



Central East
Integrated Care Board

**STATEMENT OF COMMON GROUND BETWEEN
HUNTINGDONSHIRE DISTRICT COUNCIL, NHS
CENTRAL EAST INTEGRATED CARE BOARD AND
NHS PROPERTY SERVICES**

09 JULY 2026

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STATEMENT OF COMMON GROUND BETWEEN HUNTINGDONSHIRE DISTRICT COUNCIL, NHS CENTRAL EAST INTEGRATED CARE BOARD AND NHS PROPERTY

1. INTRODUCTION

This document presents a Statement of Common Ground (SoCG) between the Huntingdonshire District Council (HDC), NHS Central East Integrated Care Board and NHS Property (referred to throughout as CE ICB) in relation to the developing Huntingdonshire Local Plan to 2046 (HLP).

It has been prepared jointly by HDC and CE ICB 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.

Huntingdonshire District Council is the Local Planning Authority for the Huntingdonshire administrative area. NHS Central East Integrated Care Board is the Prescribed Body as defined in Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). CE ICB work in partnership with NHS Property Services who provide plug-in town planning support .

HDC has engaged extensively with CE ICB on the development of the Local Plan from the outset and has 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 the Huntingdonshire's local plan. The statement sets out the agreement, outstanding matters between parties and where necessary areas of disagreement as appropriate and covers matters relating to health infrastructure.

2. PARTIES INVOLVED

The parties involved in this Statement of Common Ground are:

- Huntingdonshire District Council
- NHS Central East Integrated Care Board
- NHS Property Services

3. SIGNATORIES

The signatories on behalf of Huntingdonshire District Council are:

Clara Kerr - Head of Planning Infrastructure and Public Protection



09/07/2026

Name

Date

The signatories on behalf of NHS Central East Integrated Care Board are:

Rachael Donovan (Town Planning Policy Lead)



Rachael Donovan

09/07/2026

Name

Date

The signatories on behalf of NHS Property Services are:

Mark Adams (Town Planning Partner)



Mark Adams

09/07/2026

Name

Date

4. ADMINISTRATIVE AREAS COVERED/ STRATEGIC GEOGRAPHY

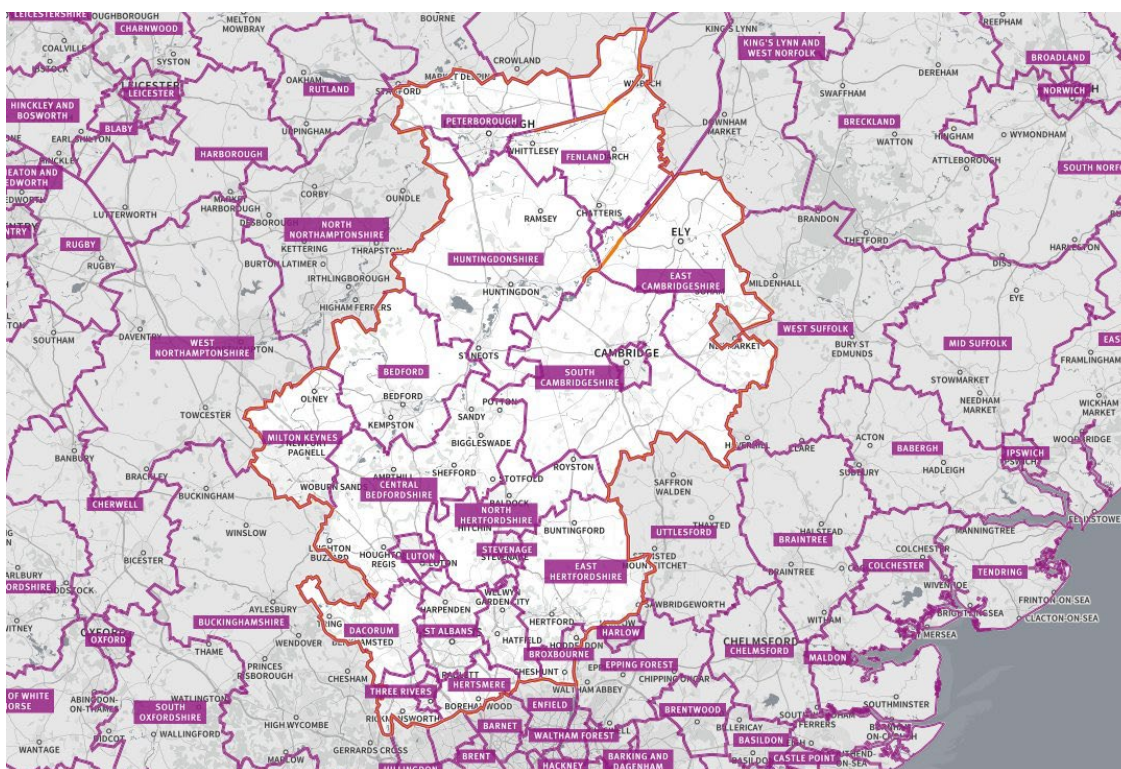
NHS Central East Integrated Care Board brings together local health and care organisations to improve outcomes, tackle inequalities and create better services. It holds the legal responsibility to plan, commission and fund most of the NHS services that local people use. This includes responsibility for primary care, such as GP practices and pharmacies, and for hospital and community treatment. NHS Central East Integrated Care Board covers the geographies of Bedfordshire, Luton, Milton Keynes, Cambridgeshire, Peterborough and Hertfordshire.

