



Housing Trajectory Sites Survey July 2017

SITE DETAILS: Land Adjacent 25 Giles Close, Holme 15/00079/FUL	
ANTICIPATED CAPACITY: 8 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes – construction work has commenced. Completion due summer 2018
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
8																		

Please return to: clare.carr@huntingdonshire.gov.uk

Or post to:

Development Plans Team
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN **by 21 July 2017 please**

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SITE DETAILS: Former Clinic RAF Upwood	
ANTICIPATED CAPACITY: 60 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	--
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	--
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	None. The site has been cleared ready for development and economic constraints have been addressed by way of a revision to the Section 106 agreement.

TRAJECTORY DATA

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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
10	25	25																

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Main Street, Huntingdon	
ANTICIPATED CAPACITY: 30 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes, the landowners are now preparing for the marketing of the site.
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	None that we are aware of.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	15	15																

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Tyrells Marina	
ANTICIPATED CAPACITY: 15 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes- planning application submitted
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Within 5 years
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Flooding issue still outstanding but should be resolved within next 3 months

TRAJECTORY DATA

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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
	10	5																

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: RGE Engineering, Godmanchester	
ANTICIPATED CAPACITY: 70 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes /No
If no, what do you estimate the capacity to be?	Circa 150 dwellings
Is the site currently available for development?	The land in RGE's ownership is surplus to RGE's requirements and is therefore available for development. The Council owned car park is currently in use, but it is available for development, subject to the reprovision of adequate public car parking.
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	n/a
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes the site is achievable with the realistic prospect that housing can be delivered in the short term (within 5 years).
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors)	None that could not be overcome.

etc.) If yes, how do you anticipate these will be overcome?

TRAJECTORY DATA

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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
	50	100																

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SITE DETAILS: Cromwell Road North, St Neots	
ANTICIPATED CAPACITY: 80 dwellings	
Do you agree with the Council's anticipated capacity for the site?	No
If no, what do you estimate the capacity to be?	120
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No. The EA has stated that the potential issue of flooding across the site is over stated and there is a general agreement with the Environment Agency that the site is unlikely to flood to the extent predicted on the EA's flood risk register.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
			120															

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: St Ives West (part) – BBSRC Field	
ANTICIPATED CAPACITY: approx. 120 dwellings	
Do you agree with the Council's anticipated capacity for the site?	No
If no, what do you estimate the capacity to be?	We estimate that this site will be able to deliver a minimum of 224 dwellings, which accords with the level of anticipated capacity that was contained within HDC's Housing Trajectory Sites Survey - Local Plan to 2036 & Annual Monitoring Report 2016.
Is the site currently available for development?	Not yet.
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	Yes. The Field is currently let on a Farm Business Tenancy, which is due to terminate at the end of March 2019.
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate	None are anticipated at present.

these will be overcome?	
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TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
			50	50	50	50	24											

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: St Ives Football Club	
ANTICIPATED CAPACITY: 30 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	No
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	Yes – outline application submitted. Site available for development 2020
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes, but unlikely to be fully developed within 5 years.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Requires relocation of existing facilities to new site. Planning permission has been secured for new site, however, likely to be 2 year build programme for new site before relocation can commence.

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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
				15	15													

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Former Car Showroom, London Road, St Ives	
ANTICIPATED CAPACITY: 45 dwellings	
Do you agree with the Council's anticipated capacity for the site?	No
If no, what do you estimate the capacity to be?	Approximately 70-75 dwellings
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	--
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Detailed technical assessment of all material considerations will be undertaken in the context of a full planning application. Technical reports have been commissioned and are underway in respect of flooding and heritage matters, which will inform masterplanning ahead of a full planning application. There are no highway constraints and the quantum we envisage would enhance the character and appearance of the Conservation Area following the demolition of the existing onsite commercial buildings.

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0	5	25	25	15														

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Ramsey Gateway - Land Adjacent St Marys Road Industrial Estate 16/00311/FUL	
ANTICIPATED CAPACITY: 50 dwellings	
Do you agree with the Council's anticipated capacity for the site?	No
If no, what do you estimate the capacity to be?	52 units currently proposed, site could accommodate 70 dwellings
Is the site currently available for development?	yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	None at present

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: 94 Great Whyte, Ramsey 15/02385/FUL	
ANTICIPATED CAPACITY: 35 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Demolition, contamination and drainage costs. Market limited to entry levels homes. Overcome by design and viability appraisal to focus on entry levels homes

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: East of Silver Street, Buckden	
ANTICIPATED CAPACITY: 14 dwellings (net)	
Do you agree with the Council's anticipated capacity for the site?	<p>Yes/No</p> <p>The site is approximately 0.63 hectares in size and as such, based on 30 dwellings per hectare could accommodate circa 19 units. Therefore, taking into consideration developable areas, it is considered that the site could accommodate circa 15 – 20 units depending on density and layout. However, we acknowledge that the suggested capacity is an anticipated capacity and does not suggest a maximum cap in respect of the delivery of the site. As such, as long as the final yield / capacity can be established during the planning application stage, we consider the anticipated capacity to be acceptable.</p> <p>Buckden was identified as a Key Service Centre in the Draft Local Plan (2013) and as such it is a sustainable settlement (with a wide range of location services and facilities) which should accommodate future growth during the emerging Plan Period. Furthermore, the Core Strategy (adopted 2009) identifies it as a Key Service Centre (second tier off the settlement hierarchy) in which development schemes of moderate and minor scale will be considered appropriate.</p> <p>We therefore continue to support the future allocation of this site.</p>
If no, what do you estimate the capacity to be?	15-20 dwellings. Please see comments above.
Is the site currently available for development?	Yes. The site is available for residential development in the immediate term.
If it is not currently available, do you anticipate it could become available by	N/A

