

# Annual Monitoring Report 2025 Part 1 (Housing Supply)

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

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## Contact details

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

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# 1 Executive Summary

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

## 1 Executive Summary

### Housing Development and Supply

**1.1** The 2024 housing trajectory predicted completions of 819 dwellings in 2024/25. The actual number of completions was 858 (net). The majority of new dwellings were built in St Neots (255), The Stukeleys (173), Sawtry (100) and Ramsey (75). The Parish of the Stukeleys saw 173 net completions, it must be noted that 169 of these completions are from the Alconbury Weald development, which will form its own distinct settlement.

**1.2** As at 31 March 2025, **1,047** dwellings were under construction. Completions in 2025/26 are anticipated to be **754** dwellings.

**1.3** Huntingdonshire's Local Plan to 2036 reached 5 years old on 15 May 2024 meaning that the standard method would now need to be used as the district's annual housing target for the 2024/25 monitoring year and onwards. As at 31 March 2025, the standard method number for the district was 1,232 new homes a year. This is a 35% uplift on the housing target set out in the Local Plan to 2036. This means that for the 2025/26 monitoring year onwards, the 1,232 standard method number will be used to determine a 5YHLS.

**1.4** A housing trajectory has been prepared presenting the situation as at 31 March 2025 to reflect the formal monitoring period for this AMR. The minimum housing target for 2011 to 2025 has been exceeded by 534. Deducting the oversupply gives an overall requirement of **5,626** dwellings, applying a 5% buffer increases this to **5,907** dwellings. This gives an overall housing land supply of **4,345** dwellings compared to a target of **5,907**, which equates to **3.68 years**. The Council cannot therefore demonstrate a 5 year supply of housing land. As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'.

**1.5** **37.9%** of dwellings completed in the monitoring year were on previously-developed land (PDL).

**1.6** The availability of housing that is affordable is a major issue in the District, with a growing gap between average earnings and housing costs. In 2024/25 **230** new affordable homes were completed, amounting to **26.3%** of all new dwellings completed (total gross completions were 874), and **28.7%** of completions on qualifying sites (i.e. those that meet the affordable housing policy criteria). **172** of these affordable completions were on Local Plan allocations (**74.8%** of the affordable total). This is up by 0.3% from last year.

## 2 Introduction

### Background to the Annual Monitoring Report

**2.1** Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires local planning authorities to produce a monitoring report. The Regulations have removed the requirement to make this an annual report submitted to the Secretary of State. Instead the Regulations require the monitoring report to contain information on the progress made in the production of documents specified in the Local Development Scheme (LDS), and the extent to which policies set out in adopted documents are being achieved and targets being met, including policies which are not being implemented. Local authorities must publish this information at least annually and must also report on activity relating to the duty to cooperate. The report can also include other information such as up to date information on Neighbourhood Plans and Community Infrastructure Levy payments, but these can also be published separately if the Authority wishes to do so.

**2.2** The Council has made the decision to carry on with the production of an annual monitoring report, as it is felt that this effectively fulfils the purpose of sharing the performance and achievements of the planning service with the local community, as well as showing historic trends through the framework of existing indicators. The start date of this report is 1 April 2024. The Local Plan to 2036 was adopted at Full Council on 15 May 2019.

### 2025 AMR

**2.3** This is the 21st Annual Monitoring Report (AMR) to be produced by Huntingdonshire District Council and covers the reporting period 1 April 2024 to 31 March 2025. It has been decided to split the AMR into two parts. This is **Part 1 (Housing Supply)** and covers the following:

- Commentary on housing provision in this period
- Housing trajectory showing past performance and estimating future performance in terms of housing delivery, and demonstrating a 5 year supply of housing land
- The Housing Delivery Test
- Parish and settlement completions

**2.4** **Part 2 (Policy Analysis)** of the 2025 AMR will be published by 31 December 2025 and will cover the following:

- Local Development Scheme (LDS) progress
- Analysis of performance of adopted policies as at 31 March 2025

- Detail of actions the Council has taken under its 'Duty to Co-operate'
- Update on the progress of Neighbourhood Plans
- Update on custom and self-build register and brownfield register

### Monitoring in Huntingdonshire

**2.5** Monitoring of development for the Cambridgeshire district councils is carried out in collaboration with the Business Intelligence (Research) Team at Cambridgeshire County Council. Monitoring conducted by the Business Intelligence (Research) Team includes housing, employment, retail, leisure and some renewable energy proposals.

**2.6** The Business Intelligence (Research) Team at the County Council manages an annual development survey which takes place in April each year, and involves officers from the County and District Councils inspecting sites with extant planning permission to ascertain whether development is completed, is under construction, or yet to be started.

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

**2.8** From the data collected, the Business Intelligence (Research) Team produces annual topic reports with full details of completions and outstanding commitments for each type of development. The district data is then extracted from these reports to provide results for the indicators in the AMR. These reports are made available, typically with a year's delay, on [Cambridgeshire Insight](#) the County Council's shared knowledge base for the Cambridgeshire and Peterborough Area. Huntingdonshire District Council works closely with the County Council and colleagues at Cambridgeshire's other districts to ensure that systems are constantly being reviewed, and improved where possible to reflect any changes to requirements.

**2.9** The Community Infrastructure Levy (CIL) is now monitored through the Infrastructure Funding Statement which is published annually and can be found on the Council's [CIL Annual Reporting webpage](#).

**2.10** Other data required for the AMR is obtained from other divisions of the County Council, District Council, and statutory bodies such as the Environment Agency. The Council also contacts house builders, agents and developers to obtain data required for the housing trajectory.

# 3 Planning Policy Position as at October 2025

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## 3 Planning Policy Position as at October 2025

**3.1** The planning policy context for Huntingdonshire through the monitoring year from 1 April 2024 to 31 March 2025 was as follows:

- Huntingdonshire Local Plan to 2036;
- Made neighbourhood plans for St Neots, Godmanchester, Houghton and Wyton, Huntingdon, Bury, Buckden, Grafham and Ellington, Great Gransden, The Stukeleys; and Sawtry. In addition, Great Staughton have a made neighbourhood plan however this was finalised outside the monitoring year.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (adopted July 2021)

**3.2** The Development Plan is supported by a series of other planning policy documents which can be found on the Huntingdonshire District Council [website](#).

### Local Plan to 2036

**3.3** The Local Plan to 2036 is a comprehensive plan incorporating both new local planning policies and identifying development allocations. It was submitted on 29 March 2018 for examination by an independent Inspector. Public examination hearings were held between 17-20 July and 10-27 September 2018, after which the Inspector declared that the Council complied with its duty to co-operate and that the Plan could be made sound through main modifications. An outline of proposed main modifications from the Inspector was published on 14 November 2018 and consultation on these ran between 10 December 2018 and 29 January 2019. All representations relating to the proposed main modifications and associated sustainability appraisal were passed on to the Planning Inspector for consideration.

**3.4** Following the receipt of the final Inspector's Report on 29 April 2019, the Huntingdonshire Local Plan to 2036 went to Full Council on 15 May 2019 where it was formally adopted. This meant that it has superseded all previous development plans apart from any made neighbourhood plans and the Cambridgeshire and Peterborough Minerals and Waste Plans.

### Local Plan Update

**3.5** On 24 January 2023, Huntingdonshire District Council's Cabinet agreed to the preparation of a full update to the adopted Local Plan which will set out a plan for how the district will grow over future decades.

**3.6** The first stage of the full update process for the Local Plan was proposed public engagement which commenced in February 2023 on:

- [Statement of Community Involvement](#) which sets out how the District Council will engage and consult with the local community on planning matters; and
- [Sustainability Appraisal Scoping Report](#) which sets out how the District Council will consider the possible environmental, social and economic impacts of the Local Plan update throughout its preparation.

**3.7** The second stage of the full update process for the Local Plan which commenced in March 2023 included public engagement on:

- [Land Availability Assessment Methodology](#) which sets out a clear methodology by which to assess potential development sites and provide a consistent way in which to assess their suitability, availability, achievability, deliverability and potential capacity; and
- [Settlement Hierarchy Methodology](#) developed to assess the sustainability of settlements and aid in the decision making on their suitability for future growth in the next Local Plan
- Call for Sites consultation was also launched in March to give an opportunity for people to send the council details of sites that might be suitable for allocation in the next Local Plan. All sites submitted during the Call for Sites can be found on our [interactive map](#) and also in this [spreadsheet](#), which is ordered by parish.

**3.8** The third stage of the full update process commenced with public consultation for the [Issues Engagement Paper](#) in June 2023. The paper highlighted known issues in the district and asked for public opinions on topics including responding to the climate crisis, enhancing the natural environment, supporting places, meeting housing needs for all, promoting a prosperous economy, developing high quality sustainable communities with supporting infrastructure, and distributing new growth.

**3.9** A fourth stage of consultation ran from 18 September to 27 November 2024, whereby consultation commenced on:

- [Further Issues and Options Paper](#) - this asked people to select options across a series of topic areas. This will help to form the policies and guide how we will approach and tackle issues within the new local plan.
- [Land Availability Assessment](#) - this set out our assessment of the sites submitted to us through our Call for Sites using the Land Availability Assessment Methodology consulted on in 2023.
- [Sustainability Appraisal](#) - this appraised all the options that have been put forward in our Further Issues and Options consultation document and the sites that people have submitted to us against the sustainability objectives.



**3.10** Responses to these were reviewed and further technical evidence gathering on issues such as flooding, water, transport, habitats, climate change, viability, infrastructure, housing needs and employment have been underway to inform a Preferred options full draft Local Plan. These supporting studies will be published on the [evidence library](#) for the Local Plan Update page.

## Preferred Options Local Plan

**3.11** Although outside of the monitoring period of this report but to give a comprehensive picture of the work to date on the Local Plan Update, the full draft Preferred Options Local Plan was presented to [Cabinet](#) on 21 October 2025 whereby it and its accompanying Sustainability Appraisal were approved for consultation. This consultation opened on 5 November and runs for 6 weeks closing on the 17 December 2025. Further information on this consultation can be viewed on our [Preferred Options webpage](#).

## Neighbourhood Plans

**3.12** At the time of publication, Huntingdonshire has eleven made neighbourhood plans: St Neots (2016), Godmanchester (2017), Houghton and Wyton (2018), Huntingdon (2019), Buckden (2021), Bury (2021), Grafham and Ellington (2022), Great Gransden (2023), The Stukeleys (2023), Sawtry (2023) and Great Staughton (October 2025). Progress on neighbourhood planning in the District is kept on the District Council's [website](#) and will be monitored in more detail in Part 2 of the AMR in December 2025.

## National Planning Policy Framework

**3.13** In July 2024, the new Labour government commenced consultation on proposed reforms to the National Planning Policy Framework and other changes to the planning system including increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects and reversing some of the changes made previously to the NPPF. Consultation closed on 24 September 2024. A revised NPPF was published on 12 December 2024. A key change was that local plans are required to use the updated standard method to calculate their housing need.

