

**From:** Carr, Clare (Planning)  
**To:** "Naomi Williamson"  
**Subject:** RE: HDC Annual Monitoring Report Trajectories  
**Date:** 08 December 2017 09:23:51  
**Attachments:** [msag007.png](#)

Naomi

Further to your email of 24 November 2017, we intend to include the numbers you have submitted for the AMR without any changes.

The intention is that the trajectory will not be finalised after full Council on 13 December, so if any changes are suggested to me in the meantime, I will let you know.

Kind regards

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

[Redacted]

Please note I now work Tuesdays, Wednesdays and Thursdays only. For urgent queries on other days please contact [Redacted]

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.

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**From:** Naomi Williamson [Redacted]  
**Sent:** 24 November 2017 17:32  
**To:** Carr, Clare (Planning)  
**Cc:** Kerr, Clara (Planning Serv); Tim Leathes; Joe Dawson; Andrew Fisher; Tom Kimber; Will Riley; Colette Portway  
**Subject:** HDC Annual Monitoring Report Trajectories

Dear Clare,

As below and as per your conversation with Tom and Andy, please find included the updated trajectories for the 2017 Annual Monitoring Report. As previously, these are submitted in draft form in the first instance to enable you to consider. We would welcome a discussion about these numbers before they are published in the December AMR and are happy to meet with you on the subject at your convenience.

**Wintringham Park**

The numbers are agreed as per the Huntingdonshire housing land supply position - August-2017.

**Alconbury Weald**

Year	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	Total
Completions	48	102	220	260	260	245	250	250	250	250	250	250	300	300	300	300	300	300	285	280	5000

We have discussed this with you. Since the last submission in August we have carried out a further review of the trajectories for Alconbury Weald based on current and projected completions for the site as a whole. This has led us to a slight revision in the trajectories that were published in the August Five Year Housing Land Position Statement. We are confident this is an accurate reflection of the level of development that will be achieved with the commencement of Parcel 4 and further development in Parcels 5 and 6 in through reserved matters applications.

Kind regards,

**Naomi Williamson**  
Assistant Planner

**David Lock Associates**  
50 North Thirteenth Street  
Central Milton Keynes  
MK9 3BP

[Redacted]

Visit our website at [www.davidlock.com](http://www.davidlock.com)



**From:** Nick Moys  
**To:** [Carr, Clare \(Planning\)](#)  
**Cc:** [James Bailey](#)  
**Subject:** RE: Housing Trajectory Update November 2017 - HELAA sites  
**Date:** 24 November 2017 08:35:14  
**Attachments:** [imageb220e2.PNG](#)  
[image5492dc.PNG](#)  
[imaged3b471.PNG](#)  
[College Farm West of Newlands industrial estate Somersham.docx](#)  
[North of Clyde Farm Godmanchester.docx](#)

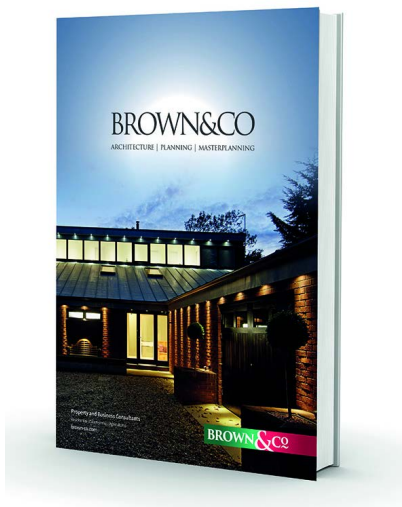
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Dear Clare

Please find attached completed housing trajectory forms, as requested.

Regards

  
**Nick Moys, MRTPI**  
Senior Associate - Architecture & Planning



For full details of all our services, please visit our [website](#)

**For and on behalf of Brown & Co - Property & Business Consultants LLP**



Norwich Office, Norwich, Norfolk, NR3 1AB

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**From:** Carr, Clare (Planning) [mailto:Clare.Carr@huntingdonshire.gov.uk]  
**Sent:** 22 November 2017 09:48  
**To:** Nick Moys <Nick.Moys@Brown-co.com>  
**Subject:** FW: Housing Trajectory Update November 2017 - HELAA sites

Dear Nick

I do not appear to have received a response to my email of 1 November 2017. I would be grateful if you could complete the forms and return them to me by the end of this week please, as we wish to finalise the housing trajectory as soon as possible.

Kind regards

**Clare Carr**

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

**Please note I now work Tuesdays, Wednesdays and Thursdays only. For urgent queries on other days please contact [REDACTED]**

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---

**From:** Carr, Clare (Planning)  
**Sent:** 01 November 2017 13:52  
**To:** 'nick.moys@brown-co.com'  
**Subject:** Housing Trajectory Update November 2017 - HELAA sites

Dear Nick

HUNTINGDONSHIRE DISTRICT COUNCIL: LOCAL PLAN TO 2036 & ANNUAL MONITORING REPORT  
HOUSING TRAJECTORY 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.

As you will already be aware, your site has been assessed and found to be potentially suitable for housing development in the latest version of the Housing & Economic Land Availability Assessment (HELAA). We would be grateful, therefore, if you could indicate what your anticipated delivery timetable would be, should your site be brought forward for allocation.

Please complete and return a separate form for each of your sites as soon as possible, and at the latest by 17 November 2017. Please inform us if you no longer represent the site in order that we may update our records

N.B. Huntingdonshire District Council is subject to legal duties which may require the release of information under the Freedom of Information Act 2000 or any other applicable legislation or codes of practice governing access to information. If there is a reason why your submission, or any part thereof, should be considered confidential please provide details.

Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

[REDACTED]  
[REDACTED]

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## Housing Trajectory Sites Survey November 2017

<p><b>SITE DETAILS: North of Clyde Farm, odmanchester</b></p> <p><b>ANTICIPATED CAPACITY: Approx. 9 dwellings</b></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
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>Flooding – No housing proposed in higher flood risk areas of site.</p> <p>Access – Site across HDC land – negotiations with HDC underway.</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
			20	19														

Please return to: [REDACTED]

Or post to:

Development Plans Team  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN **by 17 November 2017 please**

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## Housing Trajectory Sites Survey November 2017

<b>SITE DETAILS: College Farm, West of Newlands Industrial Estate, Somersham</b>	
<b>ANTICIPATED CAPACITY: Approx. 7 dwellings</b>	
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	29														

Please return to: [REDACTED]

Or post to:

Development Plans Team  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN **by 17 November 2017 please**

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**From:** Elaine Connolly  
**To:** [Carr, Clare \(Planning\)](#)  
**Subject:** RE: Housing Trajectory Update November 2017  
**Date:** 03 November 2017 10:03:28  
**Attachments:** [NW End of Dorling Way Brampton Trajectory Nov "17.pdf](#)

---

Hi Clare

Please find attached updated trajectory in respect of our site at Dorling Way, Brampton.

Regards  
Elaine.

Elaine Connolly  
**Planning Manager**



**Bellway Homes Limited (Northern Home Counties)**

St Andrew's House  
Caldecotte Lake Drive  
Caldecotte  
Milton Keynes  
Buckinghamshire  
MK7 8LE

[www.bellway.co.uk](http://www.bellway.co.uk)

**Bellway**



Bellway is proud to be supporting Cancer Research UK as their charity of the year.

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**From:** Carr, Clare (Planning) [REDACTED]  
**Sent:** 01 November 2017 15:56  
**To:** Carr, Clare (Planning) [REDACTED]  
**Subject:** Housing Trajectory Update November 2017

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Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL: HOUSING TRAJECTORY UPDATE NOVEMBER 2017

We wrote to landowners, agents and developers in the summer to ask for their help in providing data on their sites for an update to the Council's Housing Trajectory.

The information provided was analysed and taken into account in the preparation of Huntingdonshire's Housing Land Supply Position August 2017 which is available on the Council's website:

<http://www.huntingdonshire.gov.uk/media/2771/huntingdonshires-housing-land-supply-position-august-2017.pdf>

The trajectory is now being refreshed as part of preparation for the Council's Annual Monitoring Report, due for publication in December 2017. We would therefore be grateful if you could review the August trajectory, as published, and let us know if there are any changes you would like to see to the entry for your site(s). Please could you reply as soon as possible, and at the latest by 17 November 2017.

If we don't hear back from you, we shall assume that you agree with the details as published.

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Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

[REDACTED]  
[REDACTED]

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# Housing Trajectory Sites Data 2

Huntingdonshire Local Plan | Huntingdonshire's Housing Land Supply Position August 2017

Status/ Site ref	Address easting/ northing	Approx site area net (ha)	Notes	Units built	Extant	Total no. units on site	No. units in years 1-5	17/18 Yr 1	18/19 Yr 2	19/20 Yr 3	20/21 Yr 4	21/22 Yr 5	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total 17/36
			and draft Local Plan allocation.																								
<b>Outline</b> 1300389/OUT	Loves Farm Reserved Site St Neots 519794 260331	1	Greenfield. Agent's projections deferred by one year as a Reserved Matters application is yet to be submitted.	0	41	41	41	0	0	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	41
<b>Outline</b> 1401852/OUT	Field Rd Ramsey 527950 285184	2.6	Greenfield. Reserved Matters application approved May 17 (16/02379/REM). Estimated.	0	90	90	90	0	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90
<b>Outline</b> 1401659/OUT	E of Glebe Farm Sawtry 516228 283661	2.0	Greenfield. Reserved Matters application for 80 dwellings allowed on appeal April 17 (16/01109/REM). Estimated.	0	80	80	80	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80
<b>Outline</b> 16/00194/OUT	North West End Of Dorling Way, Brampton 519609 271731	7.6	Greenfield. Developer does not anticipate any constraints that would delay development.	0	150	150	150	0	<del>12</del> 9	<del>54</del> 51	<del>54</del> 64	<del>30</del> 26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150
<b>Outline</b> 16/00576/OUT	Land off Lucks Lane And W. & S. of The Osiers & Springfield Close, Buckden 519163 267079	5.6	Greenfield. Allowed on appeal July 17. Agent says site can be delivered within 5 years, with no known constraints. Agent's projections deferred one year.	0	180	180	180	0	0	60	60	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	180

**From:** Eastern Farms  
**To:** [Carr, Clare \(Planning\)](#)  
**Subject:** Re: Housing Trajectory Update November 2017 - HELAA sites  
**Date:** 02 November 2017 07:41:10  
**Attachments:** [East of Robert Avenue, Somersham.docx](#)

---

Dear Clare

Thank you for your email.

Please see attached response.

Kind regards

Anna

Anna Leadbetter



[www.easternfarms.co.uk](http://www.easternfarms.co.uk)

On 1 Nov 2017, at 14:00, Carr, Clare (Planning) wrote:

<East of Robert Avenue, Somersham.docx>

## Housing Trajectory Sites Survey November 2017

<b>SITE DETAILS: East of Robert Avenue, Somersham</b>	
<b>ANTICIPATED CAPACITY: Approx. 49 dwellings <i>N.B. this capacity has been reviewed since publication of the HELAA and reduced to 49</i></b>	
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?	Currently available
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?	It can realistically be delivered 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?	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
	49																	

Please return to: [REDACTED]

Or post to:

Development Plans Team  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN **by 17 November 2017 please**

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**From:** Tristan Peck  
**To:** [Carr, Clare \(Planning\)](#)  
**Cc:** [Peter Moore](#); [Carol Marriott](#)  
**Subject:** RE: Housing Trajectory Update November 2017 - HELAA sites  
**Date:** 09 November 2017 15:46:26  
**Attachments:** [East of Valiant Square Bury - Trajectory Document TGP.pdf](#)

---

Clare,

Further to your email dated 1<sup>st</sup> November 2017, I have completed the attached form and should you have any queries in relation to its content, please do not hesitate to contact me.