2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Residential development of the site is achievable within the next 5 years. It should be noted that the Church Commissioners for England also own the agricultural land to the east of this site and it is considered that this land also has potential for residential development. We would be happy to discuss our clients ownership in greater detail if additional land should be required to accommodate growth in this Key Service Centre during the Plan period.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No. The site does not fall within a flood risk area, is not in close proximity to a listed building or structure, lies outside the Conservation Area of Buckden and is considered to be a viable development site. Additionally, access would be provided directly off Silver Street. The only constraint at this time is that the land lies within countryside. It is not subject to any other land designation. As there are no physical or economic constraints to development, the site is deemed suitable, available, achievable, deliverable and sustainable to accommodate residential development. Development of the site would also help round off development to the north east of the settlement.

TRAJECTORY DATA

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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
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Date : 17 February 2009

Printed By : David Goodson (Smiths Gore)

Map Scale : 1:1266

Estate : Huntingdon

Property : Silver Street Buckden



0 27.89 55.78
meters



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Silver Street, Buckden

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Cambridge Road East, Fenstanton	
ANTICIPATED CAPACITY: 35 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	Approximately 47 This is in line with the density achieved on the Cambridge Road West site. There is other land in the same ownership of the site which could accommodate additional allotments if required
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Archaeological investigations will be required be undertaken but this is not anticipated to be a constraint to the development of the site. Noise surveys have been undertaken in relation to the adjacent A14 and appropriate mitigation can be incorporated into the design.

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20	27																	

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SITE DETAILS: West of Station Road, Kimbolton	
ANTICIPATED CAPACITY: 20 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	20 to 25 units
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	n/a
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No; subject to p/p process

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SITE DETAILS: The Pasture, Somersham	
ANTICIPATED CAPACITY: 15 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	Approximately 20 We disagree with the removal of the north eastern parcel from the proposed allocation. Access is achievable and careful design can ensure protection of heritage assets.
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No, access from both The Pasture and Rectory Lane has been assessed and found to be safe and suitable.

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TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	20																	

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Somersham Town Football Ground	
ANTICIPATED CAPACITY: 45 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

Housing to be delivered within 5 years

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: North of The Bank, Somersham	
ANTICIPATED CAPACITY: 120 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	N/A
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	N/A
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Within 5 years
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	60	60																

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Extension to West of Station Rd, Warboys	
ANTICIPATED CAPACITY: 80 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	N/A
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Based on currently available information there are no constraints to the site's deliverability

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
		20	30	30														

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LONGLANDS CLOSE

29.0m +

Garratt D

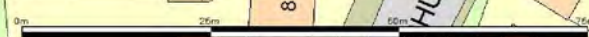
Pond

The Paddock
Mobile Home Park

Carter Jonas
 One Station Square, Cambridge CB1 2GA

**SITE LOCATED AT RAMSEY ROAD,
 WARBOYS, HUNTINGDONSHIRE**

Scale 1:1000 @ A4 July 2017





Housing Trajectory Sites Survey July 2017

SITE DETAILS: West of Ramsey Road, Warboys	
ANTICIPATED CAPACITY: 45 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	/
Is the site currently available for development?	YES
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	/
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	YES
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	NO

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
10	20	15																

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Fenton Field Farm, Warboys	
ANTICIPATED CAPACITY: 10 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	/
Is the site currently available for development?	YES
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	/
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	YES
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	NO

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
5	5																	

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: West of Ramsey Road, Warboys	
ANTICIPATED CAPACITY: 45 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes – We have been investigating the development of the land, and specifically the ability to access the site via No 21 Ramsey Road in addition to (or perhaps instead of) via Longlands Close. We agree that an allocation wide capacity of 45 dwellings is however deliverable.
If no, what do you estimate the capacity to be?	N/A
Is the site currently available for development?	My client, J L Daniels Discretionary Trust, controls part of the draft allocation. The land controlled by the Trust is marked in red in the attached location plan. This red edged area extends to 1.01ha. I can confirm that this red edged area is available for development. Based on the investigations undertaken, this red edged area is able to be accessed via a new access through the grounds of what is currently 21 Ramsey Road. This 1.01ha parcel of land is therefore deliverable either on its own, or in addition to the rest of the allocation. The land controlled by my client is considered to have a site capacity of circa 28 dwellings.
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	N/A
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably	The 1.01 ha of land controlled by my client is deliverable within the next 5 years.

developed by 2036?	
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No. The site is not at risk from flooding. An access appraisal has been undertaken to test the ability to access the site through the grounds of 21 Ramsey Road. A Tree Survey has also been undertaken as well as a Preliminary Ecological Appraisal. While further ecological surveys are to be undertaken in the coming weeks, no site constraints that would prevent or delay the delivery of the development have been identified. With an access able to be created through land controlled by my client, at least their part of the allocation can be delivered in the short term.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	8	10	10															