## Planning Practice Guidance

**3.14** In March 2014, the government introduced online Planning Practice Guidance (PPG). This is updated on an intermittent basis throughout the year.

# 4 Analysis of completions in 2024/25

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

## 4 Analysis of completions in 2024/25

**4.1** The 2024 housing trajectory predicted completions of **819** dwellings in 2024/25. The actual number of completions was **858 (net)**. The majority of new dwellings were built in St Neots (255), The Stukeleys (173), Sawtry (100) and Ramsey (75). The Parish of the Stukeleys saw 173 net completions, it must be noted that 169 of these completions are from the Alconbury Weald development, which will form its own distinct settlement. The sites contributing the highest numbers of completions include Wintringham Park in St Neots, Alconbury Weald and Judith Gardens in Sawtry.

### Key headlines from the 2024/25 data:

- 2024/25 saw the construction of 858 net completions (874 new dwellings with 16 demolitions), this exceeded the 2024 housing trajectory of 819 dwellings and the Council's annual housing target of 804 dwellings (set in the Local Plan).
- Of these 858 net completions, 617 (71.9%) were on Local Plan allocations.
- 37.9% of dwellings were completed on previously-developed land (PDL).
- 230 new affordable homes were completed, this amounts to 26.3% of all new dwellings completed. 172 of these affordable completions were on Local Plan allocations (74.8% of the affordable total). This is up by 0.3% from last year.
- Of the 230 affordable completions, 74.35% were for affordable rental tenures split between social rent (78 houses and 24 flats) and affordable rent (69 houses and 0 flats); and 25.65% were for shared ownership (59 houses and 0 flats).
- Across all tenures and dwelling types, the majority of net completions were 3 bedroomed properties (287), followed by 4+ bedroomed properties (241), then 2 bed (226), 1 bed (110), and Unknown bed (-6).
- On sites of greater than 9 dwellings that have now built out, most dwellings (63.1%) were built on sites with a density between 30-50 dph, including dwellings that were on completed sites in Alconbury Weald, Wintringham Park, Sawtry and Ramsey. 31.1% of homes were built on sites with a less than 30 dwellings per hectare (dph) and 5.9% of dwellings with a density of more than 50dph.
- 0 gypsy and traveller pitches were delivered.
- As at 31 March 2025, 1,047 dwellings were under construction.

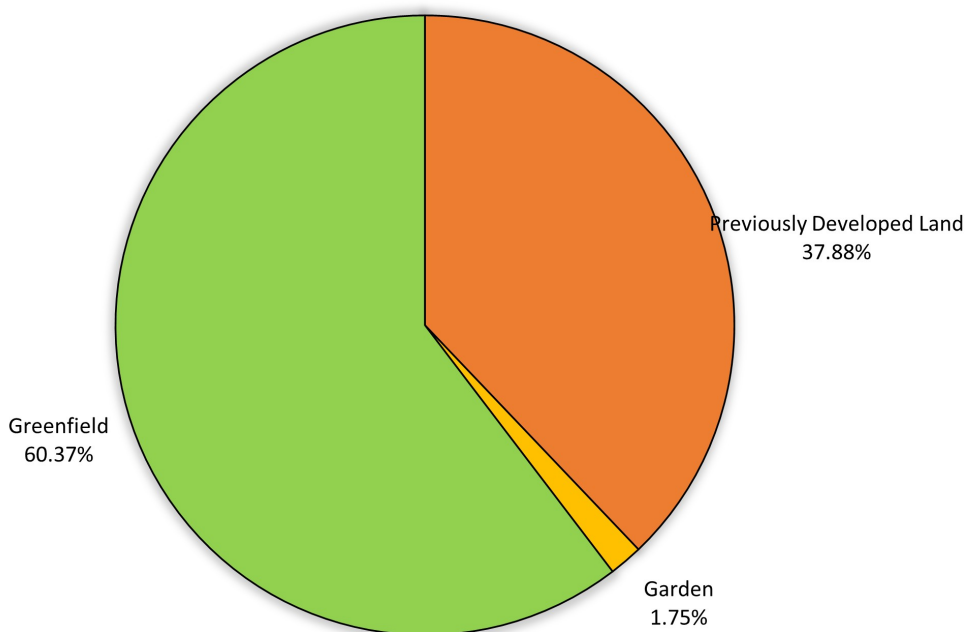
**4.2** Some of these key headlines are illustrated in the series of graphs and charts over the page.

**4.3** To reflect the settlement hierarchy in the adopted Local Plan, Table 4.1 breaks down the 2024/25 completions by Spatial Planning Area (SPA), Key Service Centre (KSC) and Small Settlement. The results are then illustrated in Figure 4.1. The outcome for 2024/25 shows that the majority of completions were in the Spatial Planning Areas (70.75%), followed by Key Service Centres (17.83%) and then Small Settlements (11.42%). This aligns with the adopted settlement hierarchy used in the Local Plan to 2036. Overall the Huntingdon and St Neots SPAs are expected to have higher levels of growth as a result of the two strategic expansion locations (Alconbury Weald and St Neots East).

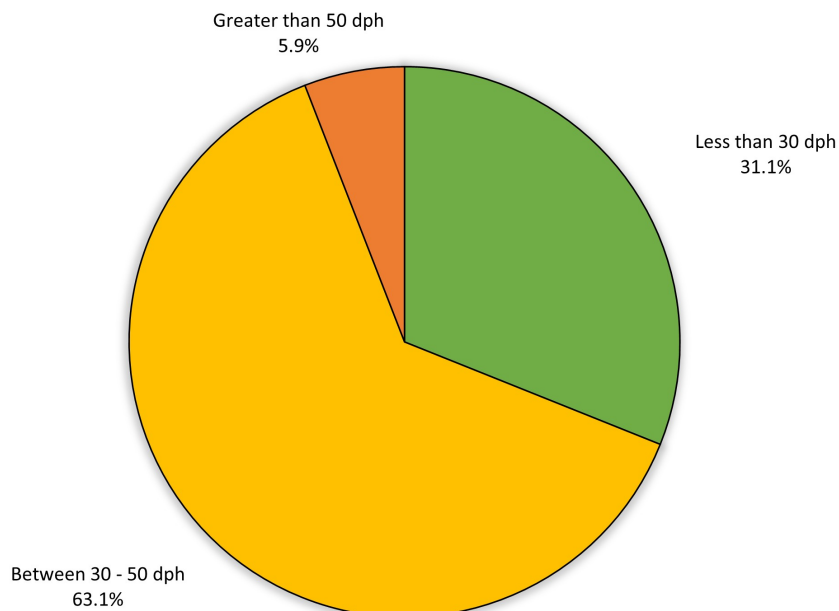
**4.4** A further breakdown of the 2024/25 net completions by parish has been compiled in Appendix 1, this includes net completions from the start of the Local Plan period in the 2011/2012 monitoring year.