Kind regards,

Tristan

**Tristan Peck BSc. (Hons) MRICS**



[www.bletsoes.co.uk](http://www.bletsoes.co.uk)

Oakleigh House, Thrapston, Kettering, Northamptonshire NN14 4LJ

---

**From:** Carr, Clare (Planning) [redacted]  
**Sent:** 01 November 2017 13:54  
**To:** Tristan Peck [redacted]  
**Subject:** Housing Trajectory Update November 2017 - HELAA sites

Dear Tristan

HUNTINGDONSHIRE DISTRICT COUNCIL: LOCAL PLAN TO 2036 & ANNUAL MONITORING REPORT  
HOUSING TRAJECTORY 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.

As you will already be aware, your site has been assessed and found to be potentially suitable for housing development in the latest version of the Housing & Economic Land Availability Assessment (HELAA). We would be grateful, therefore, if you could indicate what your anticipated delivery timetable would be, should your site be brought forward for allocation.

Please complete and return a separate form for each of your sites as soon as possible, and at the latest by 17 November 2017. Please inform us if you no longer represent the site in order that we may update our records.

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Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

[REDACTED]  
[REDACTED]

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## Housing Trajectory Sites Survey November 2017

<p><b>SITE DETAILS: East of Alant Square, Bury</b></p> <p><b>ANTICIPATED CAPACITY: Approx. 10 dwellings</b></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?	<p>Yes</p> <p>Planning Permission &amp; S106 finalised by late 2018</p> <p>Development commenced by early/mid 2019</p> <p>Development completed by 2022</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?	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
0	0	18	30	30	10													

Please return to: [REDACTED]

Or post to:

Development Plans Team  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN **by 17 November 2017 please**

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**From:** Albans, Hannah  
**To:** ["Carr, Clare \(Planning\)"](#)  
**Subject:** RE: Housing Trajectory Update November 2017  
**Date:** 15 November 2017 17:07:40  
**Attachments:** [Former Forensic Laboratory 15 11 17.docx](#)

---

Hi Clare,

Please find attached - if you have any queries please let me know.

Kind Regards,

**Hannah Albans BA (Hons), MA**

**Development Planner | East Midlands Division**

**Persimmon - Charles Church**

Persimmon House, 19 Commerce Road, Peterborough, PE2 6LR

Tel: [REDACTED]



---

**From:** Carr, Clare (Planning) [REDACTED]  
**Sent:** 01 November 2017 15:26  
**To:** Albans, Hannah  
**Subject:** Housing Trajectory Update November 2017

Dear Hannah

### **HUNTINGDONSHIRE DISTRICT COUNCIL: HOUSING TRAJECTORY UPDATE NOVEMBER 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.

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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 17 November 2017.

**N.B. Huntingdonshire District Council is subject to legal duties which may require the release of information under the Freedom of Information Act 2000 or any other applicable legislation or codes of practice governing access to information. If there is a reason why your submission, or any part thereof, should be considered confidential please provide details.**

Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

Tel. [REDACTED]  
[REDACTED]

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## Housing Trajectory Sites Survey November 2017

<b>SITE DETAILS: Former Forensic Science Laboratory, Hinchingsbrook e Par 17 01 97 F L</b>	
<b>ANTICIPATED CAPACITY: 10 dwellings</b>	
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?	Yes
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	Not applicable
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
0	30	62	13															

Please return to: [REDACTED]

Or post to:

Development Plans Team  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN **by 17 November 2017 please**

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**From:** Carr, Clare (Planning)  
**To:** [Kerr, Clara \(Planning Serv\)](#)  
**Subject:** FW: Housing Supply Update 2017  
**Date:** 17 October 2017 08:45:44  
**Attachments:** [image001.jpg](#)

---

From: John MacKenzie [REDACTED]  
Sent: 16 October 2017 14:22  
To: Carr, Clare (Planning)  
Cc: Julian Hamer  
Subject: RE: Housing Supply Update 2017

Dear Clare,

We have had some (albeit limited) discussions with other parties with interests in Huntingdonshire, regarding likely deliverable yield from sites in the 5 year period. Our experience is that this is not unusual when applicants / appellants and interested parties are interrogating a 5 year land supply trajectory. Discussions with the developers / site promoters are an essential component of the review process. You will be aware that Gladman representatives made contact with other developers in preparing its 5 year land supply evidence for the Lucks Lane, Buckden Inquiry.

As an aside, I note that some authorities put together housing market partnerships / developer forums (involving representatives from house builders / developers / RP's / property professionals / other industry stakeholders, for eg. the HBF) and hold workshops to test their trajectory assumptions and inform their 5 year land supply position. Is this something that HDC has considered doing? Our experience is that such an approach generally results in a more robust trajectory, which reduces the scope for challenge.

By all means call if you want to discuss.

Kind regards

John

John Mackenzie  
Planning Director  
Gladman Developments

[REDACTED]

From: Carr, Clare (Planning) [REDACTED]  
Sent: 12 October 2017 09:27  
To: Julian Hamer [REDACTED]  
Cc: John MacKenzie [REDACTED]  
Subject: RE: Housing Supply Update 2017

Dear Julian

Many thanks for sending this amendment to your response to the Housing Supply Update 2017 in August.

We are aware that other agents/developers with interests in Huntingdonshire have been recently approached regarding their responses to the Housing Land Supply Update, by those acting for appellants with current/forthcoming planning appeals. May I ask if you have been similarly approached?