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Manor Farm Buildings, Warboys	
ANTICIPATED CAPACITY: 10 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	Not applicable
Is the site currently available for development?	Not applicable
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	Yes – subject to the relocation of the current farm yard use.
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes – within five years.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	<p>The site is presently a working farmyard and the owner would realistically require time to acquire or develop an alternative farm yard. A temporary location may possibly be available, but in practical terms it may take up to eighteen months or two years to relocate if planning permission is required and replacement buildings need to be erected. Should it be possible to acquire an existing farm yard this lead-in time could be reduced.</p> <p>As the site is a working farm yard, there will inevitably be low level contamination from vehicles and an existing diesel tank, together with very low level agri-chemical contamination</p>

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
		5	5															

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Cambridge Road West Fenstanton (South of Oaklands)	
ANTICIPATED CAPACITY: 85 dwellings	
Do you agree with the Council's anticipated capacity for the site?	No
If no, what do you estimate the capacity to be?	86
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Great Crested Newts and complete site strip for Archaeology but these have been timetabled

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	20	40	26															

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: West of St Andrews Way, Sawtry	
ANTICIPATED CAPACITY: 40 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	54 Units
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	None known

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
10	44																	

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: 7-8 New Road, St Ives 16/02011/FUL	
ANTICIPATED CAPACITY: 11 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	11																	

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Ramsey Gateway (High Lode)	
ANTICIPATED CAPACITY: 110 dwellings	
Do you agree with the Council's anticipated capacity for the site?	<input checked="" type="radio"/> Yes / <input type="radio"/> No
If no, what do you estimate the capacity to be?	N/A
Is the site currently available for development?	YES
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	AVAILABLE NOW
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	TO BE COMMENCED WITHIN 5 YEARS
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	VIABILITY (SUBJECT TO CURRENT APPLICATION)

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
0	5	5	10	10	10	15	15	20	20									

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: New Horizons, Yaxley	
ANTICIPATED CAPACITY: 78 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Site is currently being developed
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
73	5																	

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Great Pastures, Warboys	
ANTICIPATED CAPACITY: 120 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes – construction is in progress
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	no

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
65	55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Brampton Park	
ANTICIPATED CAPACITY: 600 dwellings	
Do you agree with the Council's anticipated capacity for the site?	No
If no, what do you estimate the capacity to be?	603, as per the suite of full & reserved matters approvals now granted
If C2 residential care accommodation for older people is proposed, how many bedrooms are anticipated?	75 beds
Is the site currently available for development?	Yes – advanced roads & drainage infrastructure works are nearing completion
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	--
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes – in addition to the infrastructure works described above, first completions on parcels A (Linden Homes), B (Crest Nicholson), D (Metropolitan) and E (Brington North) are expected in 2017/2018. Having a number of housebuilders on the site means that the bulk of housing delivery in the next 2-3 years, with 2/3 of the development completed within this initial period.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	None. Detailed and implementable planning permissions are in place for all 603 dwellings, the local centre and the community facilities. Only the care home (which benefits from outline planning permission) requires a reserved matters or full planning permission prior to being implementable.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
52	224	117	84	96	30													

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Former Alconbury Airfield and Grange Farm	
ANTICIPATED CAPACITY: 5000 dwellings (with potential for more subject to capacity)	
Do you agree with the Council's anticipated capacity for the site?	<p>Yes/No</p> <p>The site has Outline Consent (application reference: 1201158OUT) for up to 5,000 dwellings</p> <p>The Consultation Draft Local Plan (2017) Policy SEL1.1 states “the permitted scheme for 5,000 homes...(with potential for more homes subject to capacity)”</p> <p>The supporting text (development guidance) states that the capacity of the site is considered to be greater than the allocated 5,000, with the potential to allocate some 6,500 homes.</p>
If no, what do you estimate the capacity to be?	N/A
Is the site currently available for development?	<p>Yes. The Outline Planning Application was approved in October 2014. Infrastructure works are already well under way, including access to the commercial elements of the Enterprise Zone and for the first homes which have already been delivered.</p> <p>Key Phase 1 of Alconbury Weald has been approved and 594 homes now have planning permission through reserved matters approvals. An additional reserved matters application for 37 homes is currently under consideration by Huntingdonshire District Council and expected to be consented in August 2017.</p>

<p>If it is not currently available, do you anticipate it could become available by 2036? If yes, when?</p>	<p>N/A</p>
<p>Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?</p>	<p>Yes homes are already being delivered at Alconbury Weald and will continue to be constructed and approved in the next 5 years. The increased level of reserved matters approvals for Key Phase 1 in the last year and the delivery of ongoing site wide infrastructure adds weight to this and will ensure continued delivery of homes year on year.</p> <p>The Outline Planning Permission and all other technical work has been carried out on the basis that the development at Alconbury Weald will be complete by 2036.</p> <p>Whilst the current Outline consent is for 5,000 homes, subject to planning approval a further 1,500 homes could be developed on the site to 2036 in line with the emerging Local Plan Policy. Given infrastructure investment a proportion of these could realistically be developed additionally in the next 5 years. However, these homes are not included in the trajectory below at this stage.</p>
<p>Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?</p>	<p>Yes, there are a number of constraints identified through the Environmental Assessment that has been carried out to accompany the Outline Planning Application including, highways, ecology, heritage etc. These are subject to mitigation which will be brought forward through the key phases of the development.</p> <p>Following approval earlier of Key Phase 1, mitigation for the first Key Phase is now being undertaken.</p>

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
150	250	250	250	250	250	250	250	250	250	250	250	300	300	300	300	300	300	250

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Development Plans Team
Huntingdonshire District Council
Pathfinder House
St Mary's Street