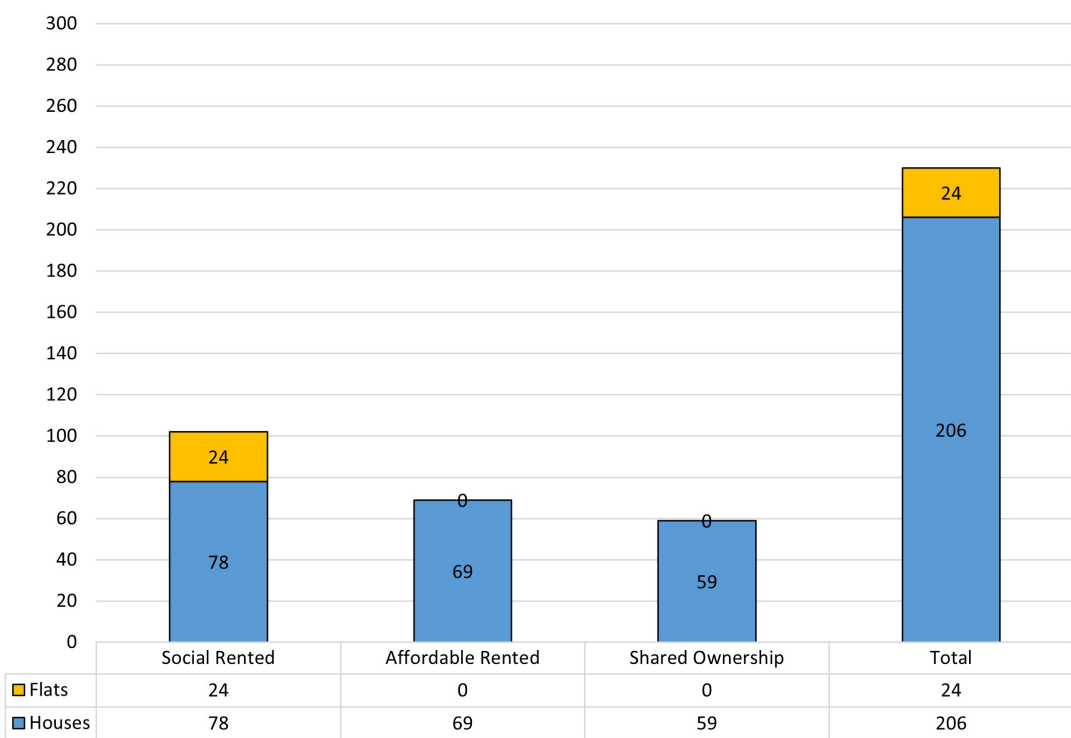
NEW DWELLINGS ON EACH LAND TYPE



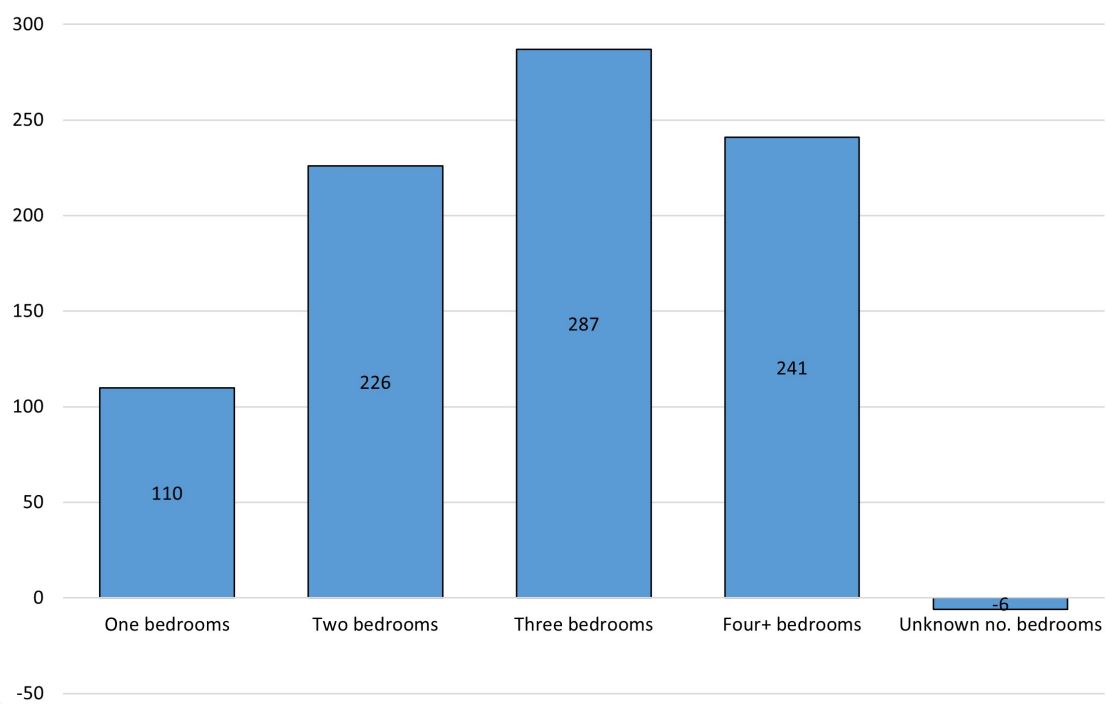
DENSITY



Affordable Tenures and Dwelling Type



New dwellings by number of bedrooms



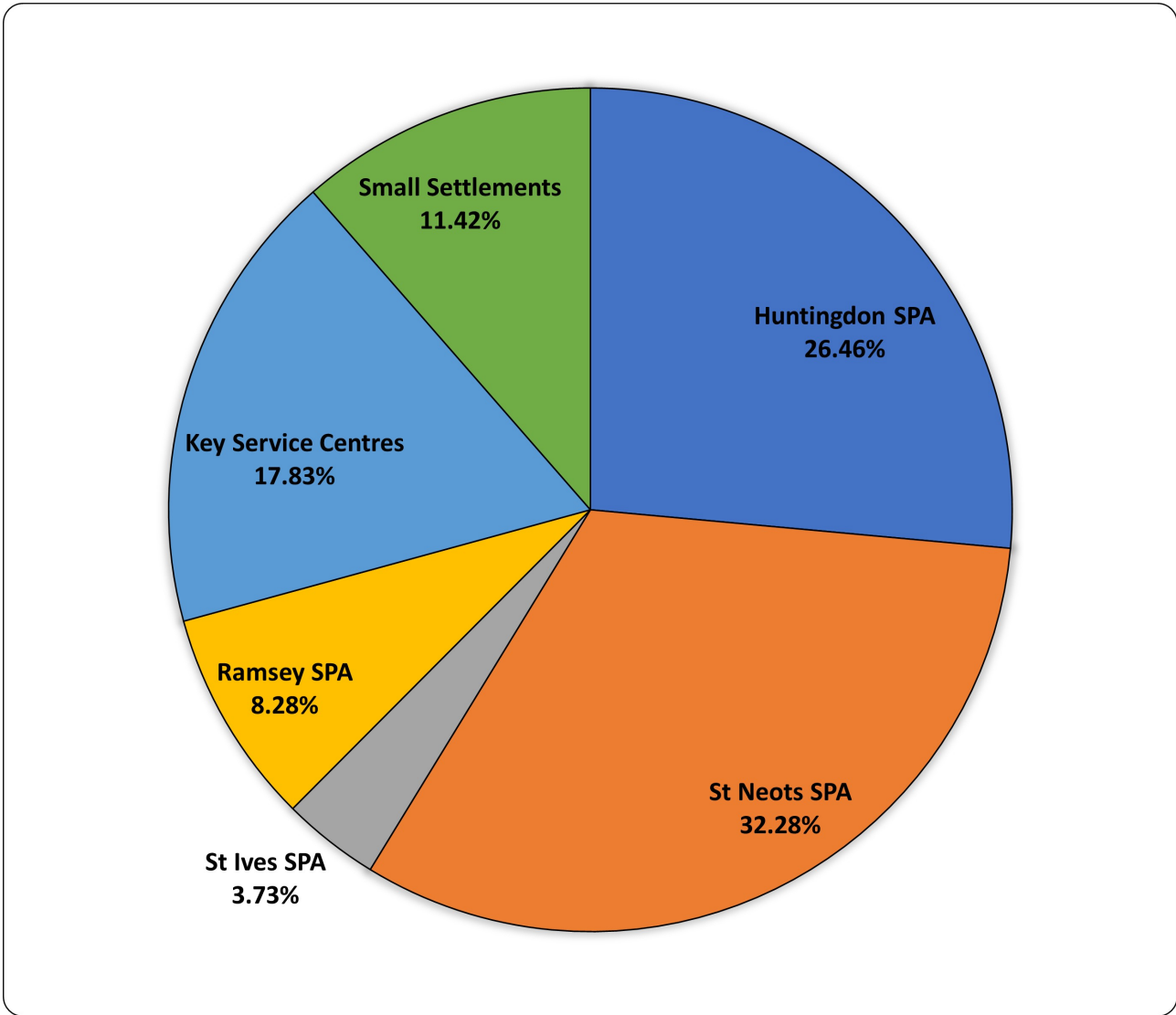
# 4 Analysis of completions in 2024/25

Table 4.1 2024/25 Net Completions by Settlement Hierarchy Category

Hierarchy	Location	Market	Affordable	Other	Total
Huntingdon SPA	Huntingdon	24	0	0	24
	Brampton	14	0	0	14
	Godmanchester	20	0	0	20
	Alconbury Weald	143	26	0	169
	Total	201	26	0	227
St Neots SPA	St Neots	165	90	0	255
	Little Paxton	5	17	0	22
	Total	170	107	0	277
St Ives SPA	St Ives (inc. SI1)	32	0	0	32
	Total	32	0	0	32
Ramsey SPA	Ramsey	42	29	0	71
	Bury	0	0	0	0
	Total	42	29	0	71
Key Service Centres	Buckden	1	0	0	1
	Fenstanton	1	0	0	1
	Kimbolton	2	0	0	2
	Sawtry	59	41	0	100
	Somersham	23	16	0	39
	Warboys	5	0	0	5
	Yaxley	5	0	0	5
	Total	96	57	0	153
Small Settlements	Small Settlements	87	11	0	98
	Total	87	11	0	98

	District Total	628	230	0	858
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Figure 4.1 Completions by settlement hierarchy 2024/25



## 5 Housing Supply

### The housing requirement for Huntingdonshire

**5.1** Huntingdonshire's Local Plan to 2036 reached 5 years old on 15 May 2024 meaning that as per paragraph 78 of the NPPF the standard method would now need to be used as the district's annual housing target for the 2024/25 monitoring year and onwards. The standard method is used for calculating the minimum number of homes required in an area, the methodology is set out by Government. This methodology is based on an uplift to existing housing stock including adjustments for affordability and reflecting current and future demographic trends and market signals.

**5.2** At the point of the Local Plan reaching 5 years old, the NPPF December 2023 was still in force and required the target to be uplifted to 874 based on the standard methodology of the time. Later in the same monitoring year, revisions to the National Planning Practice Guidance for calculating the standard method for assessing local housing need were issued on 12 December 2024 alongside a revised NPPF. This resulted in a substantial uplift to the annual housing need figure to 1,213. Later revisions to the ONS dwelling stock has further increased this number to 1,232 new homes a year. This is a 35% uplift on the housing target set out in the Local Plan to 2036.

**5.3** This means that for the 2025/26 monitoring year onwards, the 1,232 standard method number will be used to determine a 5YHLS.

**5.4** The Council's housing trajectory identifies the Council's progress towards meeting the standard method number. The housing trajectory identifies the full details of sites and commitments in terms of housing allocations, extant planning permissions, applications approved subject to S106, prior approvals, small sites, rural exception sites and windfall schemes which are counted towards meeting this need.

**5.5** Cambridgeshire County Council Business Intelligence (Research) Team also provide details of housing completions and commitments. Table 5.2 shows the position as at 31 March 2025. From 1 April 2011 to 31 March 2025, a total of 11,953 dwellings (net) were completed. Housing commitment figures in this data include all extant planning permissions and housing allocations. The total number of commitments identified in the table will differ from that of the housing trajectory for a number of reasons. Firstly the County Council data does not take into account the build-out rate of sites and will therefore include dwellings that may be completed outside of the plan period. Secondly the Council takes a more cautious approach to the completion rate on small sites by applying a discount rate to sites not yet under construction to account for the potential non-implementation of some planning permissions.

Table 5.1 Housing Commitments and completions 2011-2025

Net dwellings completed 2011-2025	Outline planning permission	Under construction	Full/Reserved Matters permission, not started	Allocations without planning permission	Total commitments	Total completions plus commitments
11,953	8,460	1,047	2,074	1,270	12,851	24,804

## Gypsy and Traveller Site Provision

**5.6** The Planning Policy for Traveller Sites (March 2012) informed preparation of the adopted Local Plan. In accordance with the requirements of the NPPF and Planning Policy for Traveller Sites, the Local Plan to 2036 sets out how the Council is positively seeking to meet the objectively assessed needs of Gypsy and Travellers. The October 2016 [Gypsy and Traveller Accommodation Assessment](#) identified an approximate need for an additional 9 pitches for travelling households in Huntingdonshire between 2016 and 2036, and up to 19 additional pitches for households whose travelling status was recorded as unknown and no need for yards for travelling show people.

**5.7** As part of the Local Plan Update, an updated local assessment of need the [Gypsy and Traveller, Travelling Showperson, boat dwellers and other caravan dwellers Accommodation Assessment 2024](#) (the GTAA) was completed. This was prepared in accordance with the updated national definition of Gypsies and Travellers for planning purposes set out in [Planning Policy for Traveller Sites \(December 2024\)](#). This provides evidence on both the current levels of such accommodation and the anticipated need up to 2046. It should be noted that the need figures between the two studies are not directly comparable due to the changed definition.

**5.8** Table 6.3 of the GTAA identifies a need for 127 authorised Gypsy and Traveller pitches over the period 2023/24 to 2045/46. Of this need, 36 is over the short-term 5 year period 2023/24 to 2027/28 and 91 is over the longer-term (2028/29 to 2045/46). This equates to an annual average need 5.5 pitches a year.

**5.9** One planning application for permanent Gypsy and Traveller pitches were determined within the monitoring year:

- Somersham parish - Chatteris Road - 7 pitches - 23/02358/FUL - permitted July 2024. A previous application on the site (18/00840/FUL) for 4 pitches was refused in August 2023 but was allowed on Appeal in May 2024

**5.10** As at 31 March 2025 there were 11 planning applications under consideration for Gypsy and Traveller pitches:

- Ramsey parish - Harpers Drove - 1 pitch (21/01475/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01476/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01477/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01478/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01479/FUL) - received June 2021
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01480/FUL) - received June 2021
- Ramsey parish - Middle Drove - 1 pitch (21/01481/FUL) - received June 2021

- Ramsey Parish - Middle Drove - 1 pitch (23/02167/FUL) - received November 2023
- Somersham parish - St Ives Road - retrospective application for 5 pitches - (21/02024/FUL) - received September 2021
- Yelling Parish - Toseland Road - 1 Pitch - 24/00938/ FUL - was permitted April 2025 just after the base date
- Somersham parish - St Ives Road - 3 pitches - 23/02266/FUL - was permitted April 2025 just after the base date

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

Housing Delivery Test (HDT)

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

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

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

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

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

**5.16** The most recent results were published in December 2024, Huntingdonshire passed with a delivery rate of 164% (shown in Table 5.3).