Kind regards

Clare

Clare Carr

Planning Assistant (Policy)

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Pathfinder House, St Mary's Street,  
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[REDACTED]

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[REDACTED]

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From: Julian Hamer [REDACTED]  
Sent: 11 October 2017 10:13  
To: Carr, Clare (Planning)  
Cc: John MacKenzie  
Subject: RE: Housing Supply Update 2017

Clare

Further to my e-mail dated 15th August 2017 in respect of the potential delivery of units on the site at Lucks Lane Buckden; I regret to report that after further consideration my information is somewhat misleading on the basis of the following assessment of an estimated time line for occupation/sale of units;

- \* Property being marketed – late November 2017
- \* Bids received from developers Mid January 2018
- \* Sale agreed to developer Late January 2018
- \* Solicitors instructed late January 2018
- \* Legal completion Early May 2018
- \* Reserved Matters Application submitted Early August 2018
- \* Planning Approval Late November 2018
- \* Discharge of pre-commencement conditions December 2018
- \* Preliminary site works complete Mid April 2019
- \* First units available for sale Mid August 2019
- \* First completion Mid October 2019

Based on the sales rates of 3.69 per calendar month (Median) as reported in the last year end results for UK national housebuilders, ranging from 3.42 and 3.96 per calendar month.

Therefore sales for 2019/20 = 18 units  
2020/21 = 45  
2021/22 = 45  
2022/23 = 45  
2023/24 = 27

Obviously these figures and projections do not allow for any unforeseen delay in respect of planning approvals, unforeseen abnormal site works or any adverse fluctuations in the current market/political/economic conditions.

I hope that this sets a clearer picture for you, if you have any questions please do not hesitate to contact me.

Kind regards

Julian

Julian Hamer BSc (Hons) MRICS  
Land Director

[Gladman logo]

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From: Julian Hamer  
Sent: 15 August 2017 14:28  
To: 'Carr, Clare (Planning)'

Subject: RE: Housing Supply Update 2017

Clare

I should learn to scroll down; please see attached.

Please note the site is due to be marketed in September 2017 and we would hope to have a sale concluded during the early part of 2018.

Regards  
Julian

Julian Hamer BSc (Hons) MRICS  
Land Director

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From: Carr, Clare (Planning)  
Sent: 15 August 2017 14:21  
To: Julian Hamer  
Subject: RE: Housing Supply Update 2017

Dear Julian

Many thanks for filling out the first page of the questionnaire. I would be very grateful if you could fill in the second part, giving an indication of your anticipated projections for delivery year-by-year.

Many thanks in advance

Clare

Clare Carr  
Planning Assistant (Policy)  
Huntingdonshire District Council <<https://protect-eu.mimecast.com/s/UQktCEqrH3GxYPSNfIKk?domain=huntsdc.gov.uk>>  
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From: Julian Hamer [REDACTED]  
Sent: 15 August 2017 14:05  
To: Carr, Clare (Planning)  
Cc: Phil Gallagher; James Holladay  
Subject: FW: Housing Supply Update 2017

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Clare  
Apologies for the delay in responding but I have been away on annual leave. Please find attached the completed questionnaire.  
If you have any further questions please do not hesitate to contact me.

Kind regards  
Julian

Julian Hamer BSc (Hons) MRICS  
Land Director

[REDACTED]

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From: Phil Gallagher  
Sent: 02 August 2017 16:33  
To: Julian Hamer [REDACTED] James Holladay  
Subject: FW: Housing Supply Update 2017

Hi both,

See below. I did forward the original email on the 20th, can you provide an answer to Clare?

Cheers

Phil

From: Carr, Clare (Planning) [REDACTED]  
Sent: 02 August 2017 14:57  
To: [REDACTED]  
Subject: FW: Housing Supply Update 2017

Dear Phil

Further to my email of 20 July 2017, I do not appear to have received a completed form for the above site.

I would be grateful if you could send a response by the end of this week. If you no longer represent the site, please let me know so that I can update our records.

Kind regards

Clare Carr  
Planning Assistant (Policy)  
Huntingdonshire District Council <<https://protect-eu.mimecast.com/s/UQktCEqrH3GxYPSNfIKk?domain=huntsdc.gov.uk>>  
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From: Carr, Clare (Planning)  
Sent: 20 July 2017 09:09  
To: [REDACTED]  
Subject: Housing Supply Update 2017

Dear Phil

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 28 July 2017.

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Please do not hesitate to contact the Local Plan Team via

[REDACTED] should you have any questions.

Kind regards

Clare Carr  
Planning Assistant (Policy)  
Huntingdonshire District Council <<https://protect-eu.mimecast.com/s/UQktCEqrH3GxYPSNfIKk?domain=huntsdc.gov.uk>>  
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**From:** Samantha Boyd  
**To:** [Carr, Clare \(Planning\)](#)  
**Subject:** RE: Housing Trajectory Update November 2017  
**Date:** 03 November 2017 16:40:56  
**Attachments:** [Land at Paxton Road Farm.docx](#)

---

Hi Clare

Please see attached response from our client.

Kind regards,  
For and on behalf of Woods Hardwick Planning Ltd

Samantha Boyd  
Associate Planner

Woods Hardwick Planning Ltd  
15-17 Goldington Road  
Bedford  
MK40 3NH



[www.woodshardwick.com](http://www.woodshardwick.com)

---

**From:** Carr, Clare (Planning) [REDACTED]  
**Sent:** 01 November 2017 15:23  
**To:** Samantha Boyd [REDACTED]  
**Subject:** Housing Trajectory Update November 2017

Dear Samantha

HUNTINGDONSHIRE DISTRICT COUNCIL: HOUSING TRAJECTORY UPDATE NOVEMBER 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.

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 17 November 2017.

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Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any



questions.

