



STATEMENT OF COMMON GROUND BETWEEN HUNTINGDONSHIRE DISTRICT COUNCIL AND PETERBOROUGH CITY COUNCIL

29 JUNE 2026

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STATEMENT OF COMMON GROUND BETWEEN HUNTINGDONSHIRE DISTRICT COUNCIL AND PETERBOROUGH CITY COUNCIL

1. INTRODUCTION

This document presents a Statement of Common Ground (SoCG) between Huntingdonshire District Council (HDC), and Peterborough City Council (PCC) in relation to the developing Huntingdonshire Local Plan to 2046 (HLP) and Peterborough Local Plan to 2043.

It has been prepared jointly by HDC and PCC in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) to collaborate and identify strategic matters, documenting cross-boundary matters and progress in cooperating to address these matters.

The statutory provisions relating to the duty to cooperate were introduced by the Localism Act 2011 and are set out in section 33A of the [Planning and Compulsory Purchase Act 2004](#). It placed a legal duty on local planning authorities such as HDC to engage constructively, actively and on an ongoing basis with prescribed bodies as identified in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 on strategic cross boundary matters to maximise the effectiveness of the local plan preparation. The Statutory Duty was formally revoked on 25 March 2026; Huntingdonshire District Council has however continued to cooperate and engage within the spirit of the regulations and in line with the policies in the NPPF on ‘maintaining effective cooperation’.

Huntingdonshire District Council is the Local Planning Authority for the Huntingdonshire administrative area. Peterborough City Council a unitary authority and a Prescribed Body as defined in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

HDC and PCC have engaged extensively on the development of respective Local Plans, and both have been formally consulted and responded at consultations in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

This SoCG set outs the basis on which the parties have actively and constructively worked together to meet the requirements of future growth as a result of Huntingdonshire and Peterborough’s local plans. The statement sets out the agreement, outstanding matters between parties and where necessary areas of disagreement as appropriate and covers matters relating to transport, site selection and energy.

2. PARTIES INVOLVED

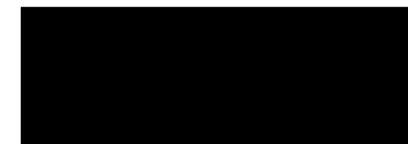
The parties involved in this Statement of Common Ground are:

- Huntingdonshire District Council
- Peterborough City Council

3. SIGNATORIES

The signatories on behalf of Huntingdonshire District Council are:

Clara Kerr - Head of Planning Infrastructure and Public Protection



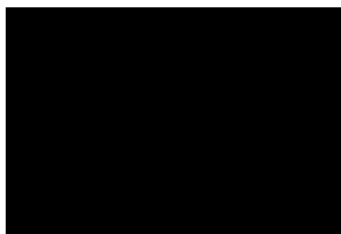
06/07/2026

Name

Date

The signatories on behalf of Peterborough City Council are:

Phil Moore – Head of Planning



29/07/2026

Name

Date

4. ADMINISTRATIVE AREAS COVERED/ STRATEGIC GEOGRAPHY

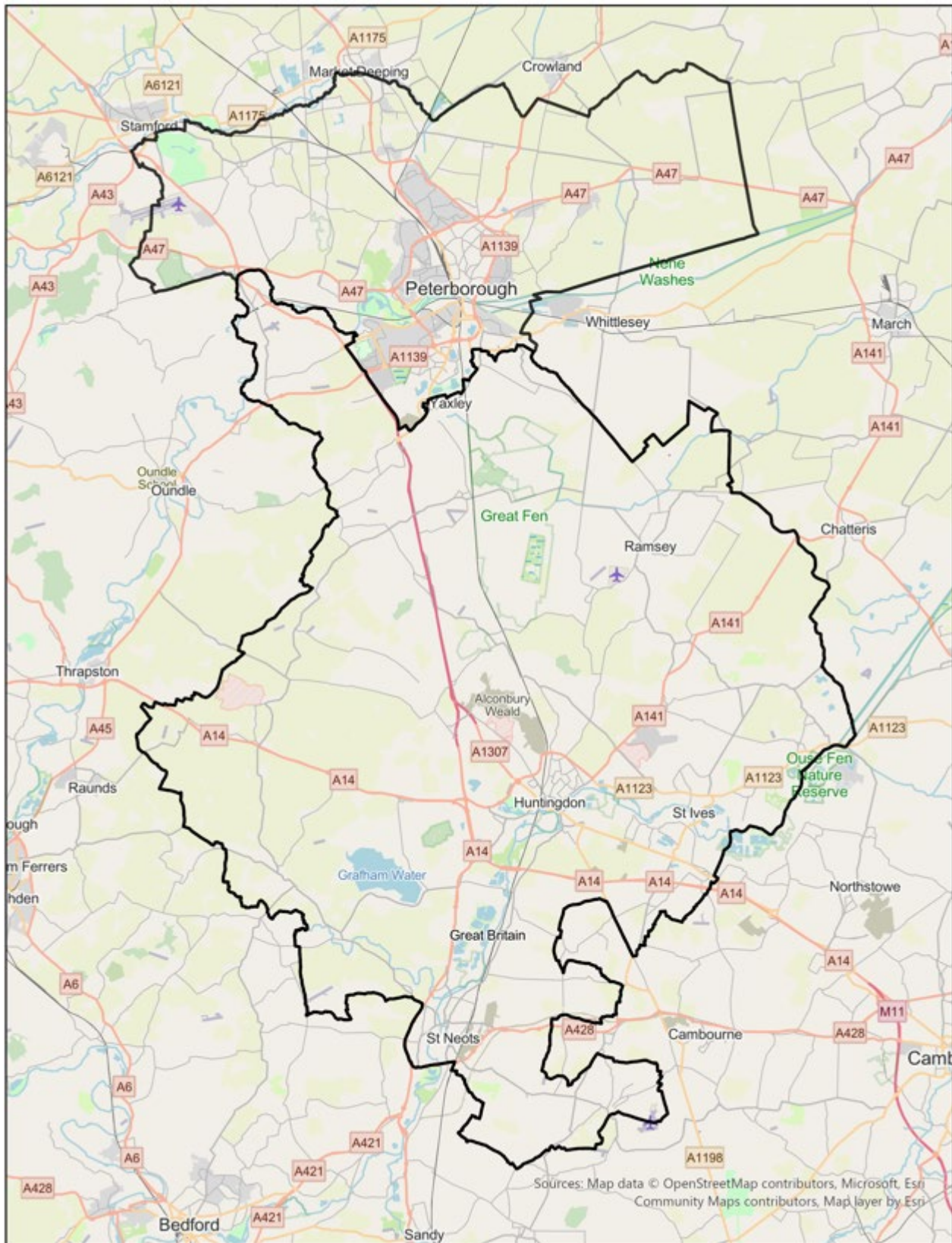
Peterborough City Council is a unitary authority. The Council borders Huntingdonshire north of Yaxley and Farcet and is bounded by the A1 with Huntingdonshire's northern settlements such as Chesterton, Haddon, Stibbington and Water Newton to the west. The settlement of Wansford lies partly within both Huntingdonshire and Peterborough local authority areas.

HDC and PCC recognise the cumulative impacts of growth, and that growth occurring both within Huntingdonshire, Peterborough and in other neighbouring Local Planning Authorities need to be considered as a whole to ensure a coordinated approach. This consideration has been assessed and taken into account through both authorities' Infrastructure Delivery Studies and Strategic Transport Studies¹.

The strategic area identified as relevant to this Statement of Common Ground is the combined local authority areas of Peterborough City Council and Huntingdonshire District Council.

¹ Peterborough City Council Local Plan Library: [PCC Planning Policy Public Data - Documents - Local Plan Library - All Documents](#) (PE019 - Local Plan Transport Assessment)
Huntingdonshire District Council Local Plan Evidence Library: [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](#)

Figure 1: Area Covered by Statement of Common Ground



5. TRANSPORT, INFRASTRUCTURE AND SITES

Background

On 24 January 2023, Huntingdonshire District Council's [Cabinet](#) agreed to the preparation of a full update to the adopted Local Plan. At a Peterborough Full Council meeting, also in January 2023, it was similarly agreed that a preparation on a new Local Plan should commence.