**5.17** In response to the disruption caused by the COVID-19 pandemic the Government made a four month adjustment to the 2020-21 housing requirement figure. This lead to authorities being assessed on their delivery for a 36 week period rather than the full 52 weeks in 2020-21 period. This has resulted in a positive impact on delivery rates but it must be noted that even without these adjustments, Huntingdonshire would have still achieved a 145% pass rate against the 804 a year target.

Table 5.2 HDT Result for Huntingdonshire as published in December 2024

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	HDT: 2023 measurement	HDT: 2023 consequence
2020-21	2021-22	2022-23		2020-21	2021-22	2022-23			
535	804	804	2,143	1,172	1,097	1,238	3,507	164%	None



# 5 Housing Supply

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## C2 commitments and completions

**5.18** There were 76 bedroom completions in 2020/21; 2021/22 saw 80 bedroom completions; and 2022/23 saw an additional 4 C2 rooms recorded as complete in 2022/23 and a loss of 26 C2 rooms. These have been factored into the outputs in Table 5.3. Since 2022/23, there were 47 net bedrooms completed in 2023/24 and 17 net bedrooms in 2024/25.

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

- SEL1.1 - Alconbury Weald - up to 400 units permitted as part of 1201158OUT in October 2014. Within the allocation, 19/01341/OUT on Grange Farm has been permitted for 1,500 dwellings including 250 C2 rooms.
- HU3 - Former Police HQ site, Huntingdon - including supported housing or care home and/or supporting health care uses (units unspecified) alongside 75 dwellings
- HU11 - Brampton Park - 19/00406/REM details approved in February 2020 for a care home of approximately 70 bedrooms. This is now complete.
- SEL2 - St Neots East - 1300388OUT permitted care accommodation in August 2019
- SM2 - Newlands, St Ives Road, Somersham - 15/00917/OUT for a care home for between 40 and 50 residents permitted in November 2017. A reserved Matters application (19/02220/REM) for 45 dwellings was approved September 2021, and 19/02289/REM for 70 bedroom residential care home was approved in December 2021 but has now lapsed.

**5.20** A further seven sites are committed and are either unimplemented or under construction as at 31 March 2025, totalling 209 additional C2 rooms:

- Brampton parish - West End - 4 rooms permitted under 22/00501/FUL in November 2022
- Ramsey parish - Westward House, Bury Road, Ramsey - 22/00043/FUL permitted for a 66 bedroomed care home in September 2023.
- Bury parish - Upwood Hill House And Part Of RAF Upwood - 23/00938/FUL permitted on RA8 for a 70 bedroomed care home in October 2023
- Ramsey Parish - Newtown Road, Ramsey - 24/02415/FUL permitted for the change of use of dwelling to children home consisting of 5 bedrooms
- Woodwalton parish - Raveley Road, Woodwalton - 24/01350/FUL permitted for the change of use of a children's home to 6 C2 bedrooms

- Yaxley parish - Peartree Walk, Yaxley - 24/01494/FUL permitted for the change of use of dwelling to children home consisting of 2 bedrooms
- St Ives parish - Rheola Broad Leas, St Ives - 22/02584/FUL permitted for the demolition of existing residential care home and replacement with a new purpose built 56 bed residential/nursing care centre under class C2.

**5.21** The following site which has been permitted will result in the loss of 19 C2 rooms:

- St Neots parish - Cambridge Street - the change of use of the former care home into flats was permitted under 20/01363/FUL in August 2021. This will result in the loss of 19 rooms. Although beyond the monitoring period this was completed by November 2025.



## 6 Housing Trajectory October 2025 and 5 year housing land supply

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

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

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

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

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

**6.5** Housing trajectories show past performance and estimate future performance in relation to housing delivery, enabling local planning authorities to monitor any shortfall or surplus in housing supply, and to manage future provision to ensure the required amount of housing is delivered. The trajectory shows current anticipated delivery based on data collected from August to October 2025 and provides a snapshot view of anticipated future delivery to 2036.

**6.6** This year's trajectory is based on actual housing completions up to 31 March 2025 (Source: CCC Monitoring & Research - Annual Development Survey) and projected completions up to 2036 on sites allocated for housing and non-allocated sites with extant planning permission. Where sites have outline planning permission only, a potential figure for housing capacity has been made based on the developer's response to a trajectory questionnaire, or officer's assessment of the site. However, it must be stressed that final numbers on such sites will be determined at reserved matters stage, and the numbers in the trajectory are indicative only. Sites have also been included where the principle of development has been accepted, such as sites with a resolution to approve subject to the signing of a Section 106 agreement and sites identified as allocations in the Local Plan to 2036.

**6.7** The survey carried out with developers uses the definition of deliverable set out in the NPPF, in particular if outline permission was granted or sought for a site. Those contacted were asked to provide information on the aspirations for their sites; the type of planning permission sought if not already granted; any constraints to development and viability; the number of already agreed or potential housebuilders involved and the trajectory for the site (and where possible, a breakdown of when the affordable and market dwellings were expected to be built).

**6.8** Questionnaires were sent out in August 2025 to developers and agents of allocated sites which had not yet been built out as at 31 March 2025, and to those representing sites of 10+ dwellings with either outline or full planning permission and not yet completed, as well as those representing sites with applications submitted where the principle of development had been accepted (approved at Development Management Committee and awaiting the signing of a S106 Agreement), and sites identified as having potential to deliver housing in the Local Plan to 2036. In instances where no reply was received an estimate was made based on the most up-to-date knowledge of the site by the relevant planning officer. Where it was felt that agents/developers were being over-optimistic in their predictions, the building programme was deferred to give a more cautious timeframe. This is noted in the 'comments' field of relevant sites in the trajectory data table. These deferrals resulted in reduction of the anticipated 5 year housing land supply from 4,574 dwellings (3.87 years' worth) to 4,345 dwellings (3.68 years' worth).

**6.9** Sites of less than 10 dwellings with outline, permission in principle, reserved matters or full planning permission have also been included in the trajectory. It would not have been practical to contact developers of each and every small site. Sites with reserved matters or full planning permission were grouped together. A 10% discount was applied to those small sites with full or reserved matters approval not yet under construction and to sites with outline permission or permission in principle to allow for some sites which may not be developed. It should be noted that historically small sites often have the advantage of being built out more quickly than some larger sites.

# 6 Housing Trajectory October 2025 and 5 year housing land supply

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

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

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

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

## 7 Position as at 31 March 2025

**7.1** This trajectory was produced reflecting the position as at 31 March 2025, the technical monitoring period and is set out below. Table 7.1 sets out the annual number of actual housing

completions up to 31 March 2025, and projected future completions to 2036, based on the results of the 2025 survey, and compares these totals with the annual Local Plan requirement to 2036. It should be noted that the number of completions in previous years has in some cases been revised from data previously published due to ongoing assessment by the Cambridgeshire County Council Business Intelligence (Research) Team.

**Table 7.1 Trajectory data against Local Plan requirement as at 31 March 2025**

	PAST COMPLETIONS														PROJECTED COMPLETIONS										
															Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11
	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Dwellings completed (net)	855	412	686	514	526	687	744	1,039	1,012	1,041	1,053	1,250	1,276	858											
Identified for completion															754	828	931	960	872	879	889	922	899	841	733
Cumulative Completions	855	1,267	1,953	2,467	2,993	3,680	4,424	5,463	6,475	7,516	8,569	9,819	11,095	11,953	12,707	13,535	14,466	15,426	16,298	17,177	18,066	18,988	19,887	20,728	21,461
Target	804	804	804	804	804	804	804	804	804	804	804	804	804	967	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232
Cumulative Target	804	1,608	2,412	3,216	4,020	4,824	5,628	6,432	7,236	8,040	8,844	9,648	10,452	11,419	12,651	13,883	15,115	16,347	17,579	18,811	20,043	21,275	22,507	23,739	24,971
No. dwellings above or below cumulative target	51	-341	-459	-749	-1,027	-1,144	-1,204	-969	-761	-524	-275	171	643	534	56	-348	-649	-921	-1,281	-1,634	-1,977	-2,287	-2,620	-3,011	-3,510

# 7 Position as at 31 March 2025

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

**7.3** The 5 year supply is shown in Table 7.2. Taking into account the 11,953 completions between 2011/12 and 2024/25, there is a surplus of 534 dwellings against the requirement for those 14 years. The increase in completions since 2018/19 on sites with nine or more dwellings completing or nearing completion and the increase delivery at Wintringham Park since 2022/23 accounts for the oversupply of completions against requirements.

**7.4** The standard method number of 1,232 dwellings per year has been applied as within the monitoring year of this report (2024/25). This means that the 5 year requirement is 6,160 dwellings. Deducting the oversupply from the 5 year requirement for 6,160 dwellings gives an overall requirement of 5,626 dwellings. Applying a 5% buffer to this results in a requirement of **5,907** dwellings.

**7.5** The 5 year supply, as identified in the trajectory in Appendix 2 is **4,345** dwellings, which equates to **3.68 years**.

**7.6** The trajectory also includes a yearly cap on total housing delivery rates at two clusters of sites. The Inspector of the Huntingdonshire Local Plan to 2036 proposed a cap of 300 dwellings per year to be across allocations SEL 1.1 (Alconbury Weald), SEL 1.2 (RAF Alconbury) and HU1 (Ermine Street). A cap of 200 dwellings per year was proposed across the two parts of SEL 2 St Neots Strategic Expansion Site (Loves Farm and Wintringham Park). This was due to his concerns over market absorption and build out rates for developments in close proximity. The cap is only to calculate the housing trajectory and 5 year housing land supply figure, there is no actual cap on delivery on any of these sites and the developers/housebuilders involved anticipate housing completions well in excess of the capped figures for most years (see Appendix 3). The number of anticipated prior approvals to be delivered were also capped to 20 per year and rural exception sites to 35 dwellings per year. The average small site completions, including change of use and excluding prior approvals, over the past 14 years has been 140 completions with 10 out of the 14 years achieving over 120. The cap for small sites has therefore been re-calibrated from 80 to 120 to reflect a more realistic picture on small site delivery going forward.