Kind regards

**Clare Carr**

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



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## Housing Trajectory Sites Survey November 2017

<b>SITE DETAILS: Land at Paxton Road Farm, Offord D Arcy 1 01912 F L</b>	
<b>ANTICIPATED CAPACITY: 20 dwellings</b>	
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, we are developing it by building 20 units.
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, 20 units are being built in 2018/19.
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
	20																	

Please return to: [REDACTED]

Or post to:

Development Plans Team  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN **by 17 November 2017 please**

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**From:** Melissa Balk  
**To:** [Carr, Clare \(Planning\)](#)  
**Subject:** RE: Land West of Longacres, Bluntisham  
**Date:** 17 November 2017 10:39:31  
**Attachments:** [Response to Housing Trajectory 2017 - Land West of Longacres Bluntisham.pdf](#)

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Good morning Claire,

Thank you for the opportunity to respond to the update to the Council's Housing Trajectory. Please see attached the complete form for Colne Road, Bluntisham.

Do let me know if you have any queries on the attached.

Kind regards,  
Melissa



---

**Melissa Balk** MRTPI  
Planner, Planning

John Ormond House, 899 Silbury Boulevard, Milton Keynes, Buckinghamshire. MK9 3XJ

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**From:** Carr, Clare (Planning)   
**Sent:** 14 November 2017 08:55  
**To:** Melissa Balk   
**Subject:** Land West of Longacres, Bluntisham

Dear Melissa

HUNTINGDONSHIRE DISTRICT COUNCIL: LOCAL PLAN TO 2036 & ANNUAL MONITORING REPORT  
HOUSING TRAJECTORY 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.

As you will already be aware, your site has been assessed and found to be potentially suitable for housing development in the latest version of the Housing & Economic Land Availability Assessment (HELAA). We would be grateful, therefore, if you could indicate what your anticipated delivery timetable would be, should your site be brought forward for allocation.

Please complete and return a separate form for each of your sites as soon as possible, and at the latest by 24 November 2017. Please inform us if you no longer represent the site in order that we may update our records.

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Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

[REDACTED]

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## Housing Trajectory Sites Survey November 2017

<b>SITE DETAILS: Land West of Longacres, Bluntisham</b>	
<b>ANTICIPATED CAPACITY: Approx. 1 0 dwellings</b>	
Do you agree with the Council's anticipated capacity for the site?	<b>Yes/No</b>
If no, what do you estimate the capacity to be?	<b>N A</b>
Is the site currently available for development?	<b>Yes</b>
If it is not currently available, do you anticipate it could become available by 2036? If yes, when?	<b>N A</b>
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 development of the site is achievable within the next 5-year period. The site is currently subject to a live outline planning application which demonstrates that the development is technically deliverable. Reserved Matters applications will be made as soon as practically possible following the outline approval. Based on a delivery rate of 50 dwellings per annum, it is likely that this site could be delivered within 5 years. As such the site would be viable development within 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. Our comments are as follows: <b>Transport</b> In terms of transport, the submitted Transport Assessment (ref: 22338/04-17/4839) pursuant to the live planning application, safe access into the site can be achieved via the provision of a new priority T-junction onto Colne Road from the eastern boundary of the site. This proposed access can achieve the required visibility splays of 2.4. x 43m which are acceptable in transport terms.

**Flooding**

The site in its entirety is located within Flood Risk Zone 1 and is therefore subject to the lowest risk of flooding. The site can be drained via a network of surface water sewers and discharge into an infiltration basin.

**Contamination**

The site is greenfield and there is no known contamination on the site. The potential risk of contamination is considered to be low as the site is not within a Groundwater Source Protection Zone and the underlying soil strata are considered to be unproductive.

**Market Factors**

It is never entirely possible to predict market factors which may affect delivery of a site, however the Applicant will endeavour to deliver the site as soon as practically possible given the market conditions at the time development commences.

**Ecology**

A Phase 1 Ecological Assessment and Great Crested Newt survey has been submitted to Huntingdonshire District Council as part of the planning application. The proposed layout of the site demonstrates that a development of 135 dwellings allows for a significant amount of sympathetically designed open space to be provided, which helps to actually improve the biodiversity and ecological value of the site. Natural England and the Wildlife Trust maintain no objection to the proposals.

**Heritage and Archaeology**

There are no designated heritage assets within the study site. A single non-designated heritage asset (a find spot of Prehistoric lithic implements). This is a stray find and is not indicative of associated activity within the site. Historic England and Cambridgeshire Archaeology hold no objection to the proposals. It is envisaged that any need for trial trenching prior to commencement of development can be secured via a suitably worded planning condition.



## 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														

Please return to: [REDACTED]

Or post to:

Development Plans Team  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN **by 24 November 2017 please**

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**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [Owen, Dallas \(Planning Serv.\)](#); [Moffat, Andy \(HoS\)](#); [REDACTED]  
**Subject:** Re: North of 10 Station Road, Bluntisham  
**Date:** 20 November 2017 10:23:32

---

Dear Clare

Sorry I have not replied to your email below, but I have been waiting to hear about a meeting that the client requested with Dallas Owen and Andy Moffat to see whether our current application could be approved.

As far as the Council's housing trajectory is concerned the site can be made available immediately and could be developed over two years, following approval of detail say a building period 2019-2021. You may be aware that Luminus are already involved in the scheme.

I hope this information is sufficient for your purpose.

Regards

ANDY CAMPBELL

[REDACTED]

-----Original Message-----

**From:** Carr, Clare (Planning) (Planning) [REDACTED]  
**To:** [REDACTED]  
**Sent:** Tue, 14 Nov 2017 8:53  
**Subject:** North of 10 Station Road, Bluntisham

Dear Andy

HUNTINGDONSHIRE DISTRICT COUNCIL: LOCAL PLAN TO 2036 & ANNUAL MONITORING REPORT  
HOUSING TRAJECTORY 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.