Both Peterborough City Council and Huntingdonshire District Council are progressing towards the Submission of their local plans in December 2026 under the current NPPF (2024)

There has been ongoing engagement between Huntingdonshire District Council and Peterborough City Council since 2023 through Duty to Cooperate Meetings, consultation responses and collaboration, input into and sharing of respective evidence base studies. These include, but are not limited to transport, energy, infrastructure, viability, green infrastructure and employment and economy. It was established through ongoing discussion that HDC and PCC that they have sufficient land to meet their own housing and employment needs in full.

Peterborough City Council have been actively involved feeding into the development of the stage 1 Infrastructure Delivery Study Baseline Assessment and Stage 2 Infrastructure Delivery Study². This ensured that any cross boundary strategic impacts could be identified and addressed as part of the development of the local plans. Likewise, Huntingdonshire District Council has provided information to feed into the Peterborough Infrastructure Delivery Plan .

Huntingdonshire District Council commissioned a 3 phase Strategic Transport Study³. With Peterborough City Council also producing its own Local Plan Transport Assessment with an updated version currently underway⁴.

Huntingdonshire District Council (HDC) have collaborated with Peterborough City Council to help inform an evidence base regarding electrical infrastructure and energy supply. Both Huntingdonshire District Council and Peterborough City Council have been engaging with UK Power Networks (UKPN) as part of their infrastructure evidence bases. The area discussed was Peterborough and North Huntingdonshire especially along the A1(M) corridor. HDC have provided information on sites relevant to the study including commitments, proposed allocations and the Cambridgeshire and Peterborough Combined Authority (CPCA) sites that have been identified in the Local Growth Plan but are not included in HDC's local plan. Huntingdonshire District will continue to update and engage with Peterborough City Council and UKPN if further information or action is required.

² [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](#)

³ [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](#)

⁴ [PCC Planning Policy Public Data - Local Plan Library - All Documents](#) – PE19 - Local Plan Transport Assessment

HDC and the Cambridgeshire and Peterborough Combined Authority have been working collaboratively to provide information relating to growth to inform the transitional Regional Energy Strategic Plan which aims to ensure that local areas have the energy infrastructure required to meet local and national goals. HDC is actively involved in the NESO (National Energy System Operator) Strategic Energy Planning Forum for Central England which will be responsible for the development of the Regional Energy Strategic Plan and a Strategic Spatial Energy Plan to map potential electricity and hydrogen generation and storage infrastructure for Great Britain . The electricity distribution network operators (DNOs) will use the tRESP alongside Ofgem’s business planning guidance, to develop their plans for the third electricity distribution price control period, known as ED3, which covers 2028-33. This engagement and information will continue to help inform the final Regional Energy Strategic Plan.

In addition, in partnership with districts in Cambridgeshire officers at HDC and Peterborough City Council participated in the production on the Cambridgeshire Local Area Energy Plan (LEAP), an evidence base to inform strategies and plans for local energy infrastructure requirements. The document was submitted to relevant partners including UKPN and NESO via the Regional Energy System Plan (RESP) to inform future energy planning. Peterborough City Council has also produced an LAEP. The LAEP provides Huntingdonshire with a clear, evidence-based plan to transition to net zero whilst supporting growth, priority status for electricity network reinforcement, especially at Huntingdon, a defensible framework to secure external funding (UK Power Network - UKPN, National Energy Systems Operator - NESO, DESNZ, Local Electric Vehicle Infrastructure - LEVI, CPCA) and tools to reduce inequality, address fuel poverty and deliver healthier, more resilient homes.

Huntingdonshire District Council and Peterborough City Council have been partners in the Local Nature Partnership (Natural Cambridgeshire) since its inception. The Councils and partners have collaborated and engaged on the development of the Local Nature Recovery Strategies and development of Local Nature Recovery Networks. The Councils continue to engage through partner meetings.