Huntingdon PE29 3TN **by 21 July 2017 please**

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Bearscroft Farm, Godmanchester	
ANTICIPATED CAPACITY: 750 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
95	95	95	95	95	95	95	85											

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Askews Lane, Yaxley	
ANTICIPATED CAPACITY: 10 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes – the site has outline planning permission for residential development and it is in the final stages of being sold to a developer.
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	A contamination assessment has been undertaken and there is no significant constraint to development. The development can proceed as soon as the soon to be submitted Reserved Matters application is approved.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
10																		

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: South of Farriers Way, Warboys	
ANTICIPATED CAPACITY: 75 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes (this excludes the land at Fenton Fields Farm)
If no, what do you estimate the capacity to be?	-
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	-
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	74																	

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Brampton Park Golf Club Practice Ground	
ANTICIPATED CAPACITY: 55 dwellings	
Do you agree with the Council's anticipated capacity for the site?	No
If no, what do you estimate the capacity to be?	68
Is the site currently available for development?	yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes it will be delivered within 5 years
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Not foreseen

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	49	19																

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Housing Trajectory Sites Survey July 2017

**SITE DETAILS: Loves Farm Reserved Site (Land At Junction Of Dramsell Rise And Cambridge Rd), St Neots
1300389OUT**

ANTICIPATED CAPACITY: 41 dwellings

Do you agree with the Council's anticipated capacity for the site?	YES
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	YES
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	YES
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	41																	

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Dorling Way, Brampton	
ANTICIPATED CAPACITY: 150 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	N/A
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	N/A
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	None anticipated

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
0	12	54	54	30														

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Land off Lucks Lane And W. & S. of The Osiers & Springfield Close, Buckden	
ANTICIPATED CAPACITY: Up to 180 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	N/A
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	N/A
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	The site is achievable with delivery within 5 years
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	There are no known constraints at the time of submitting this response.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	30	50	50	50														

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: St Ives West (part) – Houghton Grange	
ANTICIPATED CAPACITY: 90 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	N/A
Is the site currently available for development?	Not yet.
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	Yes, by the end of 2017.
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	A number of technical reports and surveys are being undertaken at present, which will determine whether there will be any implications in terms of physical or economic constraints on development. The outcome of these reports and surveys will be available over the next few months.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
		25	65															

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Hill Rise, Brington	
ANTICIPATED CAPACITY: 56 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes. 20 dwellings completed and occupied to date
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	no

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
17	19																	

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Housing Trajectory Sites Survey July 2017

<p>SITE DETAILS: Ermine Street (South), Huntingdon</p> <p>ANTICIPATED CAPACITY: 1040 dwellings</p>	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes – deliverable by 2036
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No on-site constraints that are not capable of being mitigated against.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
		50	50	100	100	100	100	100	100	100	100	100	40					

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: George Street, Huntingdon	
ANTICIPATED CAPACITY: 300 dwellings	
Do you agree with the Council's anticipated capacity for the site?	No
If no, what do you estimate the capacity to be?	300-350 dwellings <i>plus Use Class A1/A2/A3/A4/A5/B1/D1 commercial premises</i>
Is the site currently available for development?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	—
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes. A planning application for the site's mixed-use residential-led redevelopment (reference 17/00733/FUL) has been subject to pre-application discussions and, having been positively received, is under consideration by the Local Planning Authority. Approval is anticipated towards the end of 2017.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Yes, as set out in the extensive supporting documents submitted in support of the above application. The site is contaminated and requires remediation to a standard suitable for its proposed mixed-use. Any Section 106 agreement will be subject to viability testing to ensure that the scheme ultimately approved is financially viable.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
0	50	75	75	75	75													

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: Hinchingsbrooke Health Campus (part) – Nursery & Car Park 15/00486/FUL	
ANTICIPATED CAPACITY: 45 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	No
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	No
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	no
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	No

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: St Neots East Strategic Expansion Location (part) – Loves Farm East	
ANTICIPATED CAPACITY: 1020 dwellings	
Do you agree with the Council's anticipated capacity for the site?	YES
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	YES
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	YES
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	NO

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
		30	115	185	185	185	115	115	65	25								

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Housing Trajectory Sites Survey July 2017

SITE DETAILS: St Neots East Strategic Expansion Location (part) – Wintringham Park	
ANTICIPATED CAPACITY: 2800 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes. The anticipated capacity reflects the amount of residential development envisaged for the St Neots East Strategic Expansion Location within current and emerging policy and this is consistent with the previous and forthcoming planning applications relating to the site.
If no, what do you estimate the capacity to be?	N/A
Is the site currently available for development?	Yes. This is a greenfield site. The development of Wintringham Park is supported through the Council's longstanding strategic aspirations established within current and emerging policy. The site is now being brought forward by the Wintringham Park Partnership, comprising Urban&Civic, Nuffield Dominions Trust and Nuffield Oxford Hospitals Fund. The Wintringham Park Partnership take a long-term view of ownership and management of the site as Master Developers.
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	N/A
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes. The Wintringham Park Partnership is committed to early delivery of the development and the timely submission of a hybrid planning application specifically to enable this. A number of key factors have already been resolved with the Council under the previous application and withdrawn appeal relating to the site. It is expected therefore that this will assist in the timely delivery of the development, on the basis of an improved scheme. A planning application will

	be submitted within Q3 2017. The application will incorporate hybrid details seeking full planning permission for infrastructure serving the first phase of the development. It is entirely realistic that homes will be brought forward at Wintringham Park within the next five years.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Physical constraints have been examined through the EIA in connection with the previous planning application. These included highways, noise, ecology, heritage etc. EIA is now being undertaken in support of the forthcoming hybrid application. Having regard to the previous assessments, which were updated in February 2017, it is anticipated all such physical constraints can be fully addressed through mitigation. There are no economic factors which would represent an overriding constraint to the site coming forward within the next five years, in line with the estimated trajectory.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
0	25	150	250	250	250	250	250	250	250	250	250	250	125	0	0	0	0	0