As you will already be aware, your site has been assessed and found to be potentially suitable for

housing development in the latest version of the Housing & Economic Land Availability Assessment (HELAA). We would be grateful, therefore, if you could indicate what your anticipated delivery timetable would be, should your site be brought forward for allocation.

Please complete and return a separate form for each of your sites as soon as possible, and at the latest by 24 November 2017. Please inform us if you no longer represent the site in order that we may update our records.

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Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

[REDACTED]  
[REDACTED]

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**From:** Andy Brand  
**To:** [Carr, Clare \(Planning\)](#)  
**Subject:** RE: Housing Trajectory Update November 2017  
**Date:** 10 November 2017 10:24:10

---

Dear Clare

In light of the position with the viability work at our site in Ramsey (Ramsey Gateway, High Lode on page 14 of the HDC August 2017 report) we would suggest moving back the delivery of this site by 1 year – so 2019/20 would see the delivery of the first 5 houses.

Kind Regards

**Andy Brand** MRTPI  
Associate Director

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Carr, Clare (Planning) [REDACTED]  
**Sent:** 01 November 2017 15:56  
**To:** Carr, Clare (Planning) [REDACTED]  
**Subject:** Housing Trajectory Update November 2017

Dear Sir/Madam

HUNTINGDONSHIRE DISTRICT COUNCIL: HOUSING TRAJECTORY UPDATE NOVEMBER 2017

We wrote to landowners, agents and developers in the summer to ask for their help in providing data on their sites for an update to the Council's Housing Trajectory.

The information provided was analysed and taken into account in the preparation of Huntingdonshire's Housing Land Supply Position August 2017 which is available on the Council's website:

<http://www.huntingdonshire.gov.uk/media/2771/huntingdonshires-housing-land-supply-position-august-2017.pdf>

The trajectory is now being refreshed as part of preparation for the Council's Annual Monitoring Report, due for publication in December 2017. We would therefore be grateful if you could review the August trajectory, as published, and let us know if there are any changes you would like to see to the entry for your site(s). Please could you reply as soon as possible, and at the latest by 17 November 2017.

If we don't hear back from you, we shall assume that you agree with the details as published.

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Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

[REDACTED]  
[REDACTED]

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**From:** Wakako Hirose  
**To:** [REDACTED]  
**Subject:** RE: RGE Site - Housing Land Supply Position Document August 2017  
**Date:** 09 November 2017 10:47:05  
**Attachments:** [3a866131-7fe7-40a5-9df3-68e4634b1e08.png](#)

---

Hi Clare

I would be grateful if you could let me know the outcome of your discussion?

Kind regards,

Wakako

**Wakako Hirose**  
BA (Hons) DipTP MRTPI  
Senior Associate  
Town Planning



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---

**From:** Wakako Hirose  
**Sent:** 02 November 2017 15:27  
**To:** Carr, Clare (Planning) [REDACTED]  
**Subject:** RE: RGE Site - Housing Land Supply Position Document August 2017

Dear Clare

Thank you very much for following this up. As discussed this morning, the capacity of 150 residential units identified in the Housing Trajectory Site Survey response and our representations to the draft Local Plan is informed by the pre-application advice received from the Head of Development - please find attached the pre-application response.

In our pre-application submission, we proposed a scheme comprising 2 storey detached and terraced houses, and 2-3 storey block of flats, based on the draft allocation which suggested a capacity of around 70. The pre-application advice required us to reassess the amount of development to include the provision of some taller buildings. Furthermore, the pre-application advice specifically identified the opportunity and scope for some taller buildings as there was a tall 8-storey mill building on this site. Whilst it is acknowledged that the precise scale needs to be considered at the application stage, the advice indicated that a 4-storey building closest to Riverside Mill with a 3-storey wing could be accommodated, with potentially further blocks and the remaining eastern part of the site accommodating principally 2-storey homes.

Our two submissions therefore respond directly to the Council's pre-application advice and we estimate that approximately 150 units could be accommodated on the site.

We therefore request the Council to review and increase the site's capacity identified in the Housing Trajectory in the Housing Land Supply Position document August 2017 from 70 to 150.

I look forward to receiving your response once you have had a discussion with your colleagues.

Kind regards,

Wakako

BA (Hons) DipTP MRTPI  
Senior Associate  
Town Planning



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---

**From:** Carr, Clare (Planning) [REDACTED]  
**Sent:** 02 November 2017 09:52  
**To:** Wakako Hirose  
**Subject:** RGE

Hi

Further to our conversation this morning I have spoken to my Team Leader Clare Bond, and she is going to speak to Andy Moffatt tomorrow, as he is not in the office today.

Either Clare or I will come back to you once a decision has been made on capacity.

Kind regards

Clare

**Clare Carr**

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



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**From:** lauren.knox  
**To:** [REDACTED]  
**Cc:** [Local Plan; nolan.tucker](#)  
**Subject:** Housing Trajectory - School Lane, Alconbury  
**Date:** 24 November 2017 14:45:44  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[School Lane Alconbury.pdf](#)  
[A106179 - School Lane - Illustrative Masterplan A.PDF](#)

---

Dear Clare,

Please find attached the housing trajectory for School Lane Alconbury along with the Masterplan submitted to the Council earlier this month which demonstrates how the site could be delivered.

I would be grateful if you could acknowledge receipt of the attached.

