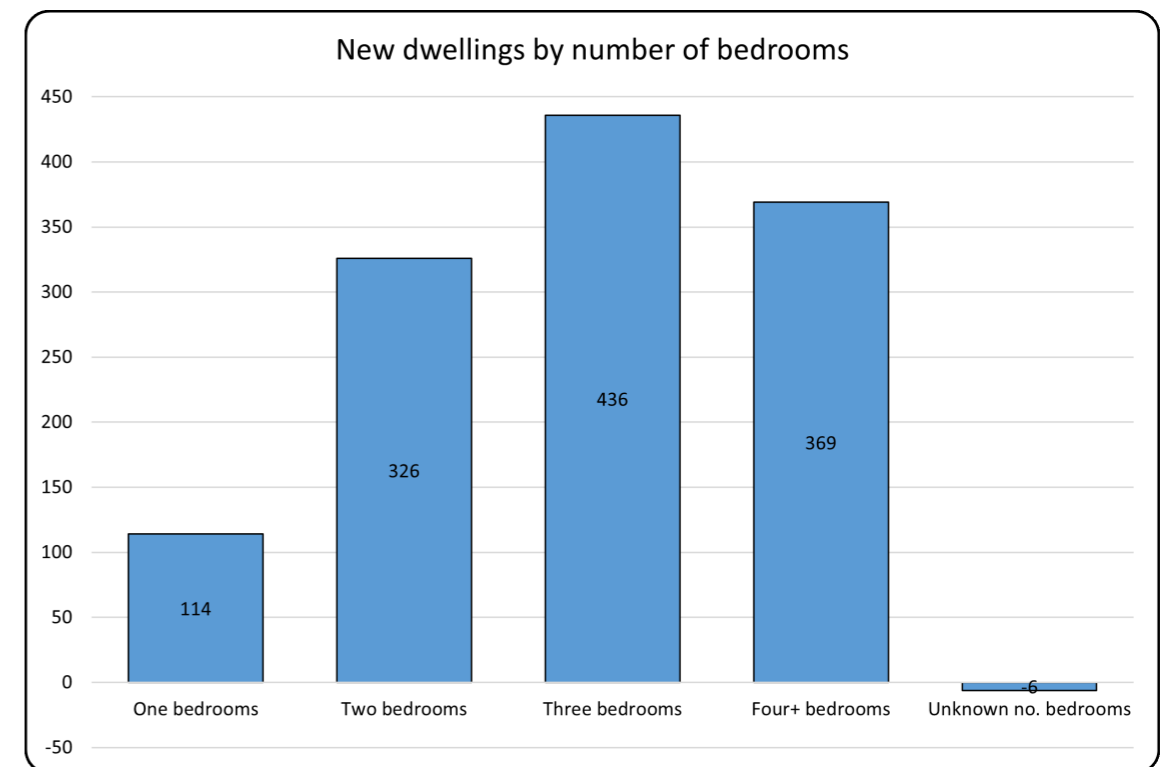
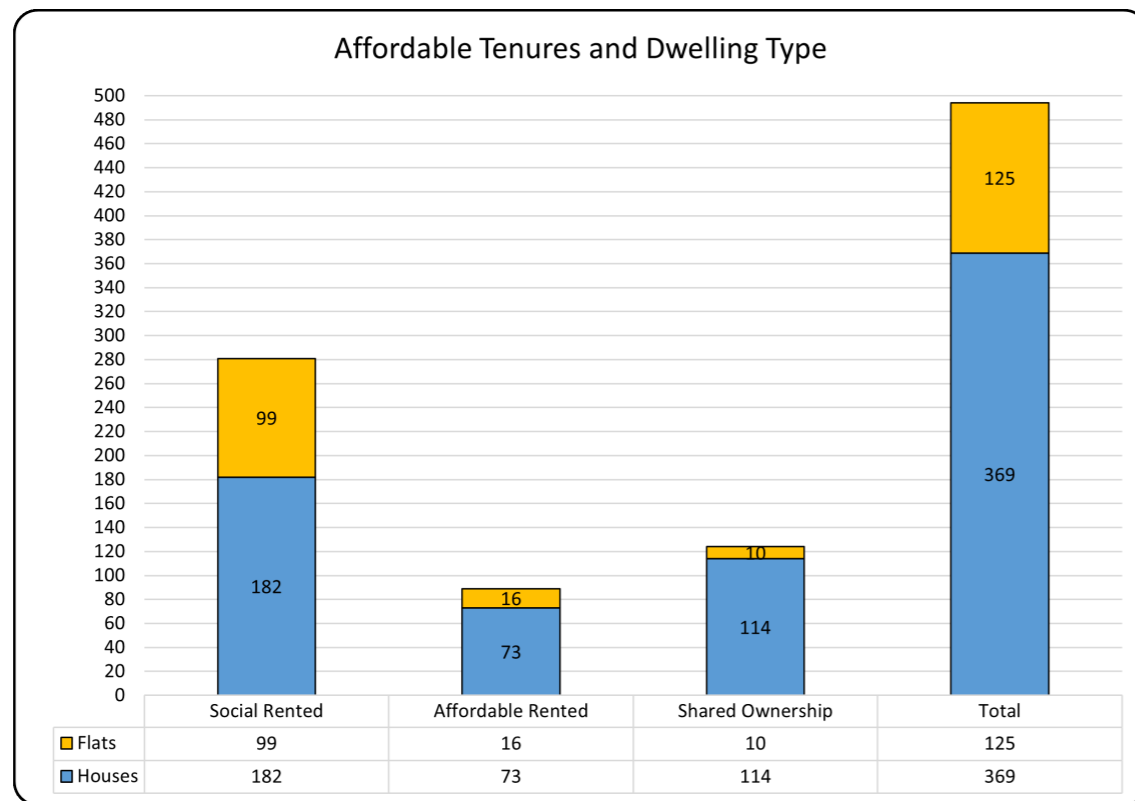
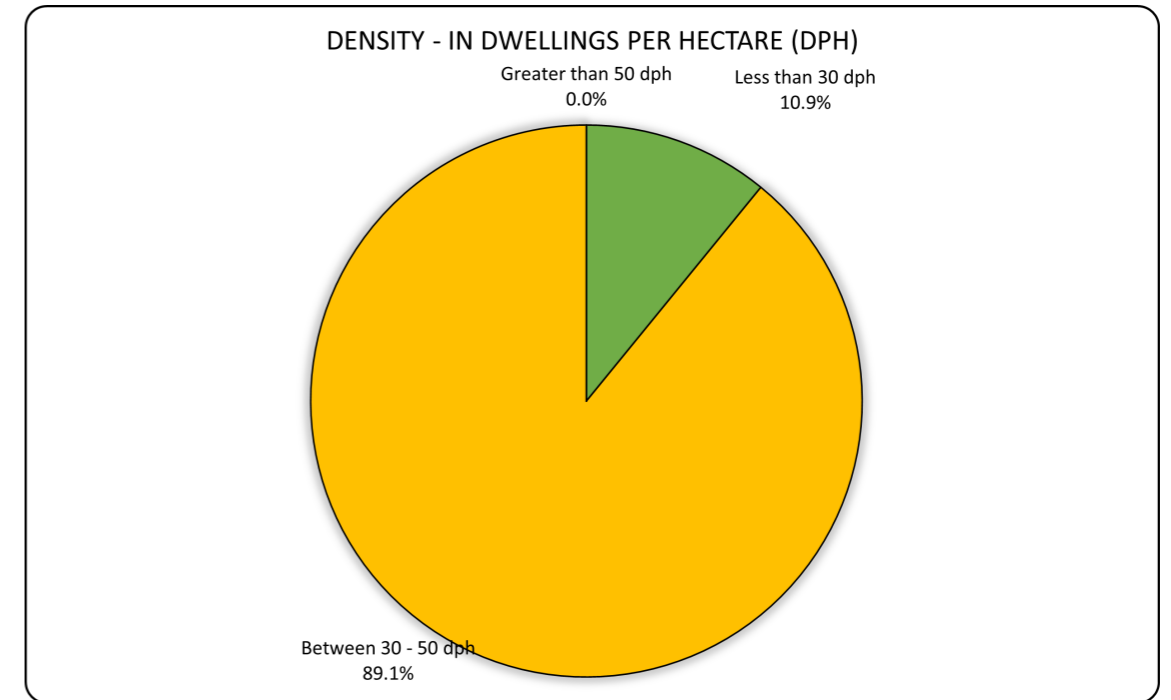
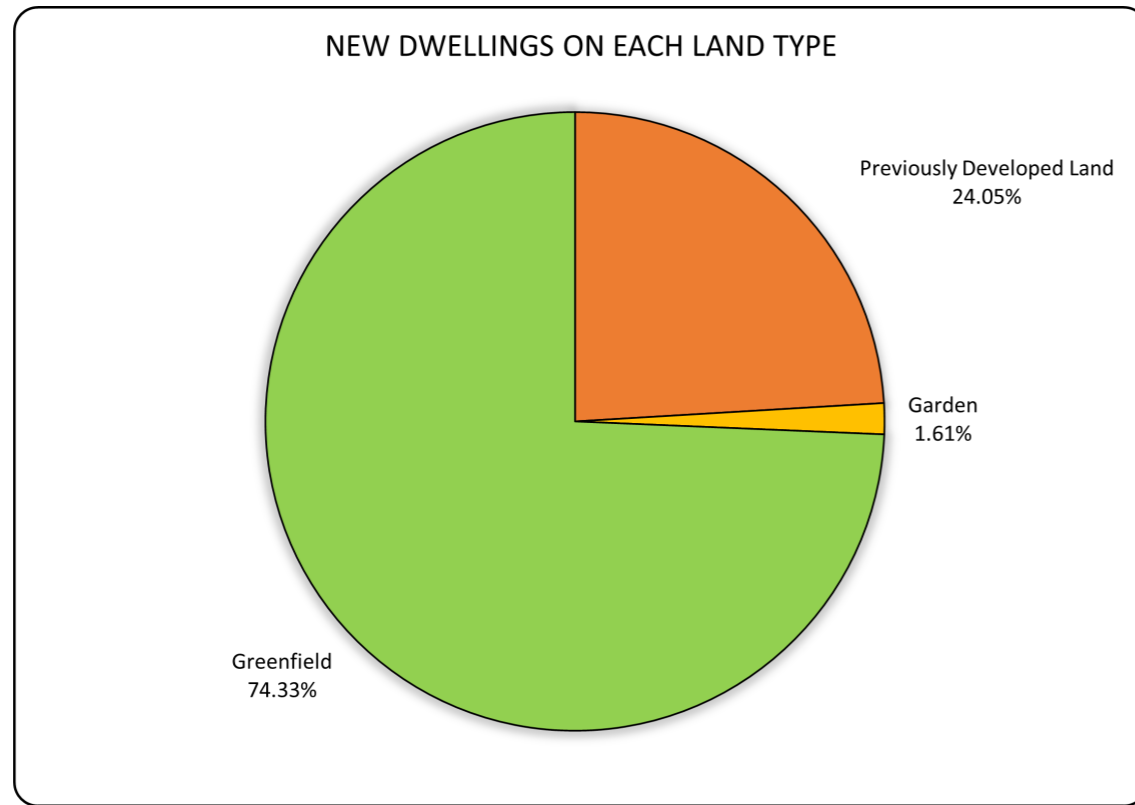
Key headlines from the 2023/24 data:

- 2023/24 saw the construction of 1,239 net completions (1,251 new dwellings with 12 demolitions), this exceeded the 2023 housing trajectory of 1,050 dwellings and the Council's annual housing target of 804 dwellings.
- Of these 1,239 net completions, 840 (67.8%) were on Local Plan allocations.
- 24% of these dwellings were completed on previously-developed land (PDL).
- 494 new affordable homes were completed, this amounts to 39.5% of all new dwellings completed. 368 of these affordable completions were on Local Plan allocations (74.5% of the affordable total).
- Of the 494 affordable completions, 74.9% were for affordable rental tenures split between social rent (182 houses and 99 flats) and affordable rent (73 houses and 16 flats); and 25.1% were for shared ownership (114 houses and 10 flats).
- Across all tenures and dwelling types, the majority of net completions were 3 bedroomed properties (436), followed by 4+ bedroomed properties (369), then 2 bed (326), 1 bed (114), and Unknown bed (-6).
- On sites of greater than 9 dwellings that have now built out, most dwellings (1,075) were built on sites with a density between 30-50 dph, including dwellings that were on completed sites in Alconbury Weald, Wintringham Park, Bearscroft in Godmanchester, and Ramsey. A total of 131 dwellings were built on sites with a less than 30 dwellings per hectare (dph) this includes dwellings that were on completed sites in Holywell-cum-Needingworth and Huntingdon. Finally, 0 dwellings with a density of more than 50dph, this can largely be attributed to the relatively lower level of completions of higher density flats this year than in previous monitoring years.
- 4 gypsy and traveller pitches were delivered.
- As at 31 March 2024, 876 dwellings were under construction.