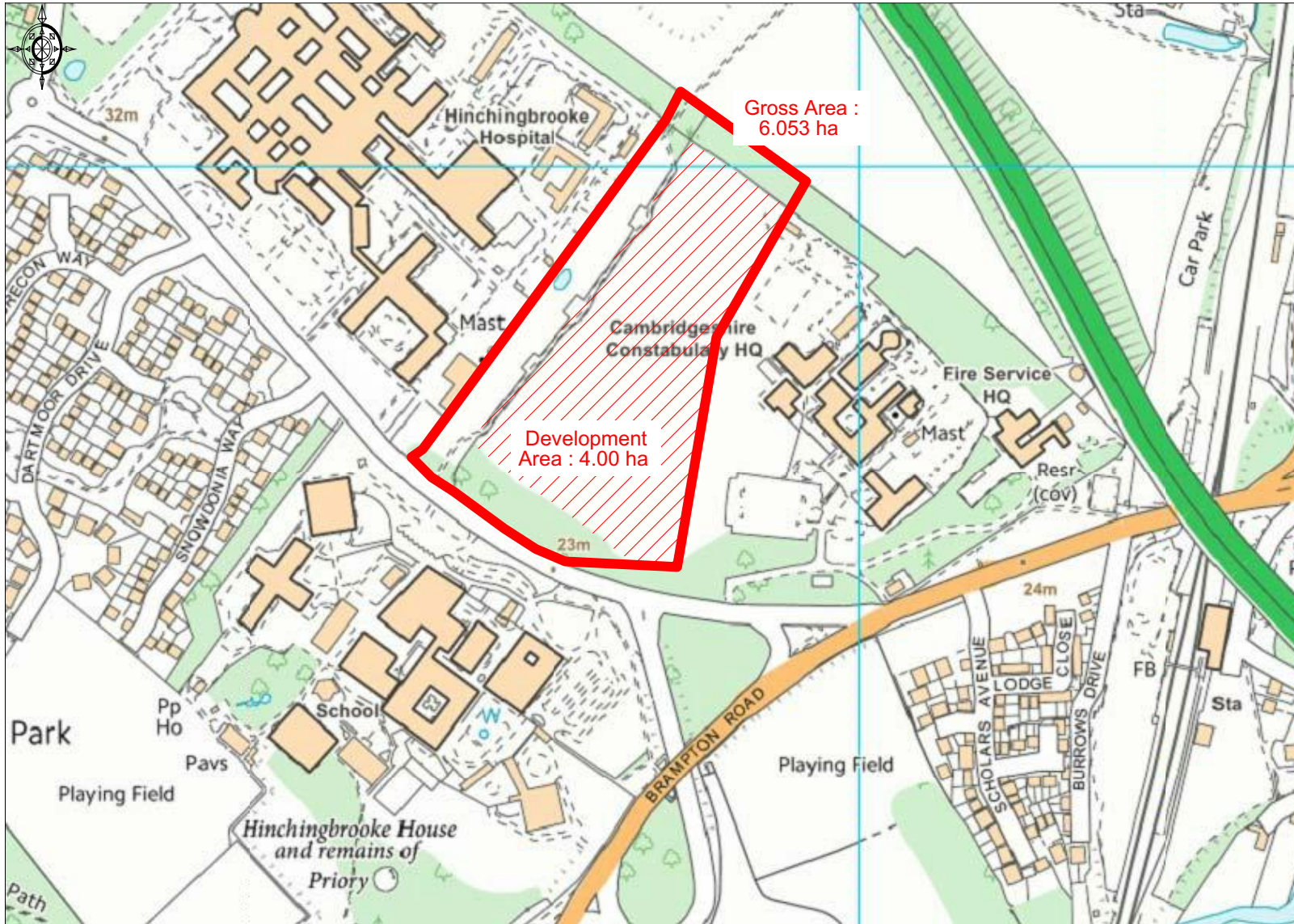
Please return to: clare.carr@huntingdonshire.gov.uk

Or post to:

Development Plans Team
Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN **by 21 July 2017 please**

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CAMBRIDGESHIRE POLICE HEADQUARTERS, HINCHINGBROOKE
PROPOSED SITE ALLOCATION



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BARKER STOREY MATTHEWS
37 Priestgate, Peterborough PE6 9BN

Our ref: 16-053/JSD/jh
Email: jsd@bsm.uk.com
Direct Dial: 01733 556491

25 August 2017

The Local Plans Team
Planning Services
Huntingdonshire District Council
Pathfinder House
St. Mary's Street
Huntingdon
PE29 3TN

37 Priestgate
Peterborough
PE1 1JL

Tel 01733 897722
Fax 01733 896979

Dear Sir or Madam

**LOCAL PLAN TO 2036: CONSULTATION DRAFT 2017 –
AND CALL FOR SITES
REPRESENTATION ON BEHALF OF THE CAMBRIDGESHIRE POLICE**

1. Preamble

This representation is submitted in relation to both consultations and it effectively proposes the deletion of an existing proposed allocation and its replacement with another as a new or replacement allocation.