NHS Property Services works in partnership with CE ICB to provide plug-in town planning support and expertise.

HDC and CE ICB recognise the cumulative impacts of growth on health infrastructure provision, and that growth occurring both within Huntingdonshire and in neighbouring Local Planning Authorities need to be considered as a whole to ensure a coordinated approach to health provision. This consideration has been assessed and taken into account through HDCs Infrastructure Delivery Studies.

The strategic area identified as relevant to this Statement of Common Ground is the NHS Central East Integrated Care Board area, which Huntingdonshire District Council sits within.

Figure 1: Area Covered by Statement of Common Ground



5. HEALTH INFRASTRUCTURE PROVISION

Background

On 24 January 2023, Huntingdonshire District Council's **Cabinet** agreed to the preparation of a full update to the adopted Local Plan.

Engagement in relation to infrastructure requirements and capacity has been ongoing since 2022 across a number of organisations within the NHS. CE ICB and HDC have engaged continuously including, but not limited to: the development of the Sustainability of Settlements Methodology and final assessment, the development of the IDS, meetings to discuss progress and respective strategies to ensure forward planning and capacity required, and through consultation responses to inform policy formation.

The methodology for the Sustainability of Settlements Report was consulted on as the 'Settlement Hierarchy Methodology' between 29 March and 10 May 2023. As a result of the responses to the consultation Huntingdonshire District Council arranged a series of meetings with CEICB / NHSPS to work towards developing an agreed set of indicators and data to assess sustainability in respect of healthcare provision. This provided an assessment of access to emergency department and access to GP surgeries by settlement across the district at a specific point in time.

As part of the development of the local plan the council undertook a Stage 1 Infrastructure Delivery Study Baseline Report 2025. This assessed a series of growth options and strategic sites to inform the final growth strategy for the local plan and the selection of strategic sites alongside a baseline assessment of infrastructure provision within the District including primary healthcare infrastructure, dentists, pharmacies and opticians and hospitals.

Prior to consultation on the Pre-Submission Local Plan a Stage 2 (final) Infrastructure Delivery Study (IDS) was conducted to identify the infrastructure required to support growth across the district. NHS England and HDC have been engaging throughout the development of these evidence bases, through the provision of information, calculations and costs required to support new health provision and open discussions on capacity and need.

Strategic Matter

As part of the development of the Local Plan, Huntingdonshire must demonstrate that it has identified the infrastructure required to support growth.

Through the findings of the Infrastructure Delivery Study and ongoing engagement with CE ICB the following was identified:

- That upon undertaking an existing capacity analysis of each GP practice across Huntingdonshire, the majority of GP practices are currently experiencing a capacity deficit, and in some instances, this is significant.
- That based on the initial high-level assessment, an approximate investment of between £19,415,062 - £25,098,147 (at present day costings) would be needed to provide the additional 3,857 sqm of primary care-led floorspace necessary to directly mitigate the impact of planned housing growth.
- Delivery of new floorspace will be required on-site for the strategic housing allocations of North Huntingdon 3: Lodge Farm, North of A141, North Huntingdon 4:Wyton Airfield and Hemingford Abbots 1: The Lattenburys where the need for approximately 3,100sqm GIA of new primary care-led floorspace is required. Interim facilities during early phases of the development may be required and will be determined a planning application stage as part of a phasing plan and Section 106 agreement.
- Primary Care resulting from site allocation *Needingworth 1: Giffords Park, East of B1040* could be delivered on or off-site and would be determined at application stage
- Primary Care resulting from site allocation *St Neots 1: East of Loves Farm (Tithe Farm)* would require the extension/refurbishment of an existing Primary Care facility. This would be determined at application stage
- On sites where less floorspace needs are generated, provision should be made through off-site financial contributions towards the extension/refurbishment of existing premises (to be determined at application stage).
- The Cambridgeshire and Peterborough ICS Estates Strategy 2023-2033 includes a new model for healthcare delivery creating integrated neighbourhoods to provide more services at neighbourhood level. This includes neighbourhood health centres and improved access to NHS Dentistry through the provision of multi-functional spaces which can be occupied by a variety of health care providers.