4.2 Some of these key headlines are illustrated in the series of graphs and charts over the page.

4.3 To reflect the settlement hierarchy in the adopted Local Plan, Table 4.1 breaks down the 2023/24 completions by Spatial Planning Area (SPA), Key Service Centre (KSC) and Small Settlement. The results are then illustrated in Figure 4.1. The outcome for 2023/24 shows that the majority of completions were in the Spatial Planning Areas (80.79%), followed by Small Settlements (12.59%) and then Key Service Centres (6.62%). This largely follows the adopted settlement hierarchy used in the Local Plan to 2036. Overall the Huntingdon and St Neots SPAs are expected to have higher levels of growth as a result of the two strategic expansion locations (Alconbury Weald and St Neots East).

4.4 A further breakdown of the 2023/24 net completions by parish has been compiled in Appendix 1, this includes net completions from the start of the Local Plan period in the 2011/2012 monitoring year.

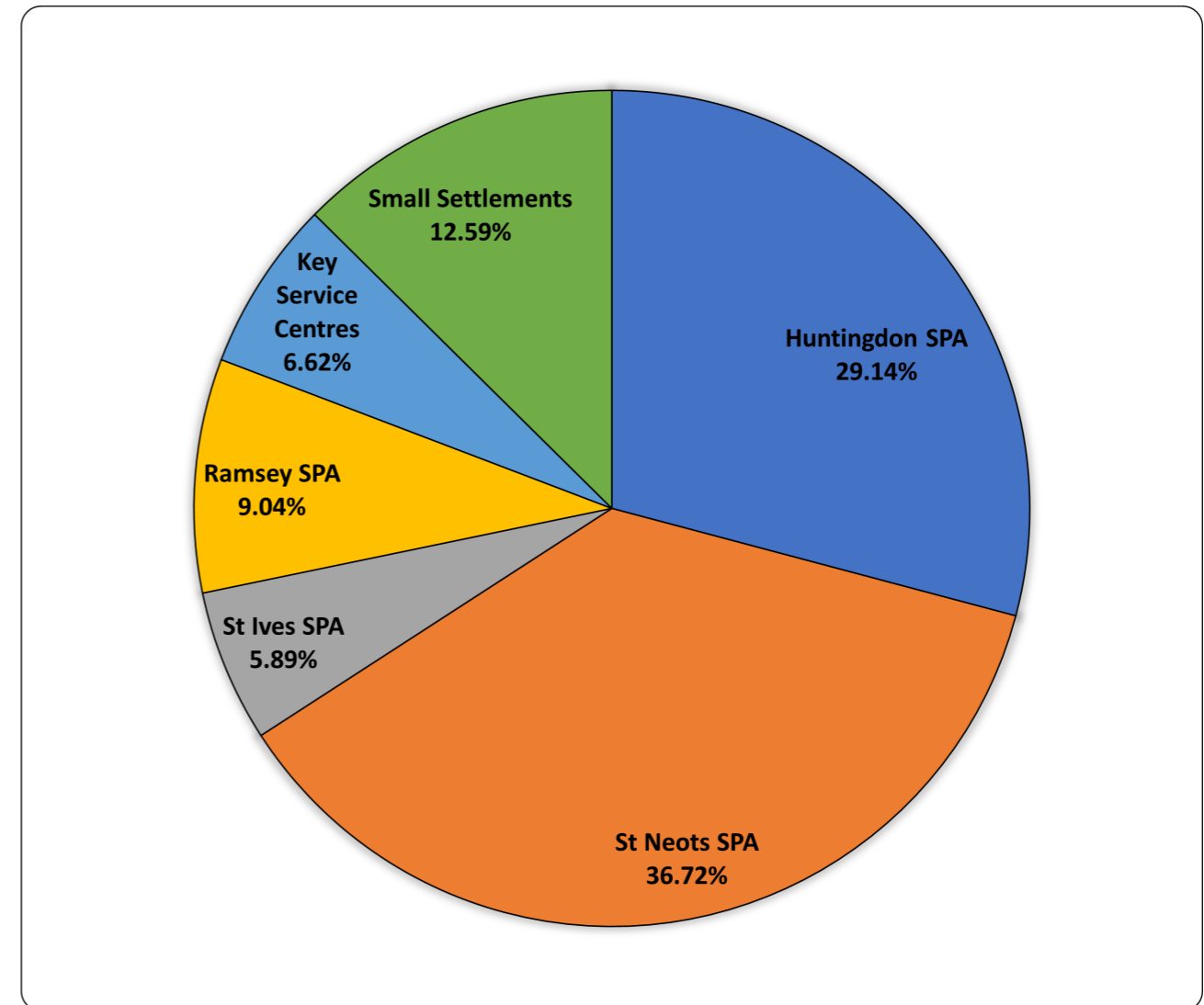


4 Analysis of completions in 2023/24

Table 4.1 2023/24 Net Completions by Settlement Hierarchy Category

Hierarchy	Location	Market	Affordable	Other	Total
Huntingdon SPA	Huntingdon	18	49	0	67
	Brampton	14	0	0	14
	Godmanchester	58	104	0	162
	Alconbury Weald	105	13	0	118
	Total	195	166	0	361
St Neots SPA	St Neots	268	119	0	387
	Little Paxton	45	23	0	68
	Total	313	142	0	455
St Ives SPA	St Ives (including SI1)	30	43	0	73
	Total	30	43	0	73
Ramsey SPA	Ramsey	58	54	0	112
	Bury	0	0	0	0
	Total	58	54	0	112
Key Service Centres	Buckden	2	0	0	2
	Fenstanton	6	0	0	6
	Kimbolton	1	0	0	1
	Sawtry	25	24	0	49
	Somersham	5	12	4	21
	Warboys	0	0	0	0
	Yaxley	-1	4	0	3
	Total	38	40	4	82
Small Settlements	Small Settlements	107	49	0	156
	Total	107	49	0	156
District Total		741	494	4	1,239

Figure 4.1 Completions by settlement hierarchy 2023/24



5 Housing Supply

The housing requirement for Huntingdonshire

5.1 Huntingdonshire's Local Plan to 2036 was brought forward under the 2012 National Planning Policy Framework (NPPF) and examined under the transitional arrangements provided for plans which were well progressed when the 2018 NPPF was introduced. It was therefore not required to provide for local housing need as assessed by the standard method. The 2012 NPPF required LPAs to meet their full objectively assessed housing needs (OAN). HDC's evidence on housing requirements is set out in [Huntingdonshire Objectively Assessed Need April 2017](#) which gives HDC a housing requirement of 20,100 new dwellings for 2011-2036, equivalent to 804 dwellings per year.

5.2 The Local Plan to 2036 supports the overall provision of at least 20,100 new homes between 2011 and 2036 along with supporting infrastructure and services. The increase in housing supply will help to support the delivery of additional affordable housing which comprises a substantial element of the district's overall housing requirement. Together with developments completed and committed within the plan period so far the proposed allocations along with other anticipated sites are expected to meet Huntingdonshire's OAN for housing development in full.

Table 5.1 Plan Period and Housing Requirement - Local Plan to 2036

Source of Plan requirement	Start of Plan period	End of Plan period	Total no. of years	No. of years remaining	Total housing required
Local Plan to 2036	1 April 2011	31 March 2036	25	12	20,100

5.3 The Council's housing trajectory identifies the Council's progress towards the housing requirement of 20,100 dwellings by 2036. The housing trajectory identifies the full details of sites and commitments in terms of housing allocations, extant planning permissions, applications approved subject to S106, prior approvals, small sites, rural exception sites and windfall schemes which are counted towards meeting this need.

5.4 Cambridgeshire County Council Business Intelligence (Research) Team also provide details of housing completions and commitments. Table 5.2 shows the position as at 31 March 2024. From 1 April 2011 to 31 March 2024, a total of 11,061 dwellings (net) were completed. Housing commitment figures in this data include all extant planning permissions and housing allocations. The total number of commitments identified in the table will differ from that of the housing trajectory

for a number of reasons. Firstly the County Council data does not take into account the build-out rate of sites and will therefore include dwellings that may be completed outside of the plan period. Secondly the Council takes a more cautious approach to the completion rate on small sites by applying a discount rate to sites not yet under construction to account for the potential non-implementation of some planning permissions.

Table 5.2 Housing Commitments and completions 2011-2024

Net dwellings completed 2011-2024	Outline planning permission	Under construction	Full/Reserved Matters permission, not started	Allocations without planning permission	Total commitments	Total completions plus commitments
11,061	6,633	876	2,438	2,335	12,282	23,341

Gypsy and Traveller Site Provision

5.5 Planning Policy for Traveller Sites was issued by the government in March 2012. The policy states that local planning authorities should, in producing their Local Plan, identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets, and identify a supply of specific, developable sites or broad locations for growth for years six to ten and, where possible, for years 11-15.

5.6 In accordance with the requirements of the NPPF and Planning Policy for Traveller Sites, the Local Plan to 2036 sets out how the Council is positively seeking to meet the objectively assessed needs of Gypsy and Travellers. The October 2016 [Gypsy and Traveller Accommodation Assessment](#) has identified an approximate need for an additional 9 pitches for travelling households in Huntingdonshire between 2016 and 2036, and up to 19 additional pitches for households whose travelling status was recorded as unknown and no need for yards for travelling show people. An updated Gypsy and Traveller Accommodation Assessment is currently underway and will form part of the Local Plan update evidence base.

5.7 Between the base date of the GTAA at 1 February 2016 and 31 March 2024 49 pitches were granted permission across 13 sites. Four pitches for Gypsies and Travellers were completed in 2023/24.

5.8 Three planning applications for permanent Gypsy and Traveller pitches were determined within the monitoring year:

- Farcet parish - Straight Drove - up to 2 pitches - 22/02104/FUL - permitted July 2023
- Somersham parish - St Ives Road - 3 pitches - 22/01658/FUL - refused September 2023
- Somersham parish - Parkhall Road - 4 pitches - 22/00518/FUL - refused October 2023

5.9 As at 31 March 2024 there were ten planning applications under consideration for Gypsy and Traveller pitches:

- Ramsey parish - Harpers Drove - 1 pitch (21/01475/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01476/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01477/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01478/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01479/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01480/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01481/FUL) - received June 2021
- Somersham parish - St Ives Road - retrospective application for 5 pitches - (21/02024/FUL) - received September 2021

- Somersham parish - St Ives Road - 3 pitches - 23/02266/FUL - received November 2023
- Somersham parish - Chatteris Road - 7 pitches - 23/02358/FUL - received December 2023, this was determined outside of the monitoring year in July 2024. A previous application on the site (18/00840/FUL) for 4 pitches was refused in August 2023 but was allowed on Appeal outside of the monitoring year in May 2024.

5.10 Looking further ahead than five years, it is considered that additional pitches will come forward as windfall adjoining existing pitches and in other areas with reasonable access to local health services and primary schools.

Housing Delivery Test (HDT)

5.11 The Housing Delivery Test (HDT) was introduced in the revised National Planning Policy Framework (NPPF) in July 2018. It provides a new additional indicator for measuring net housing delivery over the previous 3 years against the housing requirement for the area.

5.12 It is the Government's aim that Local Planning Authorities (LPAs) should aim to achieve a housing delivery rate of at least 95%. This is measured by a 3 year requirement which is based on either household projections or the latest adopted housing requirement, whichever is lower. The annual requirement of either of these over 3 years is totalled to give an overall 3 year requirement. To assess if an LPA has passed or not, the net completions recorded for those 3 years are divided by the requirement to give a delivery percentage.

5.13 Paragraph 76 of the NPPF sets out that to pass the test without any further actions, a delivery rate of at least 95% over the past 3 years' worth of net completions against the requirement must be achieved. If the identified housing requirement is not delivered, the following cumulative consequences are applied in an attempt to boost housing supply:

- the publication of an action plan if housing delivery falls below 95%;
- a 20% buffer on the LPAs 5-year housing land supply if housing delivery falls below 85%;
- the presumption in favour of sustainable development if housing delivery falls below 75%, once transitional arrangements have ended.

5.14 The Housing Delivery Test applied an element of student and communal accommodation (C2) by applying a multiplier to the housing completions, this explains why there are slightly differing completions figures between the AMR and MHCLG's (Ministry for Housing, Communities and Local Government) figures. The idea of including C2 into these delivery figures is that they can release C3 dwelling houses when people make the move from their own home to a care facility for example thus reducing the need for new build market houses.

5.15 The most recent results were published in December 2023, Huntingdonshire passed with a delivery rate of 154% (shown in Table 5.3).

5.16 In response to the disruption caused by the COVID-19 pandemic the Government made a one month adjustment to the 2019-20 housing requirement and a four month adjustment to the 2020-21 housing requirement figure. This led to authorities being assessed on their delivery for a 48 week period in the 2019-20 period, and a 36 week period rather than the full 52 weeks in 2020-21 period. This has resulted in a positive impact on delivery rates but it must be noted that even without these adjustments, Huntingdonshire would have still achieved a 132% pass rate against the 804 a year target.