**7.7** Delivery since 2018/19 has exceeded the annual target of 804 dwellings which has more than made up the undersupply experienced at the beginning of the Local Plan period. The target to date has now been exceeded by 534 dwellings. Between 2018/19 and 2023/24, delivery has been over 1,000 dwellings per year, peaking at 1,276 completions in 2023/24. It is unrealistic to expect these levels of completions to continue without some dips which was experienced in 2024/15 where there were 858 completions (still in excess of the Local Plan target but below the standard method number). This was anticipated for in last year's trajectory. It is expected that completions will remain below 1,000 for the next couple of years before picking up again - completions in 2024/25 are expected to be 754. It is important to recognise that Grange Farm for 1,500 dwellings and Ermine Street South for 1,000 dwellings have both now secured their outline permissions so may be contributing towards housing delivery within the next 5 years. These alongside the continued delivery of Wintringham Park and Alconbury Weald and smaller sites across the district have the potential to raise housing delivery to well above the adopted annual target again.

**7.8** The standard method number of 1,232 dwellings per year has been applied as within the monitoring year of this report (2024/25), the Huntingdonshire Local Plan to 2036 was more than 5 years old. The Council has passed the housing delivery test and there has not been under delivering against the targets in place for the HDT, therefore only a buffer of 5% on the 5 year housing land supply is required. This is in accordance with the December 2023 NPPF (the most up to date version of the NPPF in place during the monitoring year) and also the PPG.

**7.9** As a result of the significant uplift in housing requirements following the application of the standard method (35% uplift from the Local Plan target), the Council cannot demonstrate a 5 year supply of housing land. As a result of this, the presumption in favour of sustainable development is applied for decision-taking in accordance with paragraph 11 (d) and footnote 8 of the NPPF in relation to applications involving the provision of housing. This is generally referred to as 'the tilted balance'.

**7.10** While no 5YHLS can be demonstrated the Local Plan policies concerned with the supply and location of housing as set out in the Development Strategy chapter of Huntingdonshire's Local Plan to 2036 are considered to be out-of-date and can no longer be afforded full weight in the determination of planning applications. Each planning application will be considered on its own merits and the degree of weight to be attached is a matter for the decision maker.

Table 7.2 Five Year Housing Supply Against Local Plan Requirement as at 1 April 2025

Total Number of Years in Local Plan Period	25
Years Remaining in Local Plan Period	11
Local Plan Dwelling Requirement to 2036	20,100 (804 per year)
Annual Requirement	1,232 (standard method number)
Target 2011/12 to 2024/2025 (804 x 13 + 967 + 1,232 x5)	11,419
Completions 2011/12 to 2024/2025	11,953
Shortfall on target 2011 - 2025	-534
5 Year Requirement (1,232 x 5) - Oversupply	5,626
<b>5 Year Requirement - Oversupply x 5%</b>	<b>5,907</b>
Annual Equivalent of Target (previous row)	1,181
<b>5 Year Supply (taken from trajectory) 1 April 2025 to 31 March 2030</b>	<b>4,345</b>
<b>Achievable Supply (as a % of requirement - oversupply)</b>	<b>73.6%</b>
<b>Equivalent Years of Requirement - Oversupply</b>	<b>3.68</b>

Figure 7.1 Housing Trajectory data shown in graph layout

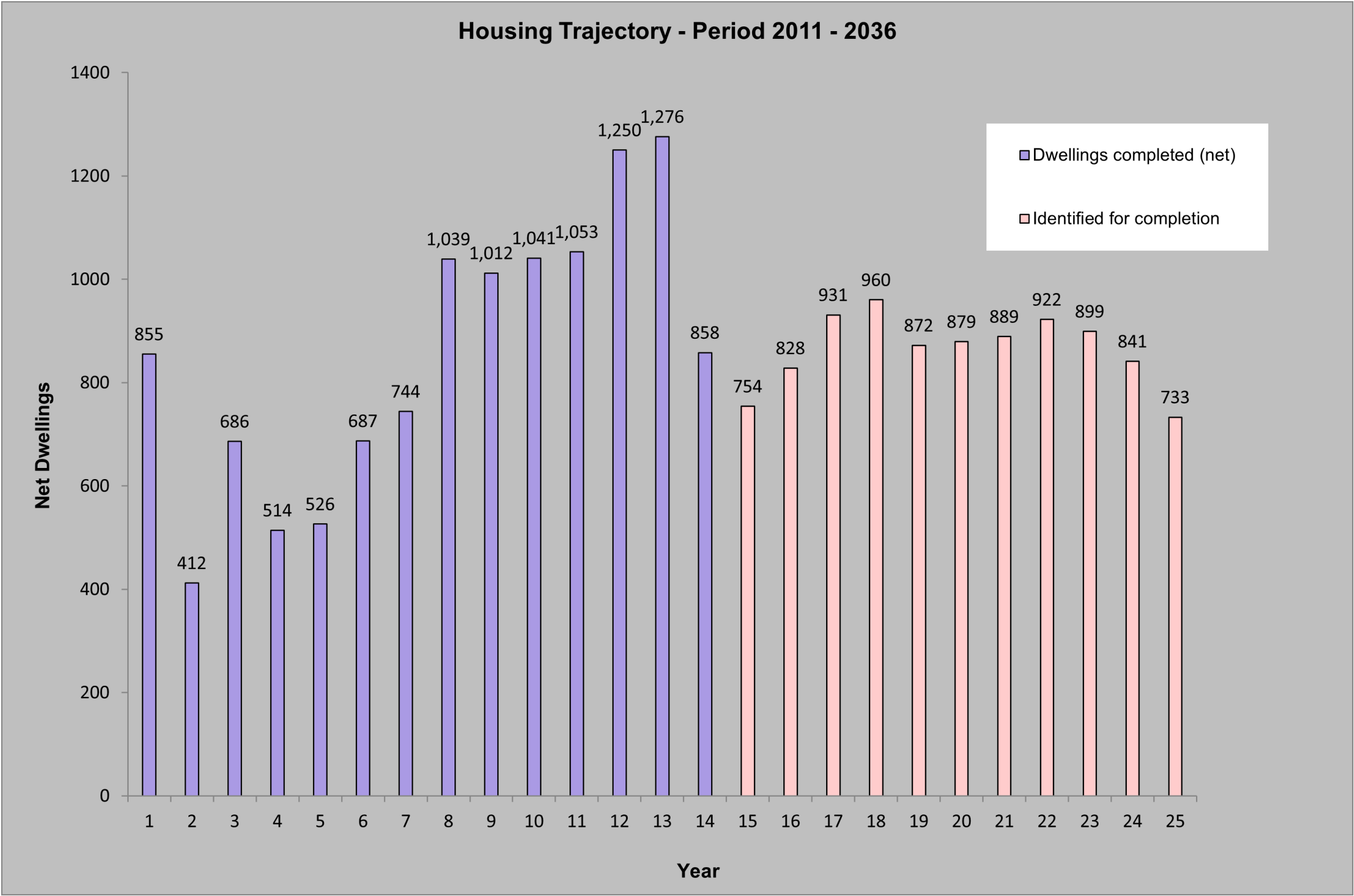
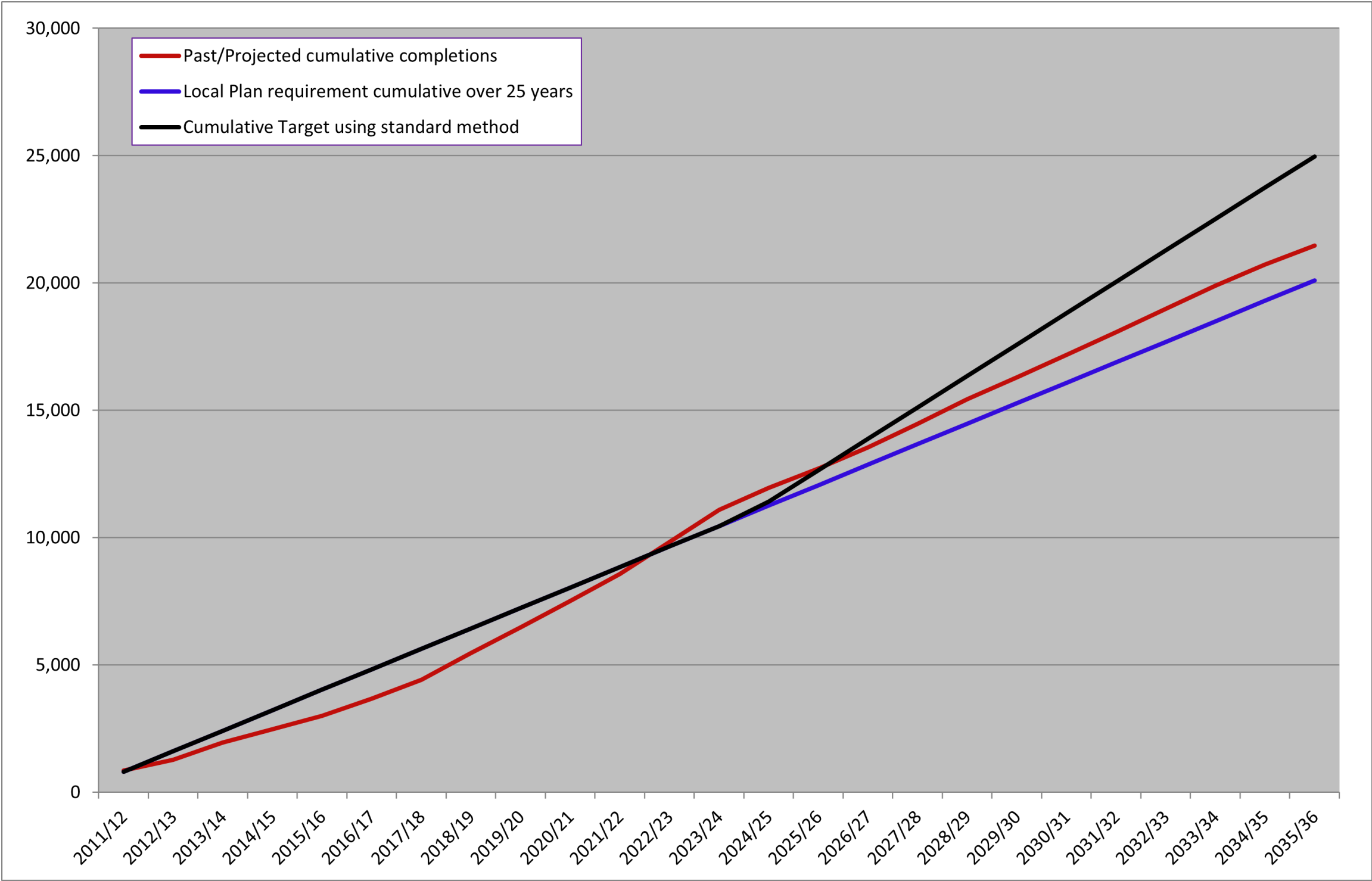




Figure 7.2 Housing Trajectory data against Local Plan requirement



# Appendix 1 Net completions by Parish from 2011/12 to 2024/25

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## Appendix 1 Net completions by Parish from 2011/12 to 2024/25

Note: a negative figure may result from demolition, conversion or change of use leading to the loss of a dwelling.