The Planning Policy Forum meet once every two months. The forum consists of members from Cambridgeshire, Peterborough and nearby neighbouring authorities:

- Cambridgeshire and Peterborough Combined Authority
- Cambridgeshire County Council
- East Cambridgeshire District Council
- Fenland District Council
- Greater Cambridge Shared Planning (Cambridge City Council and South Cambridgeshire District Council)
- Huntingdonshire District Council
- Peterborough City Council
- West Norfolk and Kings Lynn Borough Council
- West Suffolk Council

- Uttlesford District Council

The Forum provides a facility for continuous and ongoing discussion on cross boundary strategic matters and areas of joint interest. Updates on plan preparation and key projects are shared by each authority. Key issues of cross-boundary interest and national policy changes are discussed and collaborative responses such as to national planning policy changes are often shared. External speakers are frequently invited to the Forum to present on topics of cross-boundary interest as diverse as public health, the role of the marine management organisation and flooding.

Strategic Matters

As part of the development of the Local Plan, HDC and PCC must demonstrate that it has identified any cross-boundary strategic matters which may arise as a result of growth from the local plan.

Through ongoing engagement the following cross-boundary issues were raised:

- Peterborough City Council identified a cross boundary green corridor of strategic significance, the Nene corridor, HDCs proposed allocation Alwalton 1 – North of 23 to 33 Oundle Road⁵ is in proximity to this corridor.
- Peterborough City Council identified disagreement with HDCs Strategic Growth Option 1 due to the impact of traffic in Peterborough, especially on Oundle Road. Peterborough City Council's Local Plan Transport Assessment⁶ denotes that there are significant challenges to mitigating issues along Oundle Road and that new active travel networks would be required. Sites within Strategic Growth Option 1 relevant to Peterborough included - Chesterton Garden Village (CfS23-2414), Sibson Garden Community (CfS: 348), Land North Of 23 To 33 Oundle Road, Alwalton (CfS: 23-24298) and the employment at Peterborough Services (CfS: 212)⁷.
- Engagement with PCC, UKPN and information gathered as part of Huntingdonshire's Infrastructure Delivery Study notes that are capacity constraints in the north of the district at Orton Primary Sub-Station which is close to capacity and may require an upgrade and may require the phasing of the following allocations: Peterborough Services 1: West of the A1 and South of Peterborough Motorway Services and Yaxley 1: 18 Eagle Business Park, Phase 3⁸.

Areas of agreement / Disagreement

Huntingdonshire District Council and Peterborough City Council, through ongoing cooperation and sharing of information, have agreed that:

⁵ Page 409, [Preferred Options Draft Local Plan to 2046 - Huntingdonshire.gov.uk](#)

⁶ [PCC Planning Policy Public Data - Local Plan Library - All Documents](#) (PE01)

⁷ See Updated Land Availability Assessment for Northern Huntingdonshire: [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](#)

⁸ Page 345 & 435 [Preferred Options Draft Local Plan to 2046 - Huntingdonshire.gov.uk](#)

- Reference to the Local Nature Recovery Strategy for Cambridgeshire and Peterborough (2025) including a requirement to ensure that a development proposal is consistent with the objectives of these documents would be included in both local plans and policies on Green and Blue Infrastructure.
- Proposed allocation in the Preferred Options Draft Local Plan to 2046 'Alwalton 1 - North of 23 to 33 Oundle Road' ⁹, which was located near the boundary for Peterborough City Council and was in proximity to the Nene Corridor will be removed from the Local Plan.
- Due to significant concerns regarding transport impact (especially on Oundle Road) associated with HDCs Strategic Growth Option 1 ¹⁰, Chesterton Garden Village (CfS23-2414), Sibson Garden Community (CfS: 348) and Land North Of 23 To 33 Oundle Road, Alwalton (CfS: 23-24298) were not to be included within the final chosen growth strategy.
- That employment land proposed south of the A605 / Peterborough Services (CfS: 212 and known as Peterborough Services 1 in the Preferred Options Draft Local Plan ¹¹) is acceptable in principle, with appropriate site-specific policy requirements to mitigate impacts. Traffic from this site would enter and exit the city using the network of Parkways e.g. along Fletton Parkway and therefore should not have an adverse impact on Peterborough's transport network.
- As set out in HDCs Statement of Common Ground with UK Power Networks employment allocations 'Peterborough Services 1' and 'Yaxley 1' will be kept under review and may need to be phased to allow for the additional capacity at Orton Primary Sub-station to be delivered (circa. 3-5 years).