Many thanks,

**Lauren Knox**  
Senior Planner

**WYG**  
Arndale Court, Headingley, Leeds, West Yorkshire, LS6 2UJ  
Tel: [REDACTED]

[www.wyg.com](http://www.wyg.com)

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## Housing Trajectory Sites Survey November 2017

<p><b>SITE DETAILS: North of School Lane, Alconbury</b></p> <p><b>ANTICIPATED CAPACITY: Approx. 9 dwellings</b></p>	
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 the capacity of the site is approximately 110 – 130 dwellings. Masterplanning has been undertaken for the site which takes account of the topography and identifies that up to 70% of the site is suitable to be developed. The Concept Masterplan (submitted to the Council on 03/11/2017) demonstrates how the site could deliver approximately 110 - 130 dwellings with public open space, a play area, landscaping, and pedestrian links.
Is the site currently available for development?	Yes, the site is currently available for development.
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?	We consider that development is achievable as it is in an attractive housing market area with significant demand for housing, is in single ownership with no constraints to development.
Are there any physical or economic constraints that could delay development? (e.g. flooding, highways issues, contamination, market factors)	No known constraints that would delay development.

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
			30	50	50													

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**From:** Simon Tindle  
**To:** [Carr, Clare \(Planning\)](#)  
**Subject:** RE: South of 29 The Green, Great Staughton  
**Date:** 14 November 2017 09:44:19  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[South of 29 The Green Great Staughton.docx](#)

---

Good morning Clare,

Please find attached the completed form as requested.

Regards

**Simon Tindle** BA(Hons) DipTP MRTPI  
Associate Director - Planning

[REDACTED]

[REDACTED]

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**From:** Carr, Clare (Planning) [REDACTED]  
**Sent:** 14 November 2017 08:57  
**To:** Simon Tindle [REDACTED]  
**Subject:** South of 29 The Green, Great Staughton

Dear Simon

HUNTINGDONSHIRE DISTRICT COUNCIL: LOCAL PLAN TO 2036 & ANNUAL MONITORING REPORT  
HOUSING TRAJECTORY 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.

As you will already be aware, your site has been assessed and found to be potentially suitable for housing development in the latest version of the Housing & Economic Land Availability Assessment (HELAA). We would be grateful, therefore, if you could indicate what your anticipated delivery timetable would be, should your site be brought forward for allocation.

Please complete and return a separate form for each of your sites as soon as possible, and at the latest by 24 November 2017. Please inform us if you no longer represent the site in order that we may update our records.

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Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

[REDACTED]  
[REDACTED]

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## Housing Trajectory Sites Survey November 2017

<p><b>SITE DETAILS: South of 29 The Green, Great Staughton</b></p> <p><b>ANTICIPATED CAPACITY: Approx. 20 dwellings</b></p>	
Do you agree with the Council's anticipated capacity for the site?	Yes/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?	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?	Site can 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?	Delays in allocation in local plan.

## 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	10																

Please return to: [REDACTED]

Or post to:

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**From:** Martin Page  
**To:** [Carr, Clare \(Planning\)](#)  
**Subject:** RE: Housing Trajectory Update November 2017 - HELAA sites  
**Date:** 12 December 2017 13:12:14  
**Attachments:** [North of Station Road Stowe Road Kimbolton.pdf](#)  
[South of Stirling Close Warboys.pdf](#)

---

Hi Clare,

My apologies, I thought these had been sent.

Regards.

---

**From:** Carr, Clare (Planning) [REDACTED]  
**Sent:** 22 November 2017 10:31  
**To:** Martin Page [REDACTED]  
**Subject:** FW: Housing Trajectory Update November 2017 - HELAA sites

Dear Martin

I do not appear to have received a response to my email of 1 November 2017. I would be grateful if you could complete the forms and return them to me by the end of this week please, as we wish to finalise the housing trajectory as soon as possible.

Many thanks

Clare

**Clare Carr**

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

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**From:** Carr, Clare (Planning)  
**Sent:** 01 November 2017 14:00  
**To:** [REDACTED]  
**Subject:** Housing Trajectory Update November 2017 - HELAA sites

Dear Martin

HUNTINGDONSHIRE DISTRICT COUNCIL: LOCAL PLAN TO 2036 & ANNUAL MONITORING REPORT

## HOUSING TRAJECTORY 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.

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Please complete and return a separate form for each of your sites as soon as possible, and at the latest by 17 November 2017. Please inform us if you no longer represent the site in order that we may update our records.

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Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

### **Clare Carr**

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

[REDACTED]  
[REDACTED]

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## Housing Trajectory Sites Survey November 2017

<b>SITE DETAILS: North of Station Road Stowe Road, imbolton</b>	
<b>ANTICIPATED CAPACITY: Approx.      dwellings</b>	
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?	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

## 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	25	16														

Please return to: [REDACTED]

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## Housing Trajectory Sites Survey November 2017

<p><b>SITE DETAILS: South of Stirling Close, Warboys</b></p> <p><b>ANTICIPATED CAPACITY: Approx. 49 dwellings</b></p>	
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?	

## 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	25	9														

Please return to: [REDACTED]

Or post to:

Development Plans Team  
Huntingdonshire District Council  
Pathfinder House  
St Mary's Street  
Huntingdon PE29 3TN **by 17 November 2017 please**

**N.B. Huntingdonshire District Council is subject to legal duties which may require the release of information under the Freedom of Information Act 2000 or any other applicable legislation or codes of practice governing access to information. If there is a reason why your submission, or any part thereof, should be considered confidential please provide details.**



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

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

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**From:** Carr, Clare (Planning)  
**Sent:** 06 July 2017 15:42  
**To:** 'Claire Hupton'  
**Subject:** Housing Supply Update

Dear Claire

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

**From:** Carr, Clare (Planning)  
**To:** ["Mark White"](#)  
**Subject:** RE: HUNTINGDONSHIRE DISTRICT COUNCIL: HOUSING TRAJECTORY UPDATE NOVEMBER 2017  
**Date:** 21 November 2017 12:12:28

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Dear Mark

I acknowledge receipt of your email dated 17 November 2017.