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Grand Total
Abbots Ripton	0	0	0	4	0	5	0	1	0	4	0	0	0	5	19
Abbotsley	1	0	0	1	-1	3	2	-1	9	0	2	2	2	-1	19
Alconbury	0	0	1	0	2	5	0	0	0	0	0	0	2	0	10
Alconbury Weston	-1	0	-1	0	0	1	1	2	0	2	4	5	2	4	19
Alwalton	0	0	0	0	0	-1	0	0	1	1	8	0	0	0	9
Barham and Woolley	0	-1	1	0	0	0	0	1	0	0	0	0	0	0	1
Bluntisham	13	4	0	-1	0	2	0	1	2	20	7	4	-1	29	80
Brampton	24	0	1	1	15	1	94	221	230	99	123	35	14	14	872
Brington and Molesworth	0	1	2	0	9	-24	19	14	2	1	9	2	0	0	35
Broughton	0	0	0	-1	3	0	2	1	1	3	0	3	0	3	15
Buckden	4	2	3	1	2	-1	1	3	6	59	70	52	2	1	205
Buckworth	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
Bury	1	21	15	0	0	0	1	2	13	48	45	101	0	0	247
Bythorn and Keyston	0	0	0	3	1	1	0	0	0	3	1	0	0	1	10
Catworth	2	10	1	0	0	1	0	2	2	2	1	0	0	3	24
Chesterton	0	0	0	0	-1	0	-1	0	1	1	-2	4	3	0	5
Colne	4	3	2	1	1	1	2	16	4	7	5	7	6	0	59
Conington	0	0	0	-1	1	0	0	0	2	0	0	1	0	-1	2
Covington	0	0	0	0	0	0	0	1	0	0	1	0	0	0	2
Denton and Caldecote	0	-1	0	0	0	0	0	0	0	1	0	0	0	0	0
Earith	1	2	1	3	0	14	3	1	0	1	3	3	0	2	34

# Net completions by Parish from 2011/12 to 2024/25 Appendix 1

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	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Grand Total
Easton	0	0	0	0	0	1	1	0	0	1	0	1	0	1	5
Ellington	-1	4	-1	1	0	1	3	0	0	1	0	0	6	1	15
Elton	0	0	1	0	3	2	0	0	4	1	0	1	3	0	15
Farcet	1	2	0	0	0	0	0	2	0	6	1	1	0	1	14
Fenstanton	1	1	2	0	0	40	8	37	73	67	7	3	6	1	246
Folksworth and Washingley	0	0	0	0	0	1	4	0	0	1	1	0	0	0	7
Glatton	0	-1	1	0	-1	1	-1	0	0	1	0	1	6	0	7
Godmanchester	4	1	3	8	32	93	95	147	115	89	97	198	162	20	1,064
Grafham	0	0	0	0	0	0	0	-1	2	0	0	0	0	0	1
Great Gidding	0	0	1	-1	4	1	0	1	0	1	0	0	0	0	7
Great Gransden	1	0	1	0	0	0	-3	3	4	23	20	2	0	0	51
Great Paxton	0	0	0	0	0	1	0	0	0	0	2	4	0	1	8
Great Staughton	4	1	-1	1	1	2	1	-1	2	2	0	13	1	1	27
Hail Weston	-1	5	1	3	0	5	0	0	0	0	0	0	0	2	15
Hamerton and Steeple Gidding	1	0	0	0	0	0	0	0	1	0	1	0	0	0	3
Hemingford Abbots	0	0	-1	0	2	0	0	0	-1	2	1	-1	0	2	4
Hemingford Grey	97	28	70	2	0	1	2	5	1	0	1	2	1	1	211
Hilton	1	2	0	0	0	0	1	1	1	0	0	0	2	1	9
Holme	2	0	0	2	0	0	7	3	1	4	1	2	0	1	23
Holywell-cum-Needlingworth	4	0	1	0	0	1	0	5	2	21	41	55	19	2	151
Houghton and Wyton	2	0	0	1	4	0	5	1	0	1	0	1	58	12	85
Huntingdon	14	-13	127	121	141	115	56	71	141	12	23	31	67	24	930
Kimbolton	1	1	0	-10	2	8	7	1	0	1	16	10	1	2	40
Kings Ripton	0	2	1	0	1	0	0	0	0	0	0	0	0	0	4

# Appendix 1 Net completions by Parish from 2011/12 to 2024/25

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	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Grand Total
Leighton Bromswold	0	1	0	0	0	0	0	0	0	0	0	0	1	0	2
Little Paxton	125	45	74	83	0	92	-1	3	0	1	26	85	68	23	624
Offord Cluny and Offord D'Arcy	4	0	6	0	0	1	1	25	9	1	10	0	0	3	60
Old Hurst	2	0	0	0	5	3	0	0	0	4	0	0	1	0	15
Old Weston	0	0	1	0	0	-1	3	2	1	2	0	1	0	-1	8
Perry	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Pidley cum Fenton	2	0	1	1	1	8	6	4	7	14	2	7	1	7	61
Ramsey	28	9	7	7	18	13	25	66	71	35	150	129	127	75	760
Sawtry	2	2	88	82	26	1	23	69	37	40	37	76	49	100	632
Sibson-cum-Stibbington	-1	2	0	3	1	2	2	2	2	2	0	1	0	0	16
Somersham	7	9	1	1	3	9	3	12	11	5	2	6	21	39	129
Southoe and Midloe	0	0	0	2	0	0	0	1	0	0	0	0	1	0	4
Spaldwick	5	1	0	0	0	4	3	1	0	0	0	1	2	1	18
St Ives	93	123	42	17	33	35	67	112	40	76	12	4	13	20	687
St Neots	335	110	218	156	191	121	36	24	16	109	114	227	424	255	2,336
Stilton	10	1	0	2	2	2	3	1	1	3	2	1	79	12	119
Stow Longa	0	0	0	0	-1	2	0	2	0	0	0	0	0	0	3
The Stukeleys	16	15	0	2	-1	48	117	113	124	160	175	149	122	173	1,213
Tilbrook	0	0	3	0	2	1	0	1	0	1	0	0	0	0	8
Toseland	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Upton and Coppingford	0	0	0	1	2	0	-1	0	1	0	1	0	0	1	5
Upwood and the Raveleys	7	-1	2	0	2	0	5	5	3	5	1	6	0	1	36
Warboys	5	1	6	5	13	32	71	50	65	84	12	5	0	5	354
Waresley-cum-Tetworth	0	0	0	0	0	1	0	0	0	0	0	1	1	1	4

# Net completions by Parish from 2011/12 to 2024/25 Appendix 1

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	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Grand Total
Water Newton	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Winwick	0	1	0	0	1	1	0	0	0	3	0	1	0	1	8
Wistow	2	0	0	2	0	0	1	3	0	3	0	5	0	1	17
Wood Walton	0	0	1	0	0	0	6	2	2	1	0	0	0	0	12
Woodhurst	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Wyton-on-the-Hill	0	0	0	0	0	1	-1	0	0	0	0	0	0	0	0
Yaxley	31	17	3	9	5	30	65	1	2	6	19	3	3	5	199
Yelling	1	2	1	0	1	0	0	0	0	0	1	-1	1	0	6
Total Huntingdonshire	855	412	686	514	526	687	744	1,039	1,012	1,041	1,053	1,250	1,276	858	11,953

# Appendix 2 Housing Trajectory to 2036

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## Appendix 2 Housing Trajectory to 2036

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
<b>Existing Planning Permissions - Unallocated sites</b>																			
Reserved Matters 0301597REM	The Old Granary, Gidding Rd, Sawtry	0.6	Brownfield. Rough foundations in place so material start has been implemented some years ago. A revised surface water drainage strategy for the site has been resolved with the Middle Level Commissioners. There are some legal matters being addressed on site which are with Land Registry now. Expects the site to complete in one year. Deferred by 2 years as legal issues to resolve.	0	10	10	10	0	0	0	10	0	0	0	0	0	0	0	10
Full 18/00212/FUL	Former British Red Cross Society, Huntingdon	0.16	Brownfield. Units (7 apartments and 3 houses) under construction. Estimated.	0	10	10	10	10	0	0	0	0	0	0	0	0	0	0	10
Outline 17/00101/OUT Reserved Matters 20/00923/REM	D J C Produce, Pingle Bank, Holme	0.99	Brownfield. Outline application was approved in May 2019. Reserved matters application (20/00923/REM) was approved in February 2023. Discharging conditions. Estimated.	0	25	25	25	0	0	10	15	0	0	0	0	0	0	0	25
Outline 18/01073/OUT Reserved Matters 21/01723/REM	Land Rear Of 92 To 108 High Street, Needlingworth	4.6	Greenfield. 21/01723/REM was approved in February 2022. Remains extant through approval of 24/00365/CLPD. Site is solely for affordable homes with Cross Keys Homes delivering the site. They are awaiting a Homes England grant via the Affordable Homes Programme to ensure the viability of the site.	0	45	45	45	0	0	20	25	0	0	0	0	0	0	0	45
Outline 18/02192/OUT Reserved Matters 21/01808/REM	Land West Of 26 To 34 High Street, Stilton	4.25	Greenfield. The site was approved in May 2019. Remains extant through 24/00529/CLPD. The site has been sold to Cross Keys Homes. 21/01808/REM approved in March 2022. Discharging S106 obligations. Viability of the site will require Homes England Grant. Split over two years.	0	70	70	70	0	0	35	35	0	0	0	0	0	0	0	70



# Housing Trajectory to 2036 Appendix 2

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Outline 22/01926/OUT	Land At Fenton Fields Farm, Bencroft Lane, Warboys	0.59	Greenfield. 22/01926/OUT was approved May 2023. Access has been secured from the adjacent WB4 (South of Farrier's Way) which is now complete. No reserved matters have yet been submitted on site. Estimated.	0	10	10	0	0	0	0	0	0	5	5	0	0	0	0	10
Hybrid Outline and Full 18/00958/FUL	Potton Ltd Eltisley Road Great Gransden	3.37	Brownfield. Hybrid application with full permission granted in March 2021 for 5 custom and self-build show homes, which will be kept as such after site completion, and outline permission for 38 custom and self-build homes. The start on site is subject to the demolition of existing factory. Decision allows up to 5 years for the submission of reserved matters. Before the submission of a reserved matters application, a design guide for the site must be submitted and approved in accordance with condition 1 of 18/00958/FUL. No design guide has yet been submitted. Estimated.	0	38	38	0	0	0	0	0	0	0	0	0	12	13	13	38
Full 20/00285/FUL	F Vindis And Sons Ltd, Low Road, Fenstanton	2.76	Brownfield. Full application for 94 dwellings approved in March 2022. Now solely an affordable housing scheme following purchase by Settle Housing Association and qualifying from funding from Homes England. All units under construction with a high proportion of flats.	0	94	94	94	0	94	0	0	0	0	0	0	0	0	0	94
Full 20/01363/FUL 22/001364/LBC	106 Cambridge Street, St Neots	0.57	Brownfield. Full application and listed building consent granted to change the use of a care home to 13 dwellings in August 2021. 22/00678/NMA and 22/00671/LBC approved in July 2022 amended the scheme down to 12 flats. This has been reflected in the trajectory. All units are under construction. Estimated.	0	12	12	12	12	0	0	0	0	0	0	0	0	0	0	12
Outline 19/00038/OUT Reserved Matters 21/01043/REM	Meadow View Farm, Thrapston Road Brampton	2.23	Greenfield. Outline permission granted in April 2021 for 30 dwellings and a care home of up to 70 beds. 21/01043/REM for the 30 dwellings was approved in June 2022. Conditions being discharged and the removal of telecommunications infrastructure on site being explored. 1 dwelling demolished shown on county completions records 2024/25. 24/00767/CLPD submitted for the construction of 30 dwellings. Estimated.	0	30	30	30	0	0	0	15	15	0	0	0	0	0	0	30