2. Introduction

Barker Storey Matthews are advising Cambridgeshire Police in relation to strategic estates matters covering their property portfolio including the Police Headquarters at Hinchinbrooke.

The Stage 4 version of the emerging local plan includes an allocation Ref HU3 for 'Hinchinbrooke Health Campus, Huntingdon' which comprises Hinchinbrooke Hospital site and undeveloped land forming the western part of the Police headquarters site which abuts the Hospital site

The allocation proposes the following uses: -

- 1. health service uses and supporting facilities;*
- 2. a community health care campus (class 'D1') including medical, nursing and social care education centre, community and primary care hub, well-being and ancillary uses;*
- 3. approximately 385 apartments in the north-east of the site primarily for key workers;*
- 4. approximately 45 dwellings on the northern car park subject to provision of satisfactory alternative parking;*
- 5. a care home to meet specialist needs and 'medi-hotel' to facilitate supported discharge of patients;*

Directors
Richard Adam BSc MRICS
Tony Barker BSc FRICS
Michael Beardall BLE (Hons) MRICS
Adrian Browne BSc MRICS
Wendy Burcham
Simon Burton BSc (Hons)
Mark Critchley BSc (Hons) MRICS
John Dudge Dip TP MRTPI
Ben Green MSc MRICS
Stephen Hawkins BSc (Hons)
Martin Hughes BSc (Hons) MRICS
Richard Jones BSc MRICS
Julian Lucas BSc MRICS
Alan Matthews BSc FRICS
David Park DipBldgCons FRICS
Andrew Smith BSc MRICS
Julian Welch BSc (Hons)

Associate
Cameron Park BSc (Hons) MRICS

Offices also at:
Peterborough
(Building Surveying)
01733 233445
Huntingdon
(General Enquiries)
01480 451578
Huntingdon
(Accounts/Management)
01480 415722
Cambridge
01223 467155
Bury St Edmunds
01284 702655

6. approximately 230 dwellings providing a range of specialist dementia care accommodation, flexible care accommodation and family housing;

7. early years education/ nursery provision;

8. adequate car parking to meet the needs generated by the wide range of site users and residents; and

9. structural open space and landscaping including retention of the existing tree belt between the hospital and former police playing field.

We have been in contact with the new NW Anglia NHS Foundation Trust planning consultants in relation to the hospital site. We understand that since April 2017 the Trust has been working to integrate its predecessor organisations from a healthcare delivery point of view and is now turning to a review the condition and suitability of its premises and is commissioning a clinical strategy. Thus, it is unlikely that the proposed allocation as currently drafted will be brought forward. We also understand that the Trust have requested that the allocation be deleted and that the future development potential of the site could be 'signposted' in the current draft with a view to a firm site allocation in the subsequent local plan.

For its part Cambridgeshire Police are committed to promoting its surplus land for development and given the uncertainty over the form of any development, redevelopment on the hospital site, as the Council is aware, it is seeking to promote the development of its land in isolation.

Therefore, it too is requesting the deletion of HU3 and is seeking the allocation of its site as an independent allocation.

The constabulary supports the Trusts "signposting" of its site for the future and intends to maintain an ongoing dialogue with the Trust as there may well be scope for working together as their strategy emerges.

The Stage 3 Local Plan consultation dealt with the Police land as an independent allocation under the then proposed allocation HU 6.

***Constabulary Land, Hinchingbrooke Park Road, Huntingdon
(previously HU 17)***

*4ha of Cambridgeshire Constabulary land at
Hinchingbrooke Park Road is allocated
for a mix of uses to comprise:
approximately 45 homes*

Non-residential institutional uses (D1).

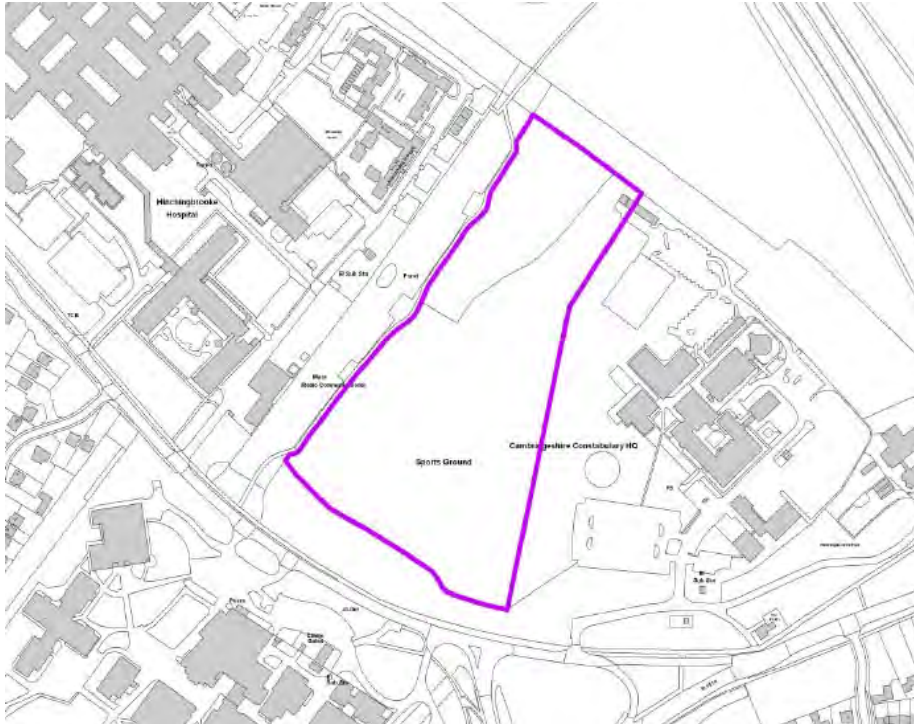
Successful development of the site will require:

*provision of safe and appropriate road access that can provide for
the whole site and if necessary link in with wider transport plans*

development being set in landscaped grounds reflecting the 'community campus' context

a travel plan to cater for sustainable transport patterns

a programme of work designed to investigate and if necessary protect, protected species, trees and archaeological sites



3. The Proposed Site Allocation and Housing Delivery

Given the above and that the Constabulary is prepared to offer part or all of its site for development, subject to planning, within a relatively short time frame (1-3 years) it can be considered as 'deliverable' (within the meaning of the NPPF) for residential use.

The D1, "Community Campus" designation arose from an expressed need for a significant education campus for which a site was being sought at that time. The need no longer persists and is no longer relevant.

In relation to the original individual allocation, the site was shown as 4.00 ha. It is now shown on the plan below as abutting the highway to provide access and includes the northern and western tree belts.

This results in an increase in site area to 6ha gross with a development area of approximately 4ha.

If the site is developed in its entirety for C3, housing it has a potential yield of 140 houses based on an average density of 35 units per hectare accounting the physical constraints on the site.

However, it is suggested that the site could again be mixed use.

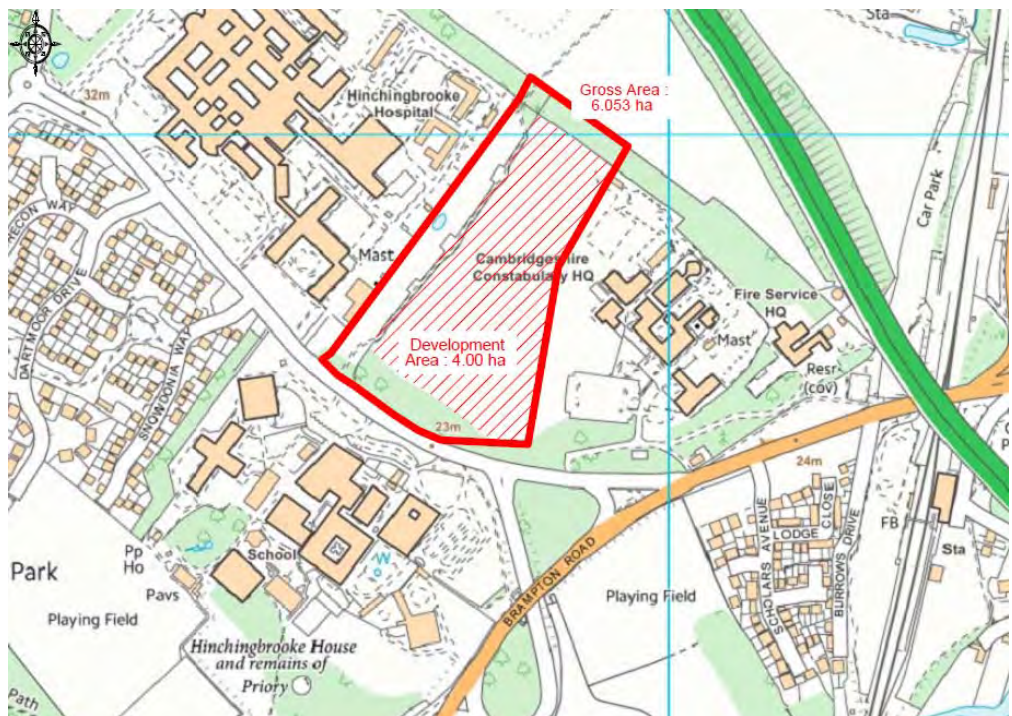
In relation to the balance between uses on the site it is suggested that 75% is made available for housing, 105 units, with the balance of the land being available for D1 uses as described below.

This is because there is a perceived need for such uses and because the Police are interested in a style of development that could produce a revenue stream. They are therefore keen to embrace the potential for mixed commercial uses and in particular those which are complementary to residential and which have potential synergy with the hospital, for example:-

- Doctors Surgery
- Specialised residential care unit (e.g Dementia or Autism)
- Specialised private clinic
- Supported living accommodation ranging from assisted living, care home, through to extra care and other specialist care
- Multi-discipline related practice (health and wellbeing services)

If in reality if there is no demand the policy should be sufficiently robust to provide flexibility in the aspirational split to allow more housing particularly if it were in a form that is related to the hospital i.e. key worker accommodation.

Proposed Allocation Plan



The tree belts are now included as it is anticipated that they will have to be the subject of a management plan associated with any form of development.

4. Other Proposed Policies

Policy LP1 (*Strategy for Development*)

Cambridgeshire Police support the Council's aim to concentrate development in locations which provide, or have the potential to provide, the greatest access to services and facilities.

We note that the Police land at Hinchingsbrooke is a sustainable location that is close to public transport services and has easy access, on foot and by cycle, to Huntingdon railway station and the town centres full range of facilities and services.

5. Conclusion

There are sound reasons why the proposed allocation HU 3 should be deleted as described in the narrative above.