Areas of agreement / Disagreement

CE ICB and Huntingdonshire District Council agree that:

- HDC and CE ICB have had ongoing cooperation and engagement throughout the development of the local plan
- HDC and CE ICB have actively engaged in the development of the Infrastructure Delivery Study and the assessment of sites and settlements.
- The cumulative impact of growth as a result of the Local Plan and growth in neighbouring areas have been adequately addressed and identified through the development of the Infrastructure Delivery Studies.
- CE ICB are the responsible body for the planning and commissioning of health infrastructure across Huntingdonshire District Council and developer contributions from new housing growth will play a key role in guaranteeing the delivery of future health infrastructure provision to meet the needs of growth across the plan period.

NHS England’s updated Capital Guidance 26/27 – 29/30¹ makes clear that “ *NHS organisations should work with local authorities to secure developer contributions for extra capacity. These contributions are additional funding recorded as a “credit” to capital departmental expenditure limit (CDEL), increasing spending power without reducing regular NHS allocations* ensuring the ICB can continue to prioritise any central NHS funding on delivering local priorities (e.g. reducing health inequalities).

- Any existing deficits in infrastructure provision is not the remit of Huntingdonshire’s Local Plan to 2046.
- Delivery of new floorspace will be required on-site for the strategic housing allocations of North Huntingdon 3: Lodge Farm, North of A141, North Huntingdon 4:Wyton Airfield and Hemingford Abbots 1: The Lattenburys where the need for approximately 3,100sqm GIA of new primary care-led floorspace is required. Interim facilities during early phases of the development may be required and will be determined a planning application stage as part of a phasing plan and Section 106 agreement. This is adequately addressed within the relevant site allocation policies, the Infrastructure Delivery Study and accompanying Schedule. With specific detail to be agreed at planning application stage.
- Primary Care resulting from site allocation St Neots 1: East of Loves Farm (Tithe Farm) would require the extension/refurbishment of an existing Primary Care facility. This would be determined at application stage. This is adequately addressed within the relevant site allocation policies, the Infrastructure Delivery Study and accompanying Schedule. Specific details are to be agreed at planning application stage.
- On sites where less floorspace needs are generated, provision through off-site financial contributions towards the extension/refurbishment of existing premises will be determined at application stage and guided by the Infrastructure policies and the Developer Contributions Appendix as set out in the Local Plan.
- HDC and CE ICB will continue to engage and share information including delivery rates and housing trajectories including through the negotiation and calculation of site specific developer contributions to enable CE ICB to forward plan for future healthcare provision infrastructure provision.

6. GOVERNANCE ARRANGEMENTS

HDC and NHS England 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:

¹ <https://www.england.nhs.uk/long-read/capital-guidance-2026-27-to-2029-30/>

HDC and CEICB agree to the following governance arrangements:

- Ongoing engagement and cooperation through meetings and discussions and data provision on matters relating to healthcare infrastructure
- Agree to review this SoCG and update as relevant
- Engage with CEICB on the Planning Obligations SPD / Appendix – to agree approach, methodology and make clear expectation on terms of land/building transfers to ensure alignment with NHS commissioning requirements and capital spending restrictions.
- Annual meeting to review and monitor growth and infrastructure delivery