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Outline 20/01407/OUT Reserved Matters 22/01080/REM	Land North of Shawley Road and West of Glatton Road, Sawtry	34.25	Greenfield. Up to 340 dwellings permitted in November 2021 under 20/01407/OUT. 22/01080/REM submitted on behalf of Allison Homes was approved in October 2024. One housebuilder is currently involved with delivering the scheme and purchase negotiations are underway. Site works underway. Agent expects to build out over 8 years completing in 2032/33. Potential for viability constraints in relation to affordable housing delivery. Defer by one year.	0	340	340	170	0	20	50	50	50	50	50	50	20	0	0	340
Full 22/01439/FUL	11 - 12 The Pavement, St Ives	0.05	Brownfield. 22/01439/FUL was approved in December 2022 for the demolition and construction of three-storey building rather than conversion of the existing building into 10 self-contained units. Several conditions discharged. One house builder involved, who states there are no anticipated constraints. Under construction.	0	10	10	10	10	0	0	0	0	0	0	0	0	0	0	10
Outline 19/00552/OUT Reserved Matters 21/02019/REM	Land West Of The Avenue, Ramsey	4.01	Greenfield. Outline application approved in July 2021. 21/02019/REM approved in April 2022. One housebuilder involved with the site and progressing well. Agent expects to build out over 2 years completing in 2025/2026. Trajectory amended to reflect the number of completions on site.	58	42	100	42	42	0	0	0	0	0	0	0	0	0	0	42
Full 18/02726/FUL	Former Car Showroom, London Road, St Ives	1.53	Brownfield. Residential development of 49 dwellings following demolition of existing buildings on site. Approved in April 2022 and implemented. One housebuilder involved. Notice for a full structural demolition of the existing buildings on site received in September 2024. Current owners no longer developing and attempting to sell the site. No trajectory information available. Estimated.	0	49	49	0	0	0	0	0	0	0	0	20	29	0	0	49
Outline 20/00164/OUT Rural Exception Site	Land West Of Wychwood, Church End, Hilton	1.18	Greenfield. Rural exception site. Outline for up to 16 dwellings granted permission in July 2022. Reserved matters (25/00781/REM) submitted April 2025 and is pending consideration. Accent Housing involved with the site.	0	16	16	16	0	0	16	0	0	0	0	0	0	0	0	16

# Housing Trajectory to 2036 Appendix 2

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Rural Exception Site Outline 20/00208/OUT Reserved Matters 22/01951/REM	Land North of 15, Yaxley Road, Holme	0.31	Greenfield. Rural exception site. Outline application (20/00208/OUT) approved in May 2022. 22/01951/REM approved in January 2023. One housebuilder involved (Longhurst). Latest condition discharged in December 2024. Estimated.	0	10	10	10	0	5	5	0	0	0	0	0	0	0	0	10
Rural Exception Site Outline 21/02027/OUT Reserved Matters 23/02503/REM	Land North of Butchers Close, Alconbury Weston	0.93	Greenfield. Outline application (21/02027/OUT) granted permission in December 2022. 23/02503/REM for all 15 dwellings and also relating to several conditions was approved in February 2025.	0	15	15	15	0	0	15	0	0	0	0	0	0	0	0	15
Full 16/00906/FUL	Land At Former Site Of Huntingdon Marine And Leisure Ltd, Bridge Place Godmanchester	0.43	Brownfield. Mixed use development (C3 and A3/A4) comprising 16 dwellings was approved in January 2023 Site clearance is underway. Net gain of 14 dwellings on site following demolition of an existing dwellings (reflected in trajectory). The loss of two dwellings is reflected in the trajectory. Site promoter states they intend to submit a full application towards the end of 2025 for 2 dwellings on site rather than 16, as this has not yet been submitted, the trajectory has been zeroed to reflect this uncertainty.	0	14	16	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Exception Site Full 21/02139/FUL	Informal Open Space East Of 47 Farm Close, Upwood	1.65	Greenfield. Rural exception site. Residential development of 28 dwellings and associated infrastructure and works. Approved in December 2022, one housebuilder currently involved with the site. The scheme is dependent on Homes England grant funding. Agent anticipates the site to start and complete in 2027/28. Deferred completions by a year.	0	28	28	28	0	0	0	28	0	0	0	0	0	0	0	28
Full 23/01948/FUL	Land East Of Ivy Way, Spaldwick	0.82	Greenfield. Full application for 15 affordable homes was approved in June 2024 (23/01948/FUL). Conditions being discharged. The Agent identifies that the site is 100% affordable and is seeking amendments to the first homes to change their tenure in order to secure funding. The	0	15	0	15	0	0	0	15	0	0	0	0	0	0	0	15

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
			Agent anticipates completion by 2027/28 with all units delivered in that year. Deferred by one year.																
Full 23/02383/FUL	Land Adjacent 9 Cross Street, Farcet	0.68	Brownfield. Full application (23/02383/FUL) approved in May 2024. One housebuilder is involved with the site (Formation Developments Ltd). Agent anticipates all units to be built and potentially occupied by the end of 2025/26.	0	17	0	17	17	0	0	0	0	0	0	0	0	0	0	17
Full 23/00500/FUL	Abbotsley Golf Club, Drewels Lane, Abbotsley	1.57	Brownfield. Full application (23/00500/FUL) submitted in March 2023 and was approved in August 2024. A listed building consent application (24/01425/LBC) was submitted in August 2024 and is pending consideration. Estimated.	0	19	19	0	0	0	0	0	0	0	0	19	0	0	0	19
Outline 22/01594/OUT Reserved Matters 24/01312/REM	Land At Riversfield, Great North Road, Little Paxton	0.99	Greenfield. Outline (22/01594/OUT) was approved in August 2024. Bloor Homes is delivering the site alongside 20/02425/REM for 199 new homes which is now complete. Reserved matters (24/01312/REM) for 26 dwellings was approved in December 2024. Estimated.	0	26	26	26	0	4	22	0	0	0	0	0	0	0	0	26
Total of small sites Full, Reserved Matters or Technical Details Consent under construction	n/a	n/a	No discount applied as sites which are already started are expected to be delivered.	n/a	105	105	105	53	52	0	0	0	0	0	0	0	0	0	105
Total of small sites Full, Reserved Matters or Technical Details Consent not started at 31/03/25	n/a	n/a	A 10% discount has been applied to the total of sites not yet started to allow for some sites which may not be developed.	n/a	218	218	218	54	54	55	55	0	0	0	0	0	0	0	218

# Housing Trajectory to 2036 Appendix 2

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	3032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036	
Total of small sites  Outline and Permission in Principle	n/a	n/a	A 10% discount has been applied to the total of sites not yet started to allow for some sites which may not be developed.	n/a	27	27	27	0	0	13	14	0	0	0	0	0	0	0	27	
			Subtotal	58	1,295	1,323	930	198	229	241	262	65	55	55	89	61	13	13	1,281	
Local Plan Allocations																				
Alconbury/North-West Huntingdon cluster - SEL1.1, SEL1.2 and HU1																				
Existing Planning Permissions - Local Plan Allocations Local Plan Allocation SEL1.1 Alconbury Weald Part Reserved Matters/ Part Outline 1201158OUT, Reserved Matters 15/01117/REM, 16/02013/REM, 16/01329/REM, 17/00802/REM, 18/01536/REM, 18/02223/REM,	Alconbury Weald/ RAF Alconbury/ North Huntingdon HU1 cluster	830	<p>The Local Plan Inspector considered that an overall cap of 300 dwellings per was an appropriately cautious approach reflecting the proximity of the sites and market absorption rates. This results in 4,033 dwellings accounted for outside of the plan period.</p> <p><b>Alconbury Weald</b> - brownfield. The site is progressing well with several housebuilders involved (Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Barratt David Wilson Homes, Cross Key Homes) and reserved matters applications submitted for residential and commercial development as well as for the delivery of site-wide infrastructure to ensure continued delivery. Development has now moved into phase 3. 155 dwellings are under construction as at 31 March 2025 with a further 665 benefiting from reserved matters approval. The Agent for the site anticipates the capacity of the site to be 6,500. This includes an additional 1,500 homes at Grange Farm for which an outline application was approved in October 2024 (19/01341/OUT). In last years survey, the Agent anticipated completions for Grange Farm to start from 2026/27 onwards.</p> <p><b>RAF Alconbury</b> - brownfield. MoD have confirmed that the United States Visiting Forces will continue to occupy the site, resulting in the site no longer being available.</p>	1,152	6,788	3,907	1,030	175	180	200	225	250	250	275	300	300	300	300	300	2,755

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	3032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
21/00283/REM, 21/00764/REM, 21/00804/REM, 21/01548/REM, 21/02675/REM, 23/00271/REM, 23/00695/REM, 21/01548/REM, 17/00079/REM Local Plan Allocation SEL1.2 - RAF Alconbury Local Plan allocation without Planning Permission Local Plan Allocation HU1 - Ermine Street (South) Outline - 18/01918/OUT Local Plan Allocation HU1 - Ermine Street (North) Planning application submitted 20/00847/OUT			<p><b>Ermine Street (South)</b> - greenfield. Outline application (18/01918/OUT) for a mixed use development including 1,000 dwellings was approved in September 2024. Agent in previous surveys has highlighted issues with CCC Highways regarding improvements to A141. One housebuilder currently on site (Bloor Homes). Reserved Matters applications 25/00704/REM, 25/00713/REM, 25/00727/REM and 25/00728/REM submitted in April 2025 and are pending consideration. Anticipate completion over 5 years commencing 26/27.</p> <p><b>Ermine Street (North)</b> - greenfield. Outline application 20/00847/OUT submitted in May 2020 for 648 dwellings is pending consideration. Two housebuilders are expected to be involved with delivering the site. Agent anticipates build out over 7 years completing in 2032/33.</p>																