6. GOVERNANCE ARRANGEMENTS

HDC and PCC have been cooperating closely and engaging on an ongoing basis through meetings, document reviews and collaboration, as well as through written consultation representations. A record of key engagement can be found as below:

HDC and PCC agree to the following governance arrangements:

- Ongoing engagement and cooperation through meetings and discussions and data provision on matters relating to transport, site selection and energy
- Agree to review this SoCG and update as relevant

Table 1: Record of Meetings and Correspondence between HDC and PCC

⁹ Page 409, [Preferred Options Draft Local Plan to 2046 - Huntingdonshire.gov.uk](https://www.huntingdonshire.gov.uk)

¹⁰ Stage 1 Infrastructure Delivery Study: [Evidence Library for Local Plan Update - Huntingdonshire.gov.uk](https://www.huntingdonshire.gov.uk)

¹¹ Page 435, [Preferred Options Draft Local Plan to 2046 - Huntingdonshire.gov.uk](https://www.huntingdonshire.gov.uk)

The key areas of collaboration to date have been identified below (these exclude on the most part email exchanges and consultation responses). The parties have worked collaboratively within a close working relationship to recognise, raise and remedy arising issues.

TABLE 1: Record of Meetings and Correspondence with between Huntingdonshire District Council and Peterborough City Council

Date	Format	Remit	Attendees/ recipients / contacts	Summary
16/02/2024	Meeting	Local Plans updates	• Senior Strategic Planning Officer – Peterborough City Council • Planning Policy Manager – Peterborough City Council • Planning Policy Team Leader – Huntingdonshire District Council • Senior Planning Policy Officer – Huntingdonshire City Council	Update on both local plans progress. Discussion on growth options, employment land, transport impacts, Yaxley and Farcet. Discussion on Sibson Garden Community proposals, concerns regarding transport. Identification of green wedges.
11/09/2024	Meeting	Local Plans updates	• Senior Strategic Planning Officer – Peterborough City Council • Planning Policy Manager – Peterborough City Council • Planning Policy Team Leader – Huntingdonshire District Council • Senior Planning Policy Officer – Huntingdonshire City Council	Local Plan updates and timetables. Discussion on further issues, topics and housing numbers. No request for housing 'take'. Agreed to keep informed on Gypsy and Traveller evidence bases. No issues identified at the moment. No employment or transport strategic issues at the moment, decided to keep under review. Keep infrastructure under review. Agree to address River Nene as Green Infrastructure in both plans.
19/06/2025	Meeting	Local Plans Update	• Planning Policy Manager – Peterborough City Council • Principal Strategic Planning Officer – Peterborough City Council • Senior Strategic Planning Officer – Peterborough City Council • Planning Policy Team Leader – Huntingdonshire District Council	Discussion on HDC sites and chosen package. Sites north of the A605 present concerns regarding transport and energy. Transport issues such as impact on Oundle Road is set out in the Peterborough Transport Study. HDC and PCC agree the strategic sites should not be taken forward. Discussion on Energy - PCC undertaking an energy feasibility study, welcome fact that strategic sites in HDC are north of the A605 will not be taken forward. Discussion on Employment - PCC agree that the employment site Peterborough Services proposed as an allocation by HDC is