The alternative allocation based on the Cambridgeshire Police site reverts to that previously proposed at Stage 3 of the draft Local Plan process under policy HU 6 with the proposed amendments outlined in Section 3 above.

It is considered that the notion of a 'community campus' should be dropped but all other ingredients for the '*successful development of the site*' will remain as in the previous allocation HU 6.

In relation to the narrative under the heading of '*Development Guidance*' that follows the previous policy HU 6 whilst this will need to be updated it remains substantially the same and could in addition explain the need for some flexibility in the relative C3, D1 split.

Should you require any additional information please do not hesitate to contact me.

Yours faithfully



JOHN S DADGE Dip TP MRTPI
BARKER STOREY MATTHEWS



Housing Trajectory Sites Survey July 2017

SITE DETAILS: Gas Depot, Mill Common, Huntingdon 16/0209/FUL	
ANTICIPATED CAPACITY: 11 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	
Is the site currently available for development?	Yes (subject to planning)
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	Yes, agreement with EA over flood risk. Issue to be overcome with level compensation

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	11																	

Please return to: clare.carr@huntingdonshire.gov.uk

Or post to:

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Huntingdonshire District Council
Pathfinder House
St Mary's Street
Huntingdon PE29 3TN **by 21 July 2017 please**

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**RESIDENTIAL DEVELOPMENT LAND NORTH OF HUNTINGDON REGIONAL COLLEGE,
CALIFORNIA ROAD, HUNTINGDON, CAMBS. PE19 1BL**

LOCATION PLAN



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Getmapping plc 2017. Plotred Scale - 1:1250

Scale 1:1250

Plan No. H-591P





Housing Trajectory Sites Survey July 2017

SITE DETAILS: California Rd (S of Colebrook Rd), Huntingdon	
ANTICIPATED CAPACITY: 54 dwellings	
Do you agree with the Council's anticipated capacity for the site?	Yes/No
If no, what do you estimate the capacity to be?	About 65 units – the actual surplus area is slightly larger – see attached plan
Is the site currently available for development?	An outline planning application will be submitted in the next few weeks and following the grant of permission the site will be bought to the market.
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	
Is development of the site achievable, either with the realistic prospect that housing can be delivered within 5 years, or that the site can be viably developed by 2036?	Yes
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors etc.) If yes, how do you anticipate these will be overcome?	None that we are aware of.

TRAJECTORY DATA

Please provide an estimate of the number of dwellings that could potentially be delivered on this site each financial year (1 April to 31 March):

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
	20	25	20															

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From: [Wayne Everitt](#)
To: [Carr, Clare \(Planning\)](#)
Subject: RE: Housing Supply Update
Date: 25 July 2017 15:29:40

Hi Clare 

Project will be completing with 1 year, and provide 12 residential 1 bed/studio properties, subject to the final planning application being agreed.

Hope this is of assistance

From: Carr, Clare (Planning) [mailto:Clare.Carr@huntingdonshire.gov.uk]
Sent: 25 July 2017 10:43
To: Wayne Everitt <wayneveritt@wilbyburnett.co.uk>
Subject: FW: Housing Supply Update

Dear Wayne

Further to my email of 6 July 2017, I do not appear to have received a completed form for the above site(s).

I would be grateful if you could send a response as soon as possible. It would be helpful if you could let me know if you no longer represent the site(s) so that I can update our records.

Regards

Clare Carr

Planning Assistant (Policy)
[Huntingdonshire District Council](#)
Pathfinder House, St Mary's Street,
Huntingdon, PE29 3TN

Tel. 01480 388433

clare.carr@huntingdonshire.gov.uk

Please note I now work Tuesdays, Wednesdays and Thursdays only. For urgent queries on other days please contact local.plan@huntingdonshire.gov.uk

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

From: Carr, Clare (Planning)
Sent: 06 July 2017 15:44
To: 'wayne@wilbyburnett.co.uk'
Subject: Housing Supply Update

Dear Wayne

HUNTINGDONSHIRE DISTRICT COUNCIL: HOUSING TRAJECTORY UPDATE 2017

We are writing to you to ask for your help in providing data for an update to the Council's Housing Trajectory.

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. The trajectory will be used to identify the 5-year supply of deliverable land for housing as required by the NPPF and forms part of the evidence for the emerging Local Plan to 2036. It may also be used by other Council services and external service providers to inform future service provision.

In order to assess the expected level of housing provision to 2036 as accurately as possible, we are writing to landowners, agents and developers to gain a full understanding of issues surrounding the delivery of their housing sites. It is understood that circumstances may change, and site capacities may go up or down, but the trajectory should capture as far as possible the intentions of those bringing sites forward. The sites will fall into the following categories:

- non-allocated sites of 10+ dwellings with outline or full planning permission (or permission subject to completion of a S106 agreement) or prior approval and not yet completely built as at 31 March 2017
- draft allocations from the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which include an element of residential development

We have indicated the site address for each site where we have you recorded as the most recent contact. Please inform us if you no longer represent the site in order that we may update our records.

Please complete and return a separate form for each of your sites as soon as possible, and at the latest by 21 July 2017.

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Please do not hesitate to contact the Local Plan Team via local.plan@huntingdonshire.gov.uk should you have any questions.

Kind regards

Clare Carr

Planning Assistant (Policy)
[Huntingdonshire District Council](http://www.huntingdonshire.gov.uk)
Pathfinder House, St Mary's Street,
Huntingdon, PE29 3TN

Tel. 01480 388433

clare.carr@huntingdonshire.gov.uk

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