Table 5.3 HDT Result for Huntingdonshire as published in December 2023

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT: 2022 measurement	HDT: 2022 consequence
2019-20	2020-21	2021-22		2019-20	2020-21	2021-22			
736	535	804	2,075	1,011	1,083	1,099	3,193	154%	None

5 Housing Supply

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C2 commitments and completions

5.17 There was 1 room completed in 2019/20; 2020/21 saw 76 bedroom completions; and 2021/22 saw 80 bedroom completions. This have been factored into the outputs in Table 5.3. Since 2021/22, there has been an additional 4 C2 rooms recorded as complete in 2022/23 and a loss of 26 C2 rooms in 2022/23; and 47 new bedrooms complete in 2023/24.

5.18 C2 commitments are not included in the housing trajectory as they do not form part of the Local Plan housing requirement. Some allocated sites in the Local Plan to 2036 do include some C2 provision, these sites are:

- SEL1.1 - Alconbury Weald - up to 400 units permitted as part of 1201158OUT in October 2014
- HU3 - Former Police HQ site, Huntingdon - including supported housing or care home and/or supporting health care uses (units unspecified) alongside 75 dwellings
- HU11 - Brampton Park - 19/00406/REM details approved in February 2020 for a care home of approximately 70 bedrooms. This is now complete.
- SEL2 - St Neots East - 1300388OUT permitted care accommodation in August 2019
- SM2 - Newlands, St Ives Road, Somersham - 15/00917/OUT for a care home for between 40 and 50 residents permitted in November 2017. A reserved Matters application (19/02220/REM) for 45 dwellings was approved September 2021, and 19/03389/REM for 70 bedroom residential care home was approved in December 2021.

5.19 A further six sites are committed and are either unimplemented or under construction as at 31 March 2024, totalling 307 additional C2 rooms:

- Brampton parish - Meadow View Farm, Thrapston Road - 30 dwellings and a 70 room care home permitted under 19/00038/OUT in April 2021.
- Huntingdon parish - Ringshill Residence, Sallowbush Road - demolition of existing vacant nursing home and redevelopment with 53 bedroom Class C2 care home permitted under 21/01078/FUL in December 2021. This results in a net gain of 28 C2 rooms.
- St Neots parish - Cambridge Street - 80 rooms permitted under 20/00941/OUT in May 2021, this was amended to 69 bedrooms through 22/00965/NMA.
- Brampton parish - West End - 4 rooms permitted under 22/00501/FUL in November 2022
- Ramsey parish - Westward House, Bury Road, Ramsey - 22/00043/FUL permitted for a 66 bedroomed care home in September 2023.
- Bury parish - Upwood Hill House And Part Of RAF Upwood - 23/00938/FUL permitted on RA8 for a 70 bedroomed care home in October 2023.

5.20 There is one site which has been permitted that will result in the loss of 19 C2 rooms:

- St Neots parish - Cambridge Street - the change of use of the former care home into flats was permitted under 20/01363/FUL in August 2021. If implemented, this will result in the loss of 19 rooms.

6 Housing Trajectory October 2024 and 5 year housing land supply

6.1 The NPPF requires Local Planning Authorities to assess and demonstrate the extent to which existing plans fulfill the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing. Development plan documents should set out policies and strategies for delivering the required level of housing provision. Sufficient specific **deliverable** sites should be identified to deliver housing in the first 5 years, with a further supply of specific **developable** sites for years 6-10 and, where possible, years 11-15.

6.2 For a site to be considered **deliverable**, the NPPF states it should be:

- **available** - the site is available now
- **suitable** - the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- **achievable** - there is a reasonable prospect that housing will be delivered on the site within 5 years

6.3 Revisions through the publication of the NPPF 2019 state that sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. This has been taken into account when compiling the Council's housing trajectory for this AMR. Updates to the [Planning Practice Guidance](#) in July 2019 provide further details on the sort of evidence that can be used to demonstrate deliverability. The NPPF also states that for sites that are not major developments or that have detailed planning permission, should be considered to be deliverable until the permission expires, unless it can be clearly demonstrated that it cannot be developed within 5 years.

6.4 For a site to be considered **developable**, it should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for, and could be developed at, a specific point in time.

6.5 Housing trajectories show past performance and estimate future performance in relation to housing delivery, enabling local planning authorities to monitor any shortfall or surplus in housing supply, and to manage future provision to ensure the required amount of housing is delivered. The trajectory shows current anticipated delivery based on data collected from August to October 2024 and provides a snapshot view of anticipated future delivery to 2036.

6.6 This year's trajectory is based on actual housing completions up to 31 March 2024 (Source: CCC Monitoring & Research - Annual Development Survey) and projected completions up to 2036 on sites allocated for housing and non-allocated sites with extant planning permission. Where sites have outline planning permission only, a potential figure for housing capacity has been made based on the developer's response to a trajectory questionnaire, or officer's assessment of the site. However, it must be stressed that final numbers on such sites will be determined at reserved matters stage, and the numbers in the trajectory are indicative only. Sites have also been included where the principle of development has been accepted, such as sites with a resolution to approve subject to the signing of a Section 106 agreement and sites identified as allocations in the Local Plan to 2036.

6.7 In the survey carried out in 2018, the questionnaire used for the trajectory survey was reviewed in line with the revised definition of deliverable in the NPPF, in particular if outline permission was granted or sought for a site. This revised survey form was used again for this year's survey. Those contacted were asked to provide information on the aspirations for their sites; the type of planning permission sought if not already granted; any constraints to development and viability; the number of already agreed or potential housebuilders involved and the trajectory for the site (and where possible, a breakdown of when the affordable and market dwellings were expected to be built).

6.8 Questionnaires were sent out in August 2024 to developers and agents of allocated sites which had not yet been built out as at 31 March 2024, and to those representing sites of 10+ dwellings with either outline or full planning permission and not yet completed, as well as those representing sites with applications submitted where the principle of development had been accepted (approved at Development Management Committee and are awaiting the signing of a S106 Agreement), and sites identified as having potential to deliver housing in the Local Plan to 2036. In instances where no reply was received an estimate was made based on the most up-to-date knowledge of the site by the relevant planning officer. Where it was felt that agents/developers were being over-optimistic in their predictions, the building programme was deferred to give a more cautious timeframe. This is noted in the 'comments' field of relevant sites in the trajectory data table. These deferrals resulted in reduction of the anticipated 5 year housing land supply from 4,809 dwellings (7.05 years' worth) to 4,430 dwellings (6.49 years' worth).

6.9 Sites of less than 10 dwellings with outline, permission in principle, reserved matters or full planning permission have also been included in the trajectory. It would not have been practical to contact developers of each and every small site. Sites with reserved matters or full planning permission were grouped together. A 10% discount was applied to those small sites with full or reserved matters approval not yet under construction and to sites with outline permission or

6 Housing Trajectory October 2024 and 5 year housing land supply

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permission in principle to allow for some sites which may not be developed. It should be noted that historically small sites often have the advantage of being built out more quickly than some larger sites.

6.10 Strategic housing growth will be mainly concentrated in the proposed Strategic Expansion Locations of Alconbury Weald and St Neots East, and the Spatial Planning Areas of Huntingdon, St Neots, St Ives and Ramsey, as set out in the Local Plan to 2036.

6.11 It must be noted that the trajectory is an attempt at providing a reasonable and pragmatic forward planning tool. It is acknowledged that trajectories are not intended to produce perfect forecasts of the future. They should however provide as good an indication as possible of the prospects for housing delivery, based on developers' and agents' aspirations, or officers' best estimates of delivery based on site knowledge.

6.12 The Council uses the 'Sedgefield' method to calculate the 5 year supply.

The NPPF states that LPAs may make an allowance for windfall sites in the 5 year supply if they have compelling evidence that such sites have been consistently available and are likely to remain so, an approach supported by the Local Plan Inspector in his report dated 29 April 2019. It is anticipated, however, that some non-strategic housing sites are likely to come forward within the built-up areas of towns and villages in line with the scale of development set out in the Settlement Hierarchy, which will add further to the housing supply.

7 Position as at 31 March 2024

7.1 This trajectory was produced reflecting the position as at 31 March 2024, the technical monitoring period and is set out below. Table 7.1 sets out the annual number of actual housing completions up to 31 March 2024, and projected future completions to 2036, based on the results of the 2024 survey, and compares these totals with the annual Local Plan requirement to 2036. It should be noted that the number of completions in previous years has in some cases been revised from data previously published due to ongoing assessment by the Cambridgeshire County Council Business Intelligence (Research) Team.

Table 7.1 Trajectory data against Local Plan requirement as at 31 March 2024

	PAST COMPLETIONS													PROJECTED COMPLETIONS											
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Dwellings completed (net)	855	412	686	514	526	687	744	1,039	1,012	1,041	1,054	1,252	1,239												
Identified for completion														819	800	951	1,066	794	925	1,040	951	903	833	744	723
Cumulative Completions	855	1,267	1,953	2,467	2,993	3,680	4,424	5,463	6,475	7,516	8,570	9,822	11,061	11,880	12,680	13,631	14,697	15,491	16,416	17,456	18,407	19,310	20,143	20,887	21,610
Target	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804	804
Cumulative Target	804	1,608	2,412	3,216	4,020	4,824	5,628	6,432	7,236	8,040	8,844	9,648	10,452	11,256	12,060	12,864	13,668	14,472	15,276	16,080	16,884	17,688	18,492	19,296	20,100
No. dwellings above or below cumulative development plan target	51	-341	-459	-749	-1,027	-1,144	-1,204	-969	-761	-524	-274	174	609	624	620	767	1,029	1,019	1,140	1,376	1,523	1,622	1,651	1,591	1,510

7 Position as at 31 March 2024

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7.2 The Council has an adopted Local Plan (2019) where the Inspector of the Local Plan confirmed that the Council can demonstrate it can meet its housing targets. A 5% buffer has been applied to the housing trajectory to ensure choice and competition in the market for land. The Council have not undertaken an annual position statement to 'set' a 5YHLS with a 10% buffer. Also, the Council has passed the Housing Delivery Test over the last three years surpassing the housing requirement for that period, therefore a 20% buffer is not required.

7.3 The 5 year supply is shown in Table 7.2. Taking into account the 11,061 completions between 2011/12 and 2022/24, there is a surplus of 609 dwellings against the requirement for those 13 years. The increase in completions in 2023/24 as a result of sites with nine or more dwellings completing or nearing completion and the increase delivery at Wintringham Park in 2023/2024 accounts for the oversupply of completions against requirements. Deducting this from the 5 year requirement for 4,020 dwellings gives an overall requirement of 3,411 dwellings. However, incorporating a 5% buffer to the 5 year requirement for 4,020 dwellings without the oversupply gives an overall requirement of 4,221 dwellings.

7.4 The 5 year supply, as identified in the trajectory in Appendix 2 is 4,430 dwellings, which equates to **6.49 years**.

7.5 The trajectory also includes a yearly cap on total housing delivery rates at two clusters of sites. The Inspector of the Huntingdonshire Local Plan to 2036 proposed a cap of 300 dwellings per year to be across allocations SEL 1.1 (Alconbury Weald), SEL 1.2 (RAF Alconbury) and HU1 (Ermine Street). A cap of 200 dwellings per year was proposed across the two parts of SEL 2 St Neots Strategic Expansion Site (Loves Farm and Wintringham Park). This was due to his concerns over market absorption and build out rates for developments in close proximity. The cap is only to calculate the housing trajectory and 5 year housing land supply figure, there is no actual cap on delivery on any of these sites and the developers/housebuilders involved anticipate housing completions well in excess of the capped figures for most years (see Appendix 3). The number of anticipated prior approvals to be delivered were also capped to 20 per year and rural exception sites to 35 dwellings per year. The average small site completions, including change of use and excluding prior approvals, over the past 13 years has been 142 completions with 9 out of the 11 years achieving over 120. The cap for small sites has therefore been re-calibrated from 80 to 120 to reflect a more realistic picture on small site delivery going forward.

7.6 Delivery since 2018/19 has exceeded the annual target of 804 dwellings which has more than made up the undersupply experienced at the beginning of the Local Plan period. The target to date has now been exceeded by 609 dwellings. Over these six years delivery has been over 1,000 dwellings per year with it peaking at 1,252 completions in 2022/23 followed by 1,239 in 2023/24. It is unrealistic to expect this level of completions to continue without some dips, and this trend was anticipated in the Local Plan to 2036 (see page 33). Completions in 2024/25 are expected to be 819 (still above the annual Local Plan target). It is important to recognise that Grange Farm for 1,500 dwellings and Ermine Street South for 1,000 dwellings have both now secured their outline permissions so will likely be contributing towards housing delivery within the next 5 years. These alongside the continued delivery of Wintringham Park and Alconbury Weald and smaller sites across the district have the potential to raise housing delivery to well above the adopted annual target again.

7.7 The Local Plan target of 804 dwellings has been applied as within the monitoring year of this report (2023/24), the Huntingdonshire Local Plan to 2036 was less than 5 years old. Additionally, as the Council has passed the housing delivery test and there has not been under delivery, a buffer on the 5 year housing land supply is not required. This is in accordance with the December 2023 NPPF (the most up to date version of the NPPF in place during the monitoring year) and also the PPG.