Table 1: Record of Meetings and Correspondence with CEICB

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 NHS England

Date	Format	Remit	Attendees/ recipients / contacts	Summary
18/05/2023	Consultation Response	Response to Draft Settlement Hierarchy Methodology consultation	<ul style="list-style-type: none"> NHS Cambridgeshire and Peterborough CCB NHS / NHS Property Services 	Response to Draft Settlement Hierarchy Methodology consultation
21/07/2023	Consultation Response	Response to Issues Engagement Paper	<ul style="list-style-type: none"> NHS / NHS Property Services 	Response to Issues Engagement Paper
15/08/2023	Meeting	Meeting to discuss Health indicators and sustainability of settlements methodology	<ul style="list-style-type: none"> NHS CCG NHS Property Services NHS ICB HDC - Team Leader and Senior Planning Policy Officer 	Discussion of sustainability of settlement methodology and approaches to indicators in relation to access to healthcare by settlement. Discussion of data available.
23/11/2023	Meeting	Meeting to discuss Health indicators and sustainability of settlements methodology	<ul style="list-style-type: none"> NHS CCG NHS Property Services NHS ICB HDC - Team Leader and Senior Planning Policy Officer 	Review of data, sustainability of settlement methodology and approaches to indicators in relation to access to healthcare by settlement

Date	Format	Remit	Attendees/ recipients / contacts	Summary
12/05/2025	Meeting	Information sharing and local plan update	<ul style="list-style-type: none"> NHS system-wide estates board, including NHS services and stakeholders and Local Authorities 	HDC attendance at NHS system-wide estates board by to provide and update on the development of the Local Plan, with the opportunity to ask questions and share knowledge.
09/06/2025	Meeting	Infrastructure Delivery Study	<ul style="list-style-type: none"> NHS Property Services NHS Cambridgeshire and Peterborough ICB Huntingdonshire District Council DAC consultants 	Feedback on baseline report GP Capacity and other health services Required infrastructure calculations Update on local plan progress and policy development
20/06/2025	Meeting	Hinchingbrooke Hospital	<ul style="list-style-type: none"> Metropolis on behalf of Hinchingbrooke Hospital (NHS) Huntingdonshire District Council 	Update on Hinchingbrooke Hospital redevelopment, project timelines, facilities needs
13/10/2025	Workshop	Information sharing and local plan update	<ul style="list-style-type: none"> Multiple organisations 	HDC attendance at the Housing and Health Joint Strategic Workshop and presentation on Local Plan and Progress

Date	Format	Remit	Attendees/ recipients / contacts	Summary
24/11/2025	Email	Infrastructure Delivery Study	<ul style="list-style-type: none"> North West Anglia NHS Foundation Trust Huntingdonshire District Council 	Introduction to local plan, identification of health related policies and allocations. Update on stage 2 IDS and who in NHS is involved.
02/12/2025	Meeting	Discussion on Preferred Options Draft Local Plan policies	<ul style="list-style-type: none"> NHS Property Services NHS Cambridgeshire and Peterborough ICB Huntingdonshire District Council 	Discussion on policies for the Local Plan including: How infrastructure will be provided, Securing infrastructure provision, Health and well-being, Ensuring accessible and adaptable homes, Supporting specialist housing, Site Allocation - Huntingdon 1: Hinchbrook Hospital
16/12/2025	Consultation Response	Consultation response to Preferred Options Draft Local Plan	<ul style="list-style-type: none"> NHS Property Services (on behalf of C&P ICB) 	Consultation response to Preferred Options Draft Local Plan
08/01/2026	Meeting	Infrastructure Delivery Study	<ul style="list-style-type: none"> NHS Property Services NHS Cambridgeshire and Peterborough ICB Interim Consultant, Public Health, Cambridgeshire County Council Public Health, Cambridgeshire County Council Huntingdonshire District Council 	<p>Update on Stage 2 IDS</p> <p>Update on NHS restructuring</p> <p>Discussion Regarding health hubs, floorspace models, floorspace requirements and developer contributions</p>

Date	Format	Remit	Attendees/ recipients / contacts	Summary
20/01/2026	Meeting	Infrastructure Delivery Study	<ul style="list-style-type: none"> • NHS Property Services • NHS Cambridgeshire and Peterborough ICB • Interim Consultant, Public Health, Cambridgeshire County Council • Public Health, Cambridgeshire County Council • Huntingdonshire District Council 	<p>Local Plan Update</p> <p>Update on Infrastructure Delivery Study</p> <p>Health Baseline Updates</p> <p>Integrated healthcare facilities, neighbourhood hubs in accessible locations</p> <p>Methodology for calculating health related floorspace</p> <p>Infrastructure needs, location, costs and timescales</p>

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] (Principal Planning Policy Officer) Huntingdonshire District Council: Principal Planning Policy Officer
- [REDACTED] (Town Planning Partner) on behalf of NHS Central East Integrated Care Board