Date	Format	Remit	Attendees/ recipients / contacts	Summary
			Principal Planning Policy Officer – Huntingdonshire City Council	the more preferable location for employment and makes sense from a planning perspective. Update on Transport Strategies and mitigation required.
25/06/2025	Email	Infrastructure Delivery Study	Peterborough City Council	The response noted disagreement with growth option 1 due to the impact of traffic in Peterborough, especially on Oundle Road. Peterborough City Council's Transport Assessment denotes that there are significant challenges to mitigating issues along Oundle Road and that new active travel networks would be required especially as 'The Green Wheel' which passes Chesterton and crosses the A1 is dangerous and has been deemed unsuitable for inexperienced cyclists. Sites within Growth Option 1 relevant to Peterborough included - Chesterton Garden Village, Sibson Garden Community, Alwalton 1 and the employment allocation at Peterborough Services. However, there was confirmation that employment land proposed south of the A605 / Peterborough Services is acceptable, as traffic from this site would likely enter and exit the city using the network of Parkways e.g. along Fletton Parkway.
05/12/2025	Meeting	Local Plans Update	- Planning Policy Manager – Peterborough City Council - Principal Strategic Planning Officer – Peterborough City Council - Principal Policy Officer – Peterborough City Council - Planning Policy Team Leader – Huntingdonshire District Council - Principal Planning Policy Officer – Huntingdonshire City Council	Local Plans update Habitats Regulations Assessments and cross boundary Impact Risk Zones Discussion on respective transport evidence. Discussion on sites including Peterborough Services 1 and Alwalton 1. Update on respective Infrastructure Delivery Studies/Plans and findings
25/03/2026	Email	Infrastructure Delivery Study	- Principal Strategic Planning Officer - Peterborough City Council - Principal Planning Policy Officer – Huntingdonshire City Council - DAC consultants	Follow up on infrastructure delivery study, cumulative impact in relation to transport and information on energy infrastructure

Date	Format	Remit	Attendees/ recipients / contacts	Summary
07/04/2026	Meeting	Energy infrastructure	- Planning Policy Team Leader – Huntingdonshire District Council - Principal Planning Policy Officer – Huntingdonshire City Council - Roadnight Taylor consultants on behalf of Peterborough City Council	Discussion with Roadnight Taylor who were commissioned to produce an electrical infrastructure evidence base for Peterborough City Council and cross boundary impact across the local authority areas. The information will also inform UKPN as to where upgrades are required to inform their next price review. HDC agreed to provide information on housing and employment in the identified search area including commitments, proposed allocations and CPCA sites that have been identified in the Local Growth Plan but are not included in HDCs local plan to inform the study.
08/04/2026	Email	Energy infrastructure	- Planning Policy Team Leader – Huntingdonshire District Council - Principal Planning Policy Officer – Huntingdonshire City Council - Roadnight Taylor consultants on behalf of Peterborough City Council	Provision of completed energy infrastructure questionnaire from HDC to Roadnight Taylor for Peterborough energy evidence base.
14/04/2026	Meeting	Local Plans updates	- Planning Policy Manager – Peterborough City Council - Principal Strategic Planning Officer - Peterborough City Council - Senior Planning Policy Officer – Peterborough City Council - Planning Policy Team Leader – Huntingdonshire District Council - Principal Planning Policy Officer – Huntingdonshire City Council	Local Plans updates Comparison of settlement hierarchies Discussion on housing - meeting own needs Discussion on employment - meeting own needs Transport and sites that may impact Oundle Road, Peterborough. Confirmation from HDC on removal of proposed allocation Alwalton 1, agreement that employment allocation near Peterborough Services will not affect Oundle Road. Discussion on sites coming forward. Agreement to enter into a Statement of Common Ground
26/05/2026	Email	Infrastructure Delivery Study	- Principal Planning Policy Officer – Huntingdonshire District Council - Principal Strategic Planning Officer - Peterborough City Council	HDC supplied comments to inform Peterborough Infrastructure Delivery Study

Date	Format	Remit	Attendees/ recipients / contacts	Summary
16/12/2025	Consultation Response	Response to the consultation on the Preferred Options Draft Local Plan to 2046	Peterborough City Council	Response to the consultation on the Preferred Options Draft Local Plan to 2046

7. NEXT STEPS

The parties have also agreed to:

- Keep dialogue open on matters arising which are likely to significantly impact on the delivery of the Huntingdonshire Local Plan to 2046.
- Continually review and update this SoCG in light of any changing circumstances; and
- Maintain positive principles of cooperation.

Main points of Contact

The main points of contact for day-to-day collaboration are established as:

- [REDACTED] Huntingdonshire District Council - Principal Planning Policy Officer
- [REDACTED]: Peterborough City Council - Principal Strategic Planning Officer