7.8 The Council can demonstrate a 5 year supply of housing land, therefore its policies for the supply of housing should be considered to be up-to-date.

Table 7.2 Five Year Housing Supply Against Local Plan Requirement as at 31 March 2024

Total Number of Years in Local Plan Period	25
Years Remaining in Local Plan Period	12
Local Plan Dwelling Requirement to 2036	20,100
Annual Requirement	804
Target 2011/12 to 2022/2023 (804 x 13)	10,452
Completions 2011/12 to 2023/2024	11,061
Shortfall on target 2011 - 2024	-609
5 Year Requirement (804 x 5) - Oversupply	3,411
5 Year Requirement - Oversupply	3,411
Annual Equivalent of Target - Oversupply	682
5 Year Supply (taken from trajectory) 1 April 2024 to 31 March 2029	4,430
Achievable Supply (as a % of requirement - oversupply)	129.9%
Equivalent Years of Requirement - Oversupply	6.49

Figure 7.1 Housing Trajectory data shown in graph layout

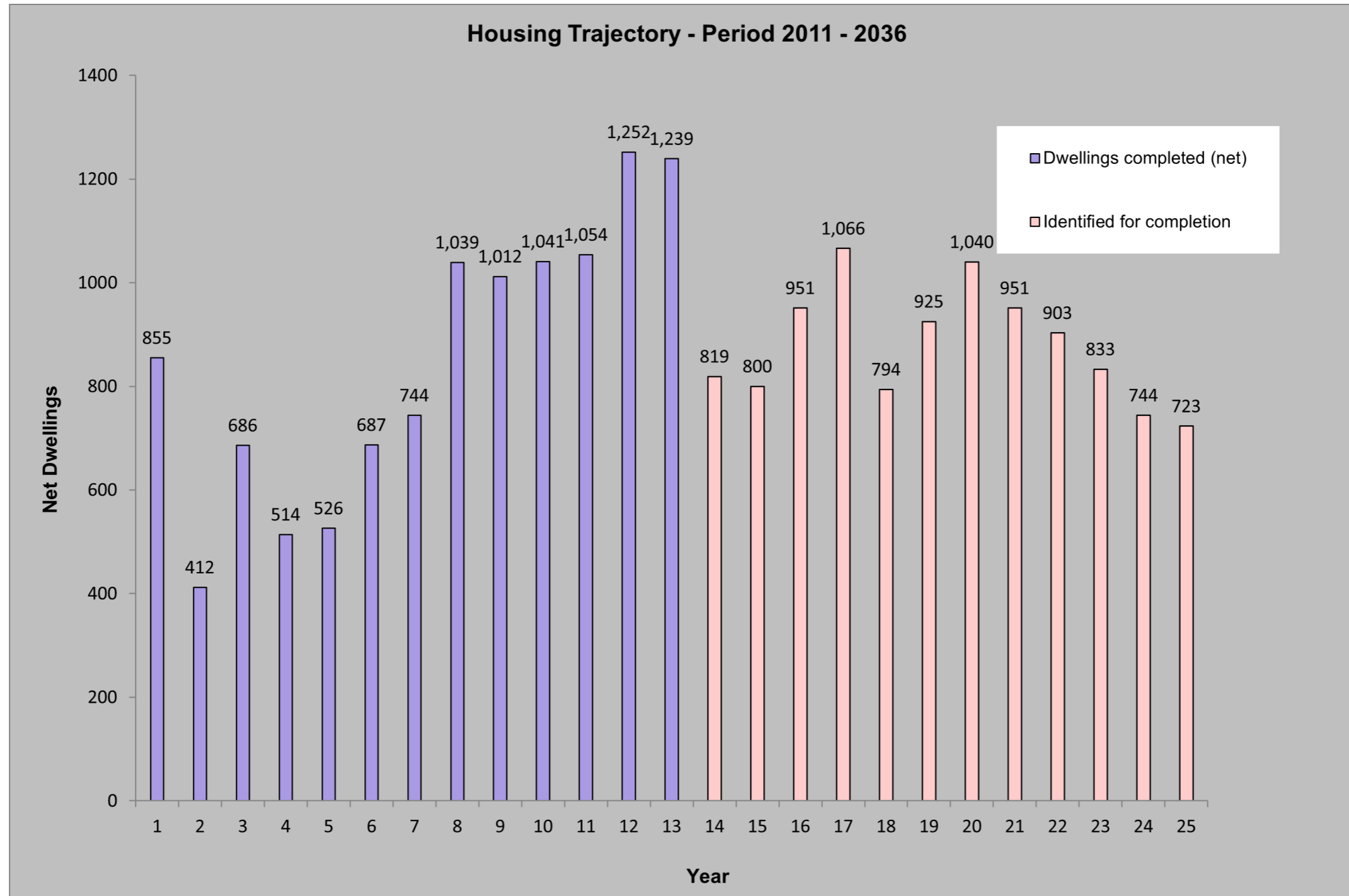
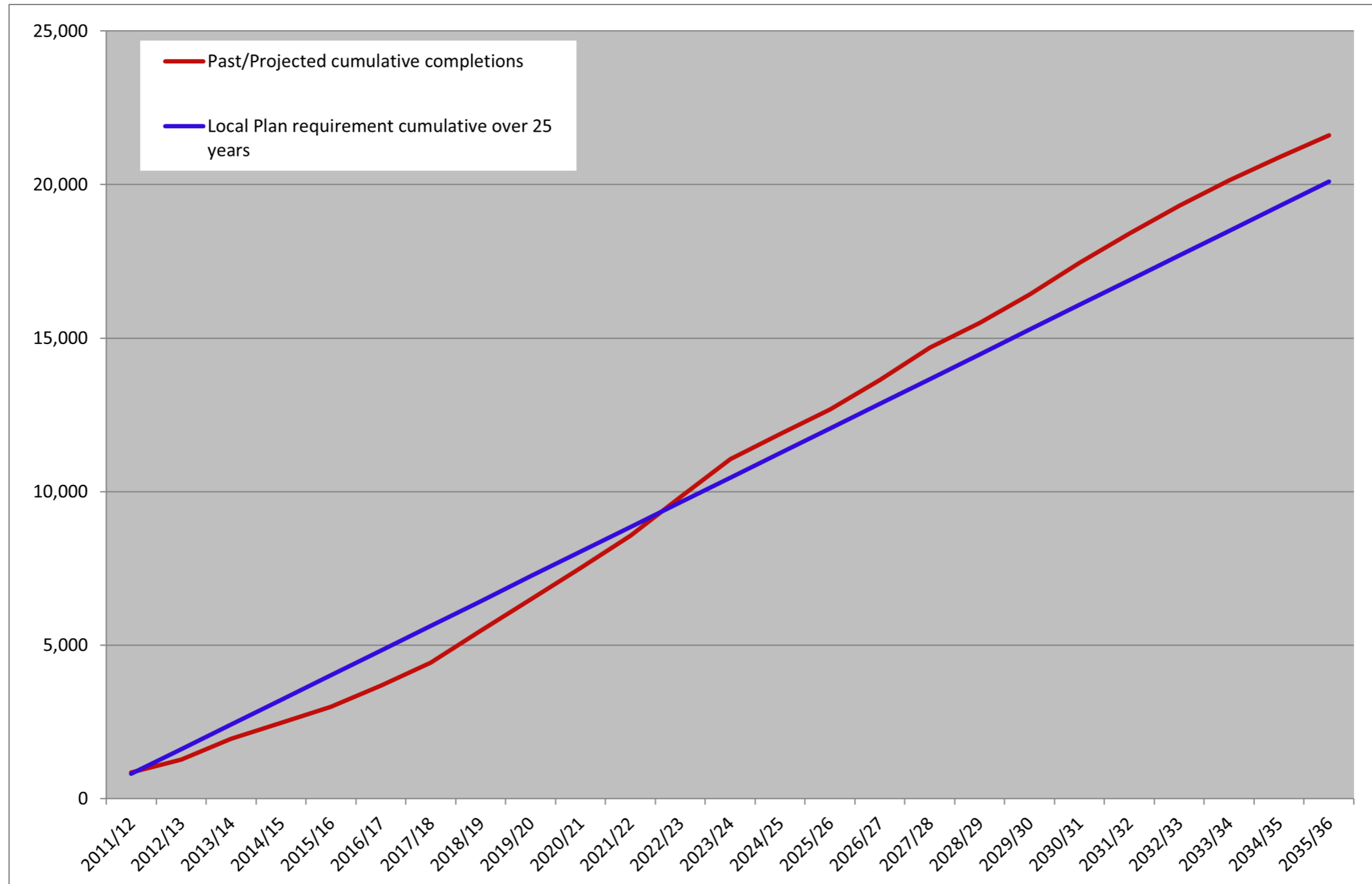


Figure 7.2 Housing Trajectory data against Local Plan requirement



Appendix 1 Net completions by Parish from 2011/12 to 2023/24

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Appendix 1 Net completions by Parish from 2011/12 to 2023/24

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2011-2024
Abbots Ripton	0			4		5		1		4				14
Abbotsley	1			1	-1	3	2	-1	9		2	2	2	20
Alconbury			1		2	5							2	10
Alconbury Weston	-1		-1			1	1	2		2	4	5	2	15
Alwalton						-1			1	1	8			9
Barham and Woolley		-1	1					1						1
Bluntisham	13	4		-1		2		1	2	20	7	4	-1	51
Brampton	24	0	1	1	15	1	94	221	230	99	123	35	14	858
Brington and Molesworth	0	1	2		9	-24	19	14	2	1	9	2		35
Broughton	0			-1	3		2	1	1	3		3		12
Buckden	4	2	3	1	2	-1	1	3	6	59	70	52	2	204
Bury	1	21	15				1	2	13	48	45	101		247
Bythorn and Keyston			0	3	1	1				3	1			9
Catworth	2	10	1			1		2	2	2	1			21
Chesterton					-1		-1		1	1	-2	4	3	5
Colne	4	3	2	1	1	1	2	16	4	7	5	7	6	59
Conington				-1	1				2			1		3
Covington								1			1			2
Denton and Caldecote		-1								1				0
Earith	1	2	1	3		14	3	1	0	1	3	3		32
Easton						1	1			1	0	1		4
Ellington	-1	4	-1	1		1	3			1			6	14
Elton			1		3	2	0		4	1	0	1	3	15
Farcet	1	2						2		6	1	1		13
Fenstanton	1	1	2			40	8	37	73	67	7	3	6	245
Folksworth and Washingley						1	4			1	1			7
Glatton		-1	1		-1	1	-1			1		1	6	7
Godmanchester	4	1	3	8	32	93	95	147	115	89	97	198	162	1,044
Grafham								-1	2					1
Great Gidding			1	-1	4	1		1		1				7
Great Gransden	1		1				-3	3	4	23	20	2		51
Great Paxton						1					2	4		7
Great Staughton	4	1	-1	1	1	2	1	-1	2	2		13	1	26

Net completions by Parish from 2011/12 to 2023/24 Appendix 1

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	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2011-2024
Hail Weston	-1	5	1	3		5								13
Hamerton and Steeple Gidding	1								1		1			3
Hemingford Abbots			-1		2				-1	2	1	-1	0	2
Hemingford Grey	97	28	70	2		1	2	5	1	0	1	2	1	210
Hilton	1	2				0	1	1	1		0		2	8
Holme	2			2			7	3	1	4	1	2		22
Holywell-cum-Needingworth	4		1	0		1	0	5	2	21	41	55	19	149
Houghton and Wyton	2			1	4	0	5	1		1		1	60	75
Huntingdon	14	-13	127	121	141	115	56	71	141	12	23	31	67	906
Kimbolton	1	1		-10	2	8	7	1		1	16	10	1	38
Kings Ripton		2	1		1									4
Leighton		1											1	2
Little Paxton	125	45	74	83		92	-1	3		1	26	85	68	601
Offord Cluny and Offord D'Arcy	4		6			1	1	25	9	1	10			57
Old Hurst	2				5	3				4			1	15
Old Weston			1			-1	3	2	1	2	0	1		9
Perry					1									1
Pidley cum Fenton	2		1	1	1	8	6	4	7	14	2	7	1	54
Ramsey	28	9	7	7	18	13	25	66	71	35	150	129	127	685
Sawtry	2	2	88	82	26	1	23	69	37	40	37	76	49	532
Sibson-cum-Stibbington	-1	2		3	1	2	2	2	2	2		1		16
Somersham	7	9	1	1	3	9	3	12	11	5	2	6	21	90
Southoe and Midloe				2				1					1	4
Spaldwick	5	1	0			4	3	1				1	2	17
St Ives	93	123	42	17	33	35	67	112	40	76	12	4	13	667
St Neots	335	110	218	156	191	121	36	24	16	109	115	227	387	2,045
Stilton	10	1	0	2	2	2	3	1	1	3	2	1	79	107
Stow Longa					-1	2	0	2						3
The Stukeleys	16	15		2	-1	48	117	113	124	160	175	151	120	1,040
Tilbrook			3		2	1		1		1				8
Toseland	1													1
Upton and Coppingford				1	2		-1	0	1		1			4
Upwood and the Raveleys	7	-1	2		2		5	5	3	5	1	6		35
Warboys	5	1	6	5	13	32	71	50	65	84	12	5		349
Waresley-cum-Tetworth						1				0		1	1	3
Water Newton				2										2