Regards

Clare

Clare Carr  
Planning Assistant (Policy)  
Huntingdonshire District Council <<https://protect-eu.mimecast.com/s/LIHbCoZpUrGgOvtomN9b?domain=huntsdc.gov.uk>>  
Pathfinder House, St Mary's Street,  
Huntingdon, PE29 3TN

[REDACTED]

Please note I now work Tuesdays, Wednesdays and Thursdays only. For urgent queries on other days please contact [local.plan@huntingdonshire.gov.uk](mailto:local.plan@huntingdonshire.gov.uk) <[m](#)> [REDACTED]

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From: Mark White [REDACTED]  
Sent: 17 November 2017 11:04  
To: Carr, Clare (Planning)  
Cc: Claire Hupton; Carlisle, David A [REDACTED]  
Subject: HUNTINGDONSHIRE DISTRICT COUNCIL: HOUSING TRAJECTORY UPDATE NOVEMBER 2017

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files

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Dear Clare

I write with reference to your email dated 01 November 2017 sent to my colleague Claire Hupton regarding the above.

Having reviewed the August trajectory included within your email, we note the references to our site at Houghton Grange, St Ives in regard to planning applications 140221OUT (the Grange) and 1301056OUT (the Field).

In relation to the capacity and trajectory of these two sites quoted in your August trajectory we remain confident that the capacity and trajectory of these two sites as expressed in our response to your previous consultation on Housing Supply update in July and also in our response to the HELAA consultation earlier this month can be achieved. As such the entry should be changed accordingly. These previous responses are attached for your reference.

I would be grateful if you could acknowledge receipt.

Kind Regards

**From:** Claire Hupton  
**To:** [Carr, Clare \(Planning\)](#)  
**Cc:** [Mark White](#)  
**Subject:** RE: Housing Supply Update  
**Date:** 27 July 2017 12:19:03  
**Attachments:** [image001.png](#)  
[St Ives West Houghton Grange Housing Trajectory Sites Survey July 2017.docx](#)  
[St Ives West BBSRC field Housing Trajectory Sites Survey July 2017.docx](#)

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Dear Clare,

Thank you for your email and apologies for not getting back to you sooner.

Please find our responses attached.

Please note that last year the BBSRC Field site was referred to as “St Ives West – Land Between Houghton Grange & The Howe, St Ives – Draft Local Plan Allocation”. However, this year the name has changed to “St Ives West (part) – BBSRC Field”. I just wanted to clarify that the response we have given relates to the draft Local Plan allocation site.

Kind regards,  
Claire

Claire Hupton MRICS  
Specialist – Public Sector Land Team, South East  
Homes and Communities Agency, Eastbrook, Shaftesbury Road, Cambridge, CB2 8BF

[homesandcommunities.co.uk](#)



Homes & Communities Agency

## #ShapeHomesEngland

Later this year we will launch as Homes England, with a mission to create a better housing market and change places. We're inviting the industry to help shape our priorities – get involved and let us have your views on [Twitter](#) or [LinkedIn](#), using [#ShapeHomesEngland](#).

If you are making a request under the Freedom of Information Act, please forward your email to [\[redacted\]](#)

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**From:** Carr, Clare (Planning) [\[redacted\]](#)  
**Sent:** 25 July 2017 10:18  
**To:** Claire Hupton  
**Subject:** FW: Housing Supply Update Tue 25/07/2017 10:18

Dear Claire

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

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.

N.B. Huntingdonshire District Council is subject to legal duties which may require the release of information under the Freedom of Information Act 2000 or any other applicable legislation or codes of practice governing access to information. If there is a reason why your submission, or any part thereof, should be considered confidential please provide details.

Please do not hesitate to contact the Local Plan Team via [REDACTED] should you have any questions.

Kind regards

**Clare Carr**

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

[REDACTED]  
[REDACTED]

**Please note I now work Tuesdays, Wednesdays and Thursdays only. For urgent queries on other days please contact [local.plan@huntingdonshire.gov.uk](mailto:local.plan@huntingdonshire.gov.uk)**

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Mark

Mark White  
Specialist - Planning  
Homes and Communities Agency  
Woodlands, Manton Lane, Bedford, MK41 7LW





homesandcommunities.co.uk

[\[http://hca-net/wp-content/uploads/2017/07/1-2.jpg\]](http://hca-net/wp-content/uploads/2017/07/1-2.jpg)


#ShapeHomesEngland

Later this year we will launch as Homes England, with a mission to create a better housing market and change places. We're inviting the industry to help shape our priorities - get involved and let us have your views on Twitter<<https://protect-eu.mimecast.com/s/xuAVCpZrUnLVYAF749iv?domain=twitter.com>> or LinkedIn<<https://protect-eu.mimecast.com/s/R5OkCqQwu8rEqXHvfukm?domain=linkedin.com>>, using #ShapeHomesEngland<[https://protect-eu.mimecast.com/s/q\\_8bCr2yU8jkg2HLMqRh?domain=twitter.com](https://protect-eu.mimecast.com/s/q_8bCr2yU8jkg2HLMqRh?domain=twitter.com)>.

HELP SAVE NATURAL RESOURCES. THINK BEFORE PRINTING THIS EMAIL

Homes and Communities Agency; Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH (reg.address for legal documents)   
mail@homesandcommunities.co.uk<

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This email is only for the addressee which may be privileged / confidential. Disclosure is strictly prohibited by law. If you have received this in error notify us immediately on  and delete the email. This email message has been scanned for viruses. Open any attachments at your own risk.

## Housing Trajectory Sites Survey July 2017

<p><b>SITE DETAILS: St Ives West part BBSRC Field</b></p> <p><b>ANTICIPATED CAPACITY: approx. 120 dwellings</b></p>	
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											

Please return to: [REDACTED]

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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## Housing Trajectory Sites Survey July 2017

<p><b>SITE DETAILS: St Ives West part Houghton range</b></p> <p><b>ANTICIPATED CAPACITY: 90 dwellings</b></p>	
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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