Appendix 1 Net completions by Parish from 2011/12 to 2023/24

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	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2011-2024
Winwick		1			1	1				3		1		7
Wistow	2		0	2			1	3		3		5		16
Wood Walton			1				6	2	2	1				12
Woodhurst									1					1
Wyton-on-the-Hill						1	-1							0
Yaxley	31	17	3	9	5	30	65	1	2	6	19	3	3	194
Yelling	1	2	1		1			0			1	-1	1	6
Total Huntingdonshire	855	412	686	514	526	687	744	1,039	1,012	1,041	1,054	1,252	1,239	11,061

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Existing Planning Permissions - Unallocated sites																				
Reserved Matters 0301597REM	The Old Granary, Gidding Rd, Sawtry	0.6	Brownfield. Rough foundations in place so material start has been implemented some years ago and no progress since. A revised surface water drainage strategy for the site has been resolved with the Middle Level Commissioners. There are some legal matters being addressed on site. Expects the site to complete in one year.	0	10	10	10	0	0	10	0	0	0	0	0	0	0	0	0	10
Outline 16/01530/OUT Reserved Matters 19/00795/REM 19/00796/REM Full 19/00797/FUL	Land West Of Park Road And The Malting On Biggin Lane, Ramsey	10.71	Greenfield. 19/00795/REM for 71 dwellings (Phase 1) was approved in October 2020 and 19/00796/REM for 70 dwellings (Phase 2) was approved in December 2020. A phase 3 was approved under 19/00797/FUL approved in December 2020 increased the capacity of the site from 141 to 188. Site progressing well, with phase one now complete, phase 2 nearing completion and phase three underway. Estimated.	158	30	188	30	30	0	0	0	0	0	0	0	0	0	0	0	30
Outline 18/01492/OUT Reserved Matters 20/02425/REM	Land at Riversfield, Great North Road, Little Paxton	9.86	Greenfield. Outline permission for a mixed-use development including 199 dwellings was granted in December 2018. 20/02425/REM for 199 dwellings approved in May 2021. Site progressing well with several occupations. Site nearing completion with remaining units under construction. Estimated.	177	22	199	22	22	0	0	0	0	0	0	0	0	0	0	0	22
Full 18/00212/FUL	Former British Red Cross Society, Huntingdon	0.16	Brownfield. Units (7 apartments and 3 houses) under construction. Estimated.	0	10	10	10	10	0	0	0	0	0	0	0	0	0	0	0	10

Appendix 2 Housing Trajectory Data: Local Plan to 2036

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Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Outline 18/01850/OUT Reserved Matters 21/00928/REM	Dexters Farm, Bearscroft Lane, Godmanchester	2.85	Greenfield. 21/00928/REM was approved in January 2022. Bellway Homes currently involved on site. Net gain of 58 dwellings on site following demolition of an existing dwellings (reflected in trajectory). Remaining dwellings are under construction. Estimated.	50	8	58	8	8	0	0	0	0	0	0	0	0	0	0	0	8
Outline 17/00101/OUT Reserved Matters 20/00923/REM	D J C Produce, Pingle Bank, Holme	0.99	Brownfield. Outline application was approved in May 2019. Reserved matters application (20/00923/REM) was approved in February 2023. There are conditions still to be discharged. Estimated.	0	25	25	25	0	0	10	15	0	0	0	0	0	0	0	0	25
Outline 18/01073/OUT Reserved Matters 21/01723/REM	Land Rear Of 92 To 108 High Street, Needingworth	4.6	Greenfield. 21/01723/REM was approved in February 2022. Site is solely for all affordable homes with Cross Keys Homes delivering the site. They are awaiting a Homes England grant via the Affordable Homes Programme to ensure the viability of the site.	0	45	45	45	0	0	0	45	0	0	0	0	0	0	0	0	45
Outline 17/01015/OUT Reserved Matters 21/02690/REM	North of 10 Station Road, Bluntisham	1.15	Greenfield. The site was approved in May 2019. 21/02690/REM submitted in November 2021 was approved in February 2023. Site works are underway with conditions discharged. There is a non-material amendment on site. Being delivered by Seagate Homes. Estimated.	0	26	26	26	0	12	14	0	0	0	0	0	0	0	0	0	26
Outline 18/02192/OUT Reserved Matters 21/01808/REM	Land West Of 26 To 34 High Street, Stilton	4.25	Greenfield. The site was approved in May 2019. The site has been sold to Cross Keys Homes. 21/01808/REM approved in March 2022. Discharging S106 obligations. Estimated.	0	70	70	70	0	20	25	25	0	0	0	0	0	0	0	0	70

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Outline 22/01926/OUT	Land At Fenton Fields Farm, Bencroft Lane, Warboys	0.59	Greenfield. 18/02245/OUT was approved October 2019. Access has been secured from the adjacent WB4 (South of Farrier's Way) which is now complete. Revised application (22/01926/OUT) submitted in September 2022 and approved in May 2023. No reserved matters have yet been submitted on site. Estimated.	0	10	10	0	0	0	0	0	0	0	10	0	0	0	0	0	10
Hybrid Outline and Full 18/00958/FUL	Potton Ltd Eltisley Road Great Gransden	3.37	Brownfield. Hybrid application with full permission granted in March 2021 for 5 custom and self-build show homes, which will be kept as such after site completion, and outline permission for 38 custom and self-build homes. The start on site is subject to the demolition of existing factory. Decision allows up to 5 years for the submission of reserved matters. Before the submission of a reserved matters application, a design guide for the site must be submitted and approved in accordance with condition 1 of 18/00958/FUL. No design guide has yet been submitted. Estimated.	0	38	38	0	0	0	0	0	0	12	13	13	0	0	0	0	38
Full 20/00285/FUL	F Vindis And Sons Ltd, Low Road, Fenstanton	2.76	Brownfield. Full application for 94 dwellings approved in March 2022. Now solely an affordable housing scheme following purchase by Settle Housing Association and qualifying from funding from Homes England. Site progressing well with all units under construction. Estimated.	0	94	94	94	94	0	0	0	0	0	0	0	0	0	0	0	94
Outline 18/01796/OUT Reserved Matters 20/02362/REM	Land Rear Of 68 To 82 North Street, Stilton	4.02	Greenfield. Outline 18/01796/OUT allowed on appeal in February 2020. Reserved matters (20/02362/REM) approved in September 2021. Site under construction and nearing completion with final units under construction. Estimated.	78	12	90	12	12	0	0	0	0	0	0	0	0	0	0	0	12

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Full 20/01363/FUL 22/001364/LBC	106 Cambridge Street, St Neots	0.57	Brownfield. Full application and listed building consent granted to change the use of a care home to 13 dwellings in August 2021. 22/00678/NMA and 22/00671/LBC approved in July 2022 amended the scheme down to 12 flats. This has been reflected in the trajectory. All units are under construction. Estimated.	0	12	12	12	12	0	0	0	0	0	0	0	0	0	0	0	12
Outline 19/00038/OUT Reserved Matters 21/01043/REM	Meadow View Farm, Thrapston Road Brampton	2.23	Greenfield. Outline permission granted in April 2021 for 30 dwellings and a care home of up to 70 beds. 21/01043/REM for the 30 dwellings was approved in June 2022. Conditions being discharged and the removal of telecommunications infrastructure on site being explored. Estimated.	0	30	30	30	0	0	15	15	0	0	0	0	0	0	0	0	30
Outline 20/01407/OUT	Land North of Shawley Road and West of Glatton Road, Sawtry	34.25	Greenfield. Up to 340 dwellings permitted in November 2021. 22/01080/REM submitted on behalf of Allison Homes in May 2022 and is currently pending consideration. One housebuilder is currently involved with delivering the scheme and purchase negotiations are underway. Agent expects to build out over 8 years completing in 2032/33. Deferred by one year.	0	340	340	220	0	0	20	50	50	50	50	50	50	20	0	0	340
Full 21/02694/FUL 22/01439/FUL	11 - 12 The Pavement, St Ives	0.05	Brownfield. 21/02694/FUL approved in April 2022 for the conversion, extension and alteration of existing building including the addition of an additional storey to create 10no. self-contained dwellings. A revised application (22/01439/FUL) was approved in December for the demolition and construction of three-storey building rather than conversion of the existing building into 10 self-contained units. Several conditions discharged. Estimated.	0	10	10	10	0	0	10	0	0	0	0	0	0	0	0	0	10

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
Outline 19/00552/OUT Reserved Matters 21/02019/REM	Land West Of The Avenue, Ramsey	4.01	Greenfield. Outline application approved in July 2021. 21/02019/REM approved in April 2022. One housebuilder involved with the site. Agent expects to build out over 2 years completing in 2025/2026. Trajectory amended to reflect the number of completions on site.	30	70	100	70	40	30	0	0	0	0	0	0	0	0	0	0	70
Full 18/02726/FUL	Former Car Showroom, London Road, St Ives	1.53	Brownfield. Residential development of 49 dwellings following demolition of existing buildings on site. Approved in April 2022. One housebuilder involved. Notice for a full structural demolition of the existing buildings on site received in September 2024. Estimated.	0	49	49	49	0	0	22	27	0	0	0	0	0	0	0	0	49
Outline 20/00164/OUT Rural Exception Site	Land West Of Wychwood, Church End, Hilton	1.18	Greenfield. Rural exception site. Outline for up to 16 dwellings granted permission in July 2022. Discussions underway for a detailed scheme but no reserved matters yet submitted. Estimated.	0	16	16	16	0	0	0	8	8	0	0	0	0	0	0	0	16
Rural Exception Site Outline 20/00208/OUT Reserved Matters 22/01951/REM	Land North of 15, Yaxley Road, Holme	0.31	Greenfield. Rural exception site. Outline application (20/00208/OUT) approved in May 2022. 22/01951/REM approved in January 2023. One housebuilder involved (Longhurst). Conditions being discharged on site. Estimated.	0	10	10	10	0	5	5	0	0	0	0	0	0	0	0	0	10
Rural Exception Site Outline 21/02027/OUT	Land North of Butchers Close, Alconbury Weston	0.93	Greenfield. Outline application (21/02027/OUT) granted permission in December 2022. 23/02503/REM for all 15 dwellings and also relating to several conditions was submitted in	0	15	15	15	0	0	5	10	0	0	0	0	0	0	0	0	15

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036	
			December 2023 and is pending consideration. Estimated.																		
Full 16/00906/FUL	Land At Former Site Of Huntingdon Marine And Leisure Ltd, Bridge Place Godmanchester	0.43	Brownfield. Mixed use development (C3 and A3/A4) comprising 16 dwellings was approved in January 2023 Site clearance is underway. Net gain of 14 dwellings on site following demolition of an existing dwellings (reflected in trajectory). 23/02353/FUL was submitted in December 2023 for the existing dwellings on site to be reinstated, with proposed loft conversion; existing moorings to be replaced and upgraded; and associated site works to facilitate the proposal. This is pending consideration. The net gain of dwellings have been retained in the trajectory as the newest application on site has not yet been determined. Estimated.	0	14	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	14
Rural Exception Site Full 21/02139/FUL	Informal Open Space East Of 47 Farm Close, Upwood	1.65	Greenfield. Rural exception site. Residential development of 28 dwellings and associated infrastructure and works. Approved in December 2022, one housebuilder currently involved with the site. The scheme is dependent on Homes England grant funding. Agent anticipates the site to start and complete in 2027/28.	0	28	28	28	0	0	0	28	0	0	0	0	0	0	0	0	0	28
Total of small sites Full, Reserved Matters or Technical Details Consent	n/a	n/a	No discount applied as sites which are already started are expected to be delivered.	n/a	102	102	102	51	51	0	0	0	0	0	0	0	0	0	0	0	102

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
under construction																				
Total of small sites Full, Reserved Matters or Technical Details Consent not started at 31/03/24	n/a	n/a	A 10% discount has been applied to the total of sites not yet started to allow for some sites which may not be developed.	n/a	269	269	269	67	67	67	68	0	0	0	0	0	0	0	0	269
Total of small sites Outline and Permission in Principle	n/a	n/a	A 10% discount has been applied to the total of sites not yet started to allow for some sites which may not be developed.	n/a	32	32	32	0	8	14	10	0	0	0	0	0	0	0	0	32
Subtotal				493	1,397	1,890	1,057	346	193	217	301	58	62	87	63	50	20	0	0	1,397
Local Plan Allocations																				
Alconbury/North-West Huntingdon cluster - SEL1.1, SEL1.2 and HU1																				
Existing Planning Permissions - Local Plan Allocations Local Plan Allocation SEL1.1	Alconbury Weald/ RAF Alconbury/ North Huntingdon HU1 cluster	830	The Local Plan Inspector considered that an overall cap of 300 dwellings per was an appropriately cautious approach reflecting the proximity of the sites and market absorption rates. Alconbury Weald - brownfield. The site is progressing well with several housebuilders	983	6,440	3,978	970	180	175	200	200	215	250	275	300	300	300	300	300	2,995

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036	
Alconbury Weald Part Reserved Matters/ Part Outline 1201158OUT, numerous REMs Local Plan Allocation SEL1.2 - RAF Alconbury Local Plan allocation without Planning Permission Local Plan Allocation HU1 - Ermine Street (South) Planning application submitted 18/01918/OUT Local Plan Allocation HU1 -			involved (Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Barratt David Wilson Homes, Cross Key Homes) and reserved matters applications submitted for residential and commercial development as well as for the delivery of site-wide infrastructure to ensure continued delivery. Development has now moved into phase 2 and 3. 185 dwellings are under construction as at 31 March 2024 with a further 794 benefiting from reserved matters approval. The Agent for the site anticipates the capacity of the site to be 6,500. This includes an additional 1,500 homes at Grange Farm for which an outline application was approved in September 2024 (19/01341/OUT) following approval at DMC in April 2024 subject to S106. The capacity for the site has been kept inline with the original permission of 5,000 as the Grange Farm application was not approved within the monitoring year of the trajectory base date. The agent anticipates the first completions for Grange Farm to start from 2026/27 onwards. RAF Alconbury - brownfield. MoD have confirmed that the United States Visiting Forces will continue to occupy the site, resulting in the site no longer being brought forward. Ermine Street (South) - greenfield. Outline application (18/01918/OUT) for a mixed use development including 1,000 dwellings was approved in September 2024 following being approved at Development Management Committee subject to S106 in November 2023.																		

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036	
Ermine Street (North) Planning application submitted 20/00847/OUT			Agent in previous surveys has highlighted issues with CCC Highways regarding improvements to A141. One housebuilder currently on site (Bloor Homes). Ermine Street (North) - greenfield. Outline application 20/00847/OUT submitted in May 2020 for 648 dwellings is pending consideration. Agent anticipates build out over 7 years completing in 2031/32. Capacity for the site kept in line with Local Plan allocation.																		
Total for Site Allocation SEL1.1, SEL1.2 and HU1		830.0		983	6,440	3,978	970	180	175	200	200	215	250	275	300	300	300	300	300	2,995	
Site Allocation HU3																					
Local Plan Allocations without Planning Permission	Former Police HQ site, Hinchingsbrooke Park Road, Huntingdon	6	Greenfield. Public sector land. Suitable for mixed use development. The opportunity to access directly onto the Park Road, proposed access road Huntingdon connecting the realigned A14 to Hinchingsbrooke Park Road is now open, there are some land ownership constraints to resolve between Highways England and Cambridgeshire Constabulary following the completion of the road works. These may take several years to resolve.	0	75	75	0	0	0	0	0	0	0	0	35	40	0	0	0	75	
Total for Site Allocation HU3		6.0		0	75	75	0	0	0	0	0	0	0	0	35	40	0	0	0	75	
Site Allocation HU5																					
Existing Planning Permissions - Local Plan Allocations	Edison Bell Way	3	Brownfield. The site has been cleared with remediation works completed. Revised application has been submitted (20/02613/FUL) for 178 dwellings was permitted in June 2022. Site under	0	178	178	178	0	58	60	60	0	0	0	0	0	0	0	0	178	

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Full 17/00733/FUL and 17/01950/FUL 20/02613/FUL			construction with foundations in for several dwellings. Estimated.																	
Total for Site Allocation HU5		3.0		0	178	178	178	0	58	60	60	0	0	0	0	0	0	0	0	178
Site Allocation HU11																				
Existing Planning Permissions - Local Plan Allocations 15/02016/FUL and 19/00028/FUL (19/00029/LBC)	Parcels F and G Brampton Park (formerly RAF Brampton)	4	Brownfield. Permission has been granted to convert the former Officer's Mess and gatehouse into 2 dwellings and the construction of 30 dwellings under 15/02016/FUL. The 30 new dwellings will be built out by Windborough Homes. The gatehouse has been sold to a private individual for one dwelling. An amendment to this application was submitted in January 2019 to convert Brampton Park House (former Officer's Mess) into 13 dwellings and was permitted in June 2020 (19/00028/FUL) with listed building consent for these works granted in June 2021 under 19/00029/LBC. Some of the 13 dwellings are being sold with the remaining nearing completion. Have reflected this in trajectory to provide a cautious approach. Estimated.	16	28	44	28	13	1	14	0	0	0	0	0	0	0	0	0	28
Total for Site Allocation HU11		4.0		16	28	44	28	13	1	14	0	0	0	0	0	0	0	0	0	28
Site Allocation HU14																				
Local Plan Allocations without	RGE Engineering, Godmanchester	3.8	Brownfield. Agent expects a hybrid application to be submitted in December 2024 and considers the site has capacity for 104 dwellings. One housebuilder expected on site (Campbell	0	90	90	0	0	0	0	0	0	30	40	20	0	0	0	0	90

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Planning Permission			Buchanan George). Agent anticipates build out over three years completing in 2028/29. Trajectory kept in line with local plan allocation and deferred by three years as an application has not yet been submitted.																	
Total for Site Allocation HU14		3.8		0	90	90	0	0	0	0	0	0	30	40	20	0	0	0	0	90
Site Allocation HU16																				
Existing Planning Permissions - Local Plan Allocations Part Reserved Matters and Full applications following 12/00685/OUT 15/01158/REM 16/02486/REM 16/02570/REM 17/01952/REM 18/02155/REM 19/02180/REM 19/02300/REM 20/00505/REM 20/01150/REM 20/02540/FUL	Bearcroft Farm, Godmanchester	41.8	Greenfield. The site is progressing well, 902 dwellings completed. In total there are now 912 dwellings approved across the allocation. The remaining 10 dwellings are under construction. Estimated.																	
				902	10	912	10	10	0	0	0	0	0	0	0	0	0	0	0	10
Total for Site Allocation HU16		41.8		902	10	912	10	10	0	0	0	0	0	0	0	0	0	0	0	10

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036	
St Neots East (Loves Farm/Wintringham Park) cluster - SEL2																					
Local Plan Allocations with Planning Permission Local Plan Allocation SEL2 Wintringham Park Outline 17/02308/OUT Reserved Matters 18/02708/REM 18/02719/REM 20/01507/REM 21/01674/REM 22/00305/REM 22/01003/REM Loves Farm East Outline 13/00388/OUT	St Neots East Loves Farm (1300388OUT)/ Wintringham Park (17/2308/OUT)	131.1	<p>The Local Plan Inspector considered that an overall cap of 200 dwellings per year being delivered across this cluster was an appropriately cautious approach reflecting the proximity of the sites and market absorption rates. It should be noted that Wintringham on its own delivered in 2022/23 212 dwellings and in 2023/24 346 dwellings. Therefore justifying that the cap could be amended.</p> <p>Wintringham Park - greenfield. A hybrid planning application has been approved (17/2308/OUT) in November 2018 for up to 2,800 dwellings as part of a mixed use development. Several reserved matters relating to landscaping and housing have been approved and have commenced. Residential approvals have been granted for CALA, Morris, Durkan, Barratt David Wilson, Stonebond and Lovell/Urban & Civic. 9 housebuilders currently involved: Barratt David Wilson, Stonebond, Cala Homes, Morris Homes, Cross Keys Homes, BPHA, Orbit Homes, Durkan Homes, Lodge Park Homes. More than 10 are expected to be involved over the project. Site is progressing well with a school now open. As at the 31 March 2024, there were 178 dwellings under construction with a further 490 with reserved matters approval.</p> <p>Loves Farm - greenfield. S106 for outline application (1300388OUT) was approved in August 2019. A reserved matters relating to secondary road and primary infrastructure 22/01147/REM was approved in May 2024. More</p>	689	3,131	3,039	950	150	200	200	200	200	200	200	200	200	200	200	200	200	2,350

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
			than two housebuilders are expected to be involved in delivering the site. Agent anticipates build out over 9 years completing in 2033/34.																	
Total for Site Allocation SEL2		131.1		689	3,131	3,039	950	150	200	200	200	200	200	200	200	200	200	200	200	2,350
Site Allocation SN1																				
Existing Planning Permissions - Local Plan Allocations Full 0900411FUL and 0900412LBC, 1301969FUL, 17/01446/FUL, 21/02603/FUL, 18/00497/FUL, 21/01940/FUL, 23/00609/FUL, 22/01803/FUL	St Mary's Urban Village, St Neots	0.9	Brownfield. This site has come forward in several applications. 1301969FUL for three dwellings permitted in May 2014 - complete. 0900411FUL for 24 dwellings permitted in December 2014. 17/01446/FUL for the conversion of the chapel to two dwellings. A regularisation application for 18 dwellings was approved under 21/02603/FUL which regularised 16 units approved under 0900411FUL and the two approved under 17/01446/FUL. These leave 5 dwellings remaining under 0900411FUL. These 5 dwellings are within Ibbetts Yard, the agent stated that the LBC for these has lapsed for they wish to renew this with a new application and anticipate delivering the units in 2025. 18/00497/FUL for 9 dwellings was amended by 21/01940/FUL increasing the dwellings to 10 on this part of the site - complete. 23/00609/FUL for 7 dwellings permitted in June 2023. 22/01803/FUL permitted in April 2023 for the conversion of Brook House in five 5 apartments.	31	17	48	17	0	0	7	5	5	0	0	0	0	0	0	0	17

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
			Together these bring the overall number of dwellings permitted within the allocation to 48. Part estimated.																	
Total for Site Allocation SN1		0.9		31	17	48	17	0	0	7	5	5	0	0	0	0	0	0	0	17
Site Allocation SN3																				
Existing Planning Permissions - Local Plan Allocations Outline 20/00896/OUT	Cromwell Road North, St Neots	2.6	Mixed green/brownfield. Woods Hardwick submitted an outline application for 83 dwellings in May 2020 which was approved in December 2021 (20/00896/OUT). 22/02375/REM was refused in February 2023. A revised reserved matters application (24/01539/REM) was submitted in August 2024 and is pending consideration. Estimated.	0	83	83	83	0	0	18	35	30	0	0	0	0	0	0	0	83
Total for Site Allocation SN3		2.6		0	83	83	83	0	0	18	35	30	0	0	0	0	0	0	0	83
Site Allocation SN4																				
Local Plan Allocations without Planning Permission	Cromwell Road Car Park, St Neots	0.6	Brownfield. Agent involved with site exploring with Cambridgeshire County Council possibility for using the site as an extension for the Samuel Pepys School rather than housing.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total for Site Allocation SN4		0.6		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Allocation SN5																				
Local Plan Allocations without Planning Permission	North of St James Road to North of High Street, Little Paxton	4.7	Greenfield. In previous surveys, the Agent had expected to submit an outline application in 2024 and anticipated a build out over 2 years. Estimated.	0	35	35	0	0	0	0	0	0	15	20	0	0	0	0	0	35

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Total for Site Allocation SN5		4.7		0	35	35	0	0	0	0	0	0	15	20	0	0	0	0	0	35
Site Allocation SI1																				
Existing Planning Permissions - Local Plan Allocations Full 19/02280/FUL	Land North Of The How, Houghton Road, St Ives	2.5	Greenfield. A full application was submitted in August 2019 and granted permission in July 2021. Agent disagrees with capacity for site and expects Full application to be submitted for additional 16 dwellings in 2025. Agent anticipates the 18 dwellings with permissions to be built out over 4 years completing in 2027/28. Their trajectory response did not include the additional 16 dwellings that have not got planning permission. All 18 units are under construction.	0	18	18	18	4	6	4	4	0	0	0	0	0	0	0	0	18
Existing Planning Permissions - Local Plan Allocations Outline Reserved Matters 19/01180/REM	St Ives West - Houghton Grange, St Ives	10.4	Brownfield. A reserved matters application (19/01180/REM) for 99 dwellings was submitted by Morris Homes was approved in July 2020. The original submission was for 99 dwellings but this has increased to 107. 1 housebuilder on site. 3 residential losses on site (demolition notice received in April 2021) which brings down the net site total to 104, this has been reflected in the trajectory. Construction on site has commenced with completions and occupations on site and all remaining dwellings underway. Estimated.	63	41	104	41	35	6	0	0	0	0	0	0	0	0	0	0	41
Local Plan Allocations without Planning Permission	St Ives West - Land Between Houghton Grange & The How	18.7	Greenfield. Outline application (23/00627/OUT) for 120 dwelling submitted in April 2023 by Homes England which is pending consideration. Agent anticipates build out over 3 years starting 2027/28. Deferred by two years.	0	120	120	0	0	0	0	0	0	30	50	40	0	0	0	0	120
Total for Site Allocation SI1		31.6		63	179	242	59	39	12	4	4	0	30	50	40	0	0	0	0	179

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Site Allocation SI2																				
Existing Planning Permissions - Local Plan Allocations Outline 16/01485/OUT	St Ives Football Club	1.3	Greenfield. Agent response states that St Ives Town Football Club have decided not to progress this further at this time. They have invested money in improving existing facilities at Westwood Road and do not have plans to move.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total for Site Allocation SI2		1.3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Allocation RA3																				
Local Plan Allocations without Planning Permission	West Station Yard & Northern Mill	0.8	Brownfield. Due to the preference to retain the Northern Mill, the site owner is concerned about viability. Estimated.	0	30	30	0	0	0	0	0	0	0	0	0	15	15	0	0	30
Total for Site Allocation RA3		0.8		0	30	30	0	0	0	0	0	0	0	0	0	15	15	0	0	30
Site Allocation RA5																				
Local Plan Allocations without Planning Permission	Whytefield Rd, Ramsey	0.9	Brownfield. No planning application submitted but a consultancy is involved with preparing a full application which is expected to be submitted in spring 2025. Undertaking land contamination surveys. Agent expects site to build out over 2 years starting in 2026/27. Deferred by three years as an application has not yet been submitted.	0	40	40	0	0	0	0	0	0	20	20	0	0	0	0	0	40
Total for Site Allocation RA5		0.9		0	40	40	0	0	0	0	0	0	20	20	0	0	0	0	0	40
Site Allocation RA7																				

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Existing Planning Permissions - Local Plan Allocations Outline 20/00863/OUT	East of Valiant Square, Bury	3.6	Greenfield. Outline application (20/00863/OUT) for 87 was approved in July 2021. Reserved matters submitted in September 2022 (22/01946/REM) and approved in June 2024. Stonewater and Burmour Construction are the housebuilders involved in developing this site. The scheme is for solely affordable housing. Agent expects build out in two years completing in 2027/28.	0	87	87	87	0	0	24	63	0	0	0	0	0	0	0	0	87
Total for Site Allocation RA7		3.6		0	87	87	87	0	0	24	63	0	0	0	0	0	0	0	0	87
Site Allocation RA8																				
Existing Planning Permissions - Local Plan Allocations Outline 1201274OUT Reserved Matters 20/00161/REM	RAF Upwood & Upwood Hill House	14.5	Brownfield. A reserved matters (20/00161/REM) for phase one (1201274OUT for 160 dwellings) was approved in September 2020 for the southern part of the site. Evera Homes is the housebuilder for the site, with another yet to be determined for the affordable housing elements of the scheme. Pre-commencement condition application is pending consideration. Estimated.	0	160	160	125	0	12	35	38	40	35	0	0	0	0	0	0	160
Local Plan Allocations without Planning Permission		10.5	Brownfield. A Full application (21/00572/FUL) for 321 was submitted in March 2021 on behalf of Evera Homes for the northern part of the site, this has been reduced to 317 dwellings. The application is pending consideration. With the approval of 160 dwellings under 20/00161/REM, this application would bring the site capacity up to 477. Capacity in line with local plan. Estimated.	0	290	290	0	0	0	0	0	0	2	48	48	48	48	48	48	290
Total for Site Allocation RA8		25.0		0	450	450	125	0	12	35	38	40	37	48	48	48	48	48	48	450

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Site Allocation BU1																				
Existing Planning Permissions - Local Plan Allocations Outline 18/02753/OUT	East of Silver Street and South of A1, Buckden	14.8	Greenfield. An outline application (18/02753/OUT) application was approved in August 2022. Reserved matters expected to be submitted 2024/25. Morris Homes are the housebuilders for this site. Agent anticipates build out over 8 years completing in 2032/33. Deferred by two years.	0	290	290	80	0	0	0	40	40	40	40	40	40	40	10	0	290
Total for Site Allocation BU1		14.8		0	290	290	80	0	0	0	40	40	40	40	40	40	40	10	0	290
Site Allocation FS3																				
Existing Planning Permissions - Local Plan Allocations Outline 20/02128/OUT	Cambridge Road, Fenstanton - East	2.4	Greenfield. Outline planning application (20/02128/OUT) for 39 dwellings was permitted in September 2022. Agent anticipates reserved matters to be submitted by the end of 2024, the site is currently being sold to a housebuilder. Agent anticipates a build out over three years starting in 2024/25. Deferred by two years.	0	39	39	39	0	0	10	20	9	0	0	0	0	0	0	0	39
Total for Site Allocation FS3		2.4		0	39	39	39	0	0	10	20	9	0	0	0	0	0	0	0	39
Site Allocation KB2																				
Local Plan Allocations without Planning Permission	North of Station Road/Stow Road, Kimbolton	2.5	Greenfield. No planning application yet submitted for the site. An outline application for 70 homes is expected to be submitted in late 2024 with a reserved matters in Autumn 2025. The agent expects to start on site in 2026/27 and complete over two years. Trajectory kept inline with local plan allocation. Deferred by three years.	0	65	65	0	0	0	0	0	0	30	35	0	0	0	0	0	65
Total for Site Allocation KB2		2.5		0	65	65	0	0	0	0	0	0	30	35	0	0	0	0	0	65
Site Allocation SY1																				

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
Existing Planning Permissions - Local Plan Allocations Full 19/01294/FUL	Land East Of Glebe Farm Gidding Road, Sawtry	10.8	Greenfield. Wider allocation of 80 dwellings built out. 19/01294/FUL is for 6 additional dwellings in the south west corner of the site along Gidding Road permitted in November 2021. Conditions have recently been discharged including those relating to surface and foul water. Estimated.	0	6	6	6	0	0	6	0	0	0	0	0	0	0	0	0	6
Total for Site Allocation SY1		10.8		0	6	6	6	0	0	6	0	0	0	0	0	0	0	0	0	6
Site Allocation SY2																				
Existing Planning Permissions - Local Plan Allocations Outline 17/00077/OUT Reserved Matters 19/00462/REM	South of Gidding Rd, Sawtry	10.8	Greenfield. Outline permission granted May 2018. Site acquired by Bovis Homes and a reserved matters application (19/00462/REM) for 295 was approved in November 2019. The site is under construction and progressing well. Estimated.	184	111	295	111	49	45	17	0	0	0	0	0	0	0	0	0	111
Total for Site Allocation SY2		10.8		184	111	295	111	49	45	17	0	0	0	0	0	0	0	0	0	111
Site Allocation SM1																				
Local Plan Allocations without Planning Permission	College Farm, West of Newlands Industrial Estate, Somersham	1.8	Greenfield. No planning application yet submitted for the site but it is understood from the site promoter that one may be submitted soon following the submission of the site to the Local Plan update call for sites. Estimated.	0	55	55	0	0	0	0	0	0	0	25	25	5	0	0	0	55
Total for Site Allocation SM1		1.8		0	55	55	0	0	0	0	0	0	0	25	25	5	0	0	0	55
Site Allocation SM2																				

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
Existing Planning Permissions - Local Plan Allocations Outline 15/00917/OUT Reserved Matters 19/02220/REM	Newlands, Somersham	2.5	Greenfield. Outline application for 45 dwellings and a residential care home in November 2017. A reserved matters application (19/02220/REM) for 45 dwellings was approved in September 2021. A reserved matters (19/02289/REM) for a residential care home was also submitted in November 2019 with details approved in December 2021. The site is under construction and being built out by Rose Homes. Housebuilder anticipates build out completing the site in 3 years. Amended trajectory to reflect number of completions.	17	28	45	28	12	8	8	0	0	0	0	0	0	0	0	0	28
Total for Site Allocation SM2		2.5		17	28	45	28	12	8	8	0	0	0	0	0	0	0	0	0	28
Site Allocation SM3																				
Existing Planning Permissions - Local Plan Allocations Outline 21/02111/OUT	The Pasture, Somersham	0.9	Greenfield. An outline application (21/02111/OUT) for 11 dwellings was approved in December 2022. Reserved matters expected in quarter two of 2025. The site is currently being marketed. Agent anticipates build out over one year (2025/26). Deferred by two years.	0	11	11	11	0	0	0	11	0	0	0	0	0	0	0	0	11
Total for Site Allocation SM3		0.9		0	11	11	11	0	0	0	11	0	0	0	0	0	0	0	0	11
Site Allocation SM4																				
Local Plan Allocations without Planning Permission	Somersham Town Football Club and Pond Closes, Somersham	3.8	Greenfield. Relocation of the football club required as housing development on this site is tied to this being achieved. Campbell Buchanan George are the housebuilder involved with delivering the site and consider the site could deliver 50 homes. The cost of relocating the football field and establishing	0	45	45	0	0	0	0	0	0	20	25	0	0	0	0	0	45

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
			a new field within the site may impact the delivery of the site. The site has also been promoted in the call for sites for the updated local plan and the site promoter seeks the site to be allocated in the new plan with an enlarged site area than currently allocated. Considers the site could build out over two years starting in 2028/29. Capacity kept in line with allocation. Deferred by one year.	0	45	45	0	0	0	0	0	0	20	25	0	0	0	0	0	45
Total for Site Allocation SM4				3.8	0	45	45	0	0	0	0	0	20	25	0	0	0	0	0	45
Site Allocation SM5																				
Existing Planning Permissions - Local Plan Allocations Outline 19/01790/OUT	North of The Bank, Somersham	2.1	Greenfield. An outline for the site was submitted in September 2019 (19/01790/OUT) for 132 dwellings, this includes one self build dwelling was permitted in February 2023. Allison Homes and Longhurst group are involved with delivering the site. Reserved matters application (23/00369/REM) submitted in March 2023 and was approved in May 2024. Agent anticipates the site building out over 4 years completing in 2027/28. Deferred by one year.	0	132	132	132	0	24	42	42	24	0	0	0	0	0	0	0	132
Total for Site Allocation SM5				2.1	0	132	132	132	0	24	42	42	24	0	0	0	0	0	0	132
Site Allocation WB1																				
Existing Planning Permissions - Local Plan Allocations Outline 20/00308/OUT	West of Ramsey Road, Warboys (Southern part)	0.9	Greenfield. Site is in dual ownership. Southern part of the site has 20/00308/OUT for 24 dwellings was approved in October 2021. A separate application (20/00723/FUL) for the demolition of 21 Ramsey Road to allow for access to the site was approved in October 2021. A reserved matters application (23/02505/REM) was submitted in	0	24	24	24	0	0	24	0	0	0	0	0	0	0	0	0	24

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
			December 2023 and is pending consideration. Stonewater and Burmour are involved with bringing forward the site. Agent anticipates build out in year (2026/27).																	
Local Plan Allocations without Planning Permission	West of Ramsey Road, Warboys (Northern part)	0.8	Greenfield. Site is in dual ownership. The agent for the southern part of the site has indicated that the owners of the Northern part of the site are not progressing an application at this stage. Estimated.	0	21	21	0	0	0	0	0	0	0	0	0	0	10	11	0	21
Total for Site Allocation WB1		1.7		0	45	45	24	0	0	24	0	0	0	0	0	0	10	11	0	45
Site Allocation WB2																				
Local Plan Allocations without Planning Permission	Manor Farm Buildings, Warboys	0.6	Greenfield. No application has yet been submitted. An outline application is expected in 2025/26. A key constraint to development is the lack of available, suitable alternative farm site for buildings to relocate to. Agent anticipates build out in two years starting from 2026/27. Deferred by four years as an application has not yet been submitted.	0	10	10	0	0	0	0	0	0	0	0	5	5	0	0	0	10
Total for Site Allocation WB2		0.6		0	10	10	0	0	0	0	0	0	0	0	5	5	0	0	0	10
Site Allocation WB3																				
Local Plan Allocations without Planning Permission	South of Stirling Close, Warboys	3.8	Greenfield. No planning application yet submitted for the site. In last year's survey the agent stated that they are reviewing marketing options for the land with anticipated sale to a housebuilder under way. Estimated.	0	50	50	0	0	0	0	0	0	0	0	0	25	25	0	0	50
Total for Site Allocation WB3		3.8		0	50	50	0	0	0	0	0	0	0	0	0	25	25	0	0	50
Subtotal				2,885	11,766	10,425	2,944	453	535	675	718	563	672	778	713	678	638	569	548	7,540

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
Other Commitments: Subject to S106																				
Outline 21/01810/OUT	Land West Of 26 To 34 High Street, Stilton	2.05	Greenfield. Outline for 16 dwellings and associated infrastructure works and access. Submitted in August 2021 and approved at Development Management Committee in December 2022 subject to signing of S106. One housebuilder involved. Estimated.	0	16	16	0	0	0	0	0	0	16	0	0	0	0	0	0	16
Subtotal				0	16	16	0	0	0	0	0	0	16	0	0	0	0	0	0	16
Planning applications received before 31st March 2024 and approved between April and October 2024																				
Full 23/01948/FUL	Land East Of Ivy Way, Spaldwick	0.82	Greenfield. Full application for 15 affordable homes. The application was submitted in October 2023, it went to Development Management Committee in April and June 2024. The decision notice went out in June 2024. The Agent identifies that the site is 100% affordable with 7 First Homes. They state that these properties have a capped sales price of £250,000, the viability of delivering these homes under the price cap is yet to be confirmed. The Agent anticipates completion by 2025/26 with all units delivered in that year.	0	15	0	15	0	15	0	0	0	0	0	0	0	0	0	0	15
Full 23/02383/FUL	Land Adjacent 9 Cross Street, Farcet	0.68	Brownfield. Full application (23/02383/FUL) submitted in December 2023, it was approved in May 2024 just after the monitoring base date. One housebuilder is involved with the site (Formation Developments Ltd). Agent states that they are awaiting to discharge planning conditions to enable	0	17	0	17	0	7	10	0	0	0	0	0	0	0	0	0	17

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
			commencement on site. Agent anticipates a two year build out with first completions in 2024/25. Deferred by one year.																	
Full 23/00500/FUL	Abbotsley Golf Club, Drewels Lane, Abbotsley	1.57	Brownfield. Full application (23/00500/FUL) submitted in March 2023 and was approved in August 2024 following DMC in July 2024. A listed building consent application (24/01425/LBC) was submitted in August 2024 and is pending consideration. Estimated.	0	19	19	19	0	0	0	5	14	0	0	0	0	0	0	0	19
Outline 22/01594/OUT	Land At Riversfield, Great North Road, Little Paxton	0.99	Greenfield. Outline (22/01594/OUT) submitted in July 2022. It went to DMC in April 2024 with a decision being sent out in August 2024. Bloor Homes is delivering the site alongside 20/02425/REM for 199 new homes which is nearing completion. The housebuilder identifies that delays with Highways in sorting out S38 may impact the timelines of the site's delivery and have slowed the project. Anticipates the site to build out over 2 years completing in 2025/26. Deferred by two years.	0	26	26	26	0	0	4	22	0	0	0	0	0	0	0	0	26
Subtotal				0	77	45	77	0	22	14	27	14	0	0	0	0	0	0	0	77

Other Sources - 'Prior Approval' Conversions to C3 residential use under GPDO																				
18/00756/PMBFA	Tower Farm, New Long Drove, Holme	0.1	Greenfield. Estimated.	0	4	4														
21/00762/P3JFA	The Anderson Centre, Spitfire Close, Huntingdon	0.01	Brownfield. Estimated.	0	2	2														

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/ 25 Yr 1	2025/ 26 Yr 2	2026/ 27 Yr 3	2027/ 28 Yr 4	2028/ 29 Yr 5	2029/ 30 Yr 6	2030/ 31 Yr 7	2031/ 32 Yr 8	2032/ 33 Yr 9	2033/ 33 Yr 10	2034/ 35 Yr 11	2035/ 36 Yr 12	Total 2024 - 2036
2101335FMBFA	Barn At Lodge Farm, Gidding Road, Sawtry	0.03	Greenfield. Estimated.	0	1	1														
2101427FMBFA	Nursery Farm, Thrapston Road, Brampton	0.02	Greenfield. Estimated.	0	1	1														
2101616P3JFA	West Farm, The Lane, Easton	0.005	Brownfield. Estimated.	0	1	1														
2101901P3JFA	12 High Street, Warboys	0.01	Brownfield. Estimated.	0	2	2														
2102838FMBFA	Agricultural Buildings, South West Of Lodge Farm, Bridge Road, Broughton	0.1	Greenfield. Estimated.	0	3	3														
2300009FMBFA	Agricultural Buildings, Cottage Farm, Leighton Road, Hamerton	0.15	Greenfield. Estimated.	0	5	5														
2100138P3JFA	101 High Street, Ramsey	0.09	Brownfield. Estimated.	0	9	9														
2101350P3JFA	56 High Street, Somersham	0.1	Brownfield. Estimated.	0	6	6														
2001385FMBFA	Manor Lodge, Hamerton Road, Steeple Gidding	0.04	Greenfield. Under construction. Estimated	0	3	3														
2101530P3JFA	Land At Coppingford Hall, Coppingford Road, Sawtry	0.15	Brownfield. Estimated.	0	14	14														
2200883FMBFA	Grange Farm, Brook End, Catworth	0.02	Greenfield. Estimated.	0	2	2														
2201230PIAPA	4 Meadow Park, Meadow Lane, St Ives	0.02	Brownfield. Estimated.	0	8	8														

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
2300502PMBFA	Bridge Farm, Hollow Road, Ramsey Forty Foot	0.08	Greenfield. Estimated.	0	2	2														
2300503PMBFA	Bridge Farm, Hollow Road, Ramsey Forty Foot	0.05	Greenfield. Estimated.	0	3	3														
2300539PMBFA	Agricultural Buildings, Top Farm, Long Drove, Holme	0.14	Greenfield. Estimated.	0	5	5														
2301049P3JFA	Bleakley Farm, London Road, Godmanchester	0.69	Brownfield. Estimated.	0	1	1														
2301104P3JFA	Building Adjacent To Salome Farm, Sheep Street, Hamerton	0.04	Brownfield. Estimated.	0	1	1														
2301436P3JFA	11 Station Road, St Ives	0.04	Brownfield. Estimated.	0	3	3														
2301617P3JFA	8 Eaton Ford, Green Eaton Ford, St Neots	0.05	Brownfield. Estimated.	0	1	1														
2301650PMBFA	Abbey Farm, Woodwalton Lane, Sawtry	0.14	Greenfield. Estimated.	0	5	5														
2301736P3JFA	Abacus House, 93 High Street, Huntingdon	0.01	Brownfield. Estimated.	0	2	2														
2302037P3JFA	7D High Street, Fenstanton	0.007	Brownfield. Estimated.	0	2	2														
2302046PR032	7B High Street, Fenstanton	0.018	Brownfield. Estimated.	0	1	1														
2302146PR027	White Towers, Wood End, Bluntisham	0.13	Brownfield. Approval for 4 dwellings after loss of existing resulting in a net gain of 3 units. Estimated.	0	3	3														

Housing Trajectory Data: Local Plan to 2036 Appendix 2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
2400117/P3/JFA	The Old Exchange Surgery, East Street, St Ives	0.06	Brownfield. Estimated.	0	4	4														
			The Local Plan Inspector considered that an overall cap of 20 dwellings per year being delivered across prior approval sites was an appropriately cautious approach reflecting future likely supply. Projecting 20 dwellings a year over the remaining plan period results in 240 dwellings. This comprises the sites identified and an allowance for future sites to come forward.	0	240	240	100	20	20	20	20	20	20	20	20	20	20	20	20	240
Subtotal				0	334	334	60	20	20	20	20	20	20	20	20	20	20	20	20	240
Windfall and Rural Exception Sites																				
Windfall small sites (less than 10 dwellings)		n/a	n/a	The average small site completions, including change of use and excluding prior approvals, over the past 13 years has been 142 completions with 9 out of the 13 years achieving over 120. The cap for small sites has therefore been recalibrated from 80 to 120 to reflect a more realistic picture on small site delivery going forward.	n/a	960	960	120	0	0	0	0	120	120	120	120	120	120	120	960
Rural Exception Sites		n/a	n/a	The Inspector for the Local Plan in his final report dated 29 April 2019, states that 35 dwellings a year from 2021/2022 is reasonable given the evidence provided on historic delivery in the Local Plan hearing sessions held in July and September 2018. Permitted rural exception sites that are yet to be built out are listed above in the trajectory: 20/00164/OUT for 16 dwellings in Hilton	n/a	319	319	74	0	30	25	0	19	35	35	35	35	35	35	319

Appendix 2 Housing Trajectory Data: Local Plan to 2036

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
			20/00208/OUT for 10 dwellings in Holme 21/02139/FUL for 28 dwellings in Upwood 21/02027/OUT for 15 dwellings in Alconbury Weston The capacity the of two applications have been subtracted from years 2, 3, 4 and 5.																	
Subtotal				n/a	1,279	1,279	194	0	30	25	0	139	155	155	155	155	155	155	155	1,279

Total	14,792	13,944	4,255	819	800	951	1,066	794	925	1,040	951	903	833	744	723	10,549
						4,430										
Completions between 2011 - 2024	11,061															
Total predicted completions 2024/25 to 2035/36 + completions from 2011-2024	21,610															

Appendix 3 Trajectory survey responses for SEL1.1, SEL1.2, HU1 and SEL2

Alconbury and north-west Huntingdon cluster

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
Alconbury and north-west Huntingdon cluster																				
Part Reserved Matters/ Part Outline 1201158OUT Local Plan Allocation SEL1.1 Reserved Matters 15/01117/REM 16/02013/REM 16/01329/REM 17/00802/REM 18/01536/REM 18/02223/REM 21/00283/REM 21/00764/REM 21/00804/REM 21/01548/REM 21/02675/REM 23/00271/REM 23/00695/REM 17/00079/REM	Alconbury Weald	575	Brownfield. The site is progressing well with several housebuilders involved (Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Barratt David Wilson Homes, Cross Key Homes) and reserved matters applications submitted for residential and commercial development as well as for the delivery of site-wide infrastructure to ensure continued delivery. Development has now moved into phase 2. 185 dwellings are under construction as at 31 March 2024 with a further 794 benefiting from reserved matters approval. The Agent for the site anticipates the capacity of the site to be 6,500. This includes an additional 1,500 homes at Grange Farm for which an outline application was approved in October 2024 (19/01341/OUT), the capacity for the site has been kept inline with the original permission as the Grange Farm application was not approved within the monitoring year of the trajectory base date but the agent anticipates the first completions for Grange Farm to start from 2026/27 onwards.	983	4,019	3,458	1,085	180	175	220	255	255	205	230	170	185	200	200	200	2,475
Local Plan Allocation SEL1.2	RAF Alconbury	84	Brownfield. MoD have confirmed that the United States Visiting Forces will continue to occupy the site, resulting in the site no longer being brought forward.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 3 Trajectory survey responses for SEL1.1, SEL1.2, HU1 and SEL2

Huntingdonshire District Council 2023 | Annual Monitoring Report 2024 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Extant	Total on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
Planning application submitted 18/01918/OUT (pending consideration) Local Plan Allocation HU1	Ermine Street (South), Huntingdon	54	Greenfield. Outline application (18/01918/OUT) for a mixed use development including 1,000 dwellings was approved in September 2024 following being approved at Development Management Committee subject to S106 in November 2023. Agent in previous surveys has highlighted issues with CCC Highways regarding improvements to A141. One housebuilder currently on site (Bloor Homes). NO SURVEY RECEIVED.	0	1,000	0	0													0
Planning application submitted 20/00847/OUT (pending consideration) Local Plan Allocation HU1	Ermine Street (North), Huntingdon	33	Greenfield. Outline application 20/00847/OUT submitted in May 2020 for 648 dwellings is pending consideration. Two housebuilders are expected to be involved with delivering the site. Agent anticipates build out over 7 years completing in 2033/33.	0	400	648	268	0	0	78	95	95	95	95	95	95	0	0	0	648
Subtotal				983	5,419	4,106	1,353	180	175	298	350	350	300	325	265	280	200	200	200	3,123

St Neots East cluster

Status / Site reference as at 31/03/2024	Name and address of site	Approx. site area gross (ha)	Notes	Units built (net)	Total on site by 20236	Total no. dwellings on site by 2036	Number in years 1-5	2024/25 Yr 1	2025/26 Yr 2	2026/27 Yr 3	2027/28 Yr 4	2028/29 Yr 5	2029/30 Yr 6	2030/31 Yr 7	2031/32 Yr 8	2032/33 Yr 9	2033/34 Yr 10	2034/35 Yr 11	2035/36 Yr 12	Total 2024 - 2036
St Neots East cluster																				
Outline 1300388OUT Local Plan Allocation SEL 2	St Neots East - Loves Farm East	71.5	Greenfield. S106 for outline application (1300388OUT) was approved in August 2019. A reserved matters relating to secondary road primary infrastructure 22/01147/REM was approved in May 2024. More than two housebuilders are expected to be involved in delivering the site. Agent anticipates build out over 9 years completing in 2033/34.	0	1,020	1,020	490	0	25	95	185	185	185	140	115	65	25	0	0	1,020
Part Reserved Matters/ Part Outline 17/02308/OUT Reserved Matters 18/02708/REM 18/02719/REM 20/01507/REM Local Plan Allocation SEL 2	St Neots East - Wintringham Park	59.6	A hybrid planning application has been approved (17/2308/OUT) in November 2018 for up to 2,800 dwellings as part of a mixed use development. Several reserved matters relating to landscaping and housing have been approved and have commenced. Residential approvals have been granted for CALA, Morris, Durkan, Barratt David Wilson, Stonebond and Lovell/Urban & Civic. 9 housebuilders currently involved, more than 10 are expected to be involved over the project: Barratt David Wilson, Stonebond, Cala Homes, Morris Homes, Cross Keys Homes, BPHA, Orbit Homes, Durkan Homes, Lodge Park Homes. Site is progressing well with a school now open. As at the 31 March 2024, there were 178 dwellings under construction with a further 490 with reserved matters approval.	689	2,111	2,800	1,040	100	180	270	250	240	250	200	190	200	170	90	80	2,220
Subtotal				689	3,131	3,820	1,530	100	205	365	435	425	435	340	305	265	195	90	80	3,240