# Housing Trajectory to 2036 Appendix 2

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
<b>Total for Site Allocation SEL1.1, SEL1.2 and HU1</b>				<b>1,152</b>	<b>6,788</b>	<b>3,907</b>	<b>1,030</b>	<b>175</b>	<b>180</b>	<b>200</b>	<b>225</b>	<b>250</b>	<b>250</b>	<b>275</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>300</b>	<b>2,755</b>
<b>Site Allocation HU3</b>																			
Local Plan Allocations without Planning Permission	Former Police HQ site, Hinchingsbrooke Park Road, Huntingdon	6	Greenfield. Public sector land. Suitable for mixed use development. The opportunity exists to access directly onto Views Common Road connecting the realigned A14 (now A1307) to Hinchingsbrooke Park Road, although there are some land ownership constraints to resolve between Highways England and Cambridgeshire Constabulary following the completion of the road works. These may take several years to resolve. Site may now be brought forward as part of the wider redevelopment of Hinchingsbrooke Hospital, zero provided in the trajectory to reflect uncertainty on what may be delivered on site. Estimated.	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total for Site Allocation HU3</b>				<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Site Allocation HU5</b>																			
Existing Planning Permissions - Local Plan Allocations Full 20/02613/FUL	Edison Bell Way	3	Brownfield. The site has been cleared with remediation works completed. Revised application was permitted for 178 dwellings (20/02613/FUL). One developer on site. Site under construction and now advanced with many properties up to roof height. Response received from site promoter identifying there are site constraints being resolved. No trajectory provided so estimated.	0	178	178	178	38	70	70	0	0	0	0	0	0	0	0	178
<b>Total for Site Allocation HU5</b>				<b>0</b>	<b>178</b>	<b>178</b>	<b>178</b>	<b>38</b>	<b>70</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>178</b>
<b>Site Allocation HU11</b>																			

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Existing Planning Permissions - Local Plan Allocations 15/02016/FUL and 19/00028/FUL (19/00029/LBC)	Parcels F and G Brampton Park (formerly RAF Brampton)	4	Brownfield. Site progressing well with final units under construction. Estimated.	17	13	30	13	13	0	0	0	0	0	0	0	0	0	0	13
<b>Total for Site Allocation HU11</b>		<b>4.0</b>		<b>17</b>	<b>13</b>	<b>30</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>
<b>Site Allocation HU14</b>																			
Local Plan Allocations without Planning Permission	RGE Engineering, Godmanchester	3.8	Brownfield. 25/01587/FUL was submitted in August 2025 for 82 dwellings. One housebuilder expected on site (Campbell Buchanan George). Agent anticipates build out over two years completing in 2027/28 but identifies that further ground investigation works are underway and demolition costs being reviewed. Trajectory kept in line with the application of 82 dwellings even though the allocation is for 90 dwellings. Deferred by one year and split completions over three years.	0	82	82	82	0	0	20	42	20	0	0	0	0	0	0	82
<b>Total for Site Allocation HU14</b>		<b>3.8</b>		<b>0</b>	<b>82</b>	<b>82</b>	<b>82</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>42</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>82</b>
<b>St Neots East (Loves Farm/Wintringham Park) cluster - SEL2</b>																			
Local Plan Allocations with Planning Permission Local Plan Allocation SEL2 Wintringham Park Outline 17/02308/OUT	St Neots East Loves Farm (1300388OUT)/	131.1	The Local Plan Inspector considered that an overall cap of 200 dwellings per year being delivered across the St Neots East cluster was an appropriately cautious approach reflecting the proximity of the sites and	936	2,884	3,116	980	180	200	200	200	200	200	200	200	200	200	200	2,180

# Housing Trajectory to 2036 Appendix 2

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Reserved Matters 18/02708/REM 18/02719/REM 20/01507/REM 21/01674/REM 22/00305/REM 22/01003/REM Loves Farm East Outline 13/00388/OUT	Wintringham Park (17/2308/OUT)		market absorption rates. It should be noted that Wintringham on its own delivered in 2022/23 212 dwellings, in 2023/24 383 dwellings and in 2024/25 210 dwellings. Actual completions are being kept under review to see whether there may be justification to amend the cap in future.  The cap results in 704 dwellings counted beyond the local plan period. <b>Wintringham Park</b> - greenfield. A hybrid planning application has been approved (17/2308/OUT) in November 2018 for up to 2,800 dwellings as part of a mixed use development. Several reserved matters relating to landscaping and housing have been approved and have commenced. 9 housebuilders currently involved, more than 10 are expected to be involved over the project: Barratt David Wilson, Stonebond, Cala Homes, Morris Homes, Cross Keys Homes, BPHA, Orbit Homes, Keepmoat Homes, Lodge Park Homes. Site is progressing well. As at the 31 March 2025, there were 244 dwellings under construction with a further 177 with reserved matters approval. Keepmoat are likely to submit an application in Spring 2026 for Parcel 1 in Key Phase 2.  <b>Loves Farm</b> - greenfield. S106 for outline application (1300388OUT) was approved in August 2019. A reserved matters relating to secondary road primary infrastructure 22/01147/REM was approved in May 2024 and has commenced. Reserved matters application for strategic landscaping submitted in September 2025. More than two housebuilders are expected to be involved in delivering the site. Agent anticipates build out over 9 years completing in 2035/36.																
<b>Total for Site Allocation SEL2</b>				<b>936</b>	<b>2,884</b>	<b>3,116</b>	<b>980</b>	<b>180</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>2,180</b>
<b>Site Allocation SN1</b>																			
Existing Planning Permissions - Local Plan Allocations Full	St Mary's Urban Village, St Neots	0.9	Brownfield. This site has come forward in several applications totalling 48 dwellings on site. 23/00609/FUL for 7 dwellings was approved in	31	17	48	17	7	0	5	0	5	0	0	0	0	0	0	17

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
0900411FUL and 0900412LBC, 1301969FUL, 17/01446/FUL, 21/02603/FUL, 18/00497/FUL, 21/01940/FUL, 23/00609/FUL, 22/01803/FUL			June 2023 (these are under construction) and 22/01803/FUL was permitted in April 2023 for the conversion of Brook House in five 5 apartments - these are to be completed. 25/01954/LBC submitted in August 2025 to convert Ibetts Yard to 5 dwellings is pending consideration following approval of 0900411FUL. Estimated.																
<b>Total for Site Allocation SN1</b>		<b>0.9</b>		<b>31</b>	<b>17</b>	<b>48</b>	<b>17</b>	<b>7</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>
<b>Site Allocation SN3</b>																			
Existing Planning Permissions - Local Plan Allocations Outline 20/00896/OUT / 24/01539/REM and 24/02385/REM	Cromwell Road North, St Neots	2.6	Mixed green/brownfield. Outline application for 83 dwelling was approved in December 2021 (20/00896/OUT). 24/01539/REM was approved in May 2025. In the 2025 survey, the site promoter states the site is being sold so unable to provide trajectory. With regards to the site, their only concern which could cause a delay with planning is the requirement to extinguish 2x footpaths and create a new bridle way. However this process is well underway with the definitive maps team at CCC, the proposal has been reviewed in full and it is now into the latter stages. Estimated.	0	83	83	58	0	0	0	23	35	25	0	0	0	0	0	83
<b>Total for Site Allocation SN3</b>		<b>2.6</b>		<b>0</b>	<b>83</b>	<b>83</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>35</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>83</b>
<b>Site Allocation SN4</b>																			
Local Plan Allocations without Planning Permission	Cromwell Road Car Park, St Neots	0.6	Brownfield. Agent involved with site exploring with Cambridgeshire County Council possibility for using the site as an extension for the Samuel Pepys School rather than housing. 2025 survey states selling the site so no trajectory provided. Kept at 0 to reflect that the site may now be used as a an extension to the school.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total for Site Allocation SN4</b>		<b>0.6</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Site Allocation SN5																			
Local Plan Allocations without Planning Permission	North of St James Road to North of High Street, Little Paxton	4.7	Greenfield. The site promoter considers 38 dwellings can be delivered on site and expects an outline application to be submitted in 2026. One housebuilder is expected to be involved. Identifies that there may be legal/land ownership issues regarding a strip of the haul road beyond the adopted highway not in the ownership of the site owner which will be required for development. Trajectory kept inline with the allocation as no application has yet been made. Deferred by two years.	0	35	35	0	0	0	0	0	0	15	20	0	0	0	0	35
Total for Site Allocation SN5		4.7		0	35	35	0	0	0	0	0	0	15	20	0	0	0	0	35
Site Allocation SI1																			
Existing Planning Permissions - Local Plan Allocations Full 19/02280/FUL	Land North Of The How, Houghton Road, St Ives	2.5	Greenfield. Full application (19/02280/FUL) permitted in July 2021 for 18 dwellings. The Agent states the site is in Administration. The Administrators were appointed in May 2024 and continue to work towards completing the scheme and are working towards discharging the final planning conditions. Remaining units under construction, amended trajectory response to reflect completions and split over two years.	7	11	18	11	6	5	0	0	0	0	0	0	0	0	0	11
Existing Planning Permissions - Local Plan Allocations Outline 1402210OUT Reserved Matters 19/01180/REM	St Ives West - Houghton Grange, St Ives	10.4	Brownfield. A reserved matters application (19/01180/REM) for 99 dwellings was submitted by Morris Homes was approved in July 2020. The original submission was for 102 dwellings. 1 housebuilder on site. Construction on site has commenced with completions and occupations on site and all remaining dwellings underway. Estimated.	73	29	102	29	29	0	0	0	0	0	0	0	0	0	0	29
Local Plan Allocations	St Ives West - Land Between Houghton	18.7	Greenfield. Outline application (23/00627/OUT) for 120 dwellings submitted in April 2023 by Homes England which is pending consideration. Resolution to approve subject to signing of S106 in	0	120	120	0	0	0	0	0	0	30	50	40	0	0	0	120

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	3032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
without Planning Permission	Grange & The How		December 2025. Potential viability constraints. Agent anticipates build out over 3 years starting 2029/30. Deferred by one year.																
Total for Site Allocation SI1		31.6		80	160	240	40	35	5	0	0	0	30	50	40	0	0	0	160
Site Allocation SI2																			
Existing Planning Permissions - Local Plan Allocations Outline 16/01485/OUT	St Ives Football Club	1.3	Greenfield. Agent response states that St Ives Town Football Club have decided not to progress this further at this time. They have invested money in improving existing facilities at Westwood Road and do not have plans to move. The trajectory has been zeroed as a result.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total for Site Allocation SI2		0.0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Site Allocation RA3																			
Local Plan Allocations without Planning Permission	West Station Yard & Northern Mill	0.8	Brownfield. Due to the preference to retain the Northern Mill, the site owner is concerned about viability. Site owner in the 2025 survey has stated that there are still issues due to ransom strip blocking access, and potential difficulties with getting planning acceptance for the Field Road entrance. No trajectory provided. Estimated.	0	30	30	0	0	0	0	0	0	0	0	0	15	15	0	30
Total for Site Allocation RA3		0.8		0	30	30	0	0	0	0	0	0	0	0	0	15	15	0	30
Site Allocation RA5																			
Local Plan Allocations without Planning Permission	Whytefield Rd, Ramsey	0.9	Brownfield. No planning application submitted but a consultancy is involved with preparing a full application being prepared. Undertaking land contamination surveys. Estimated.	0	40	40	0	0	0	0	0	0	0	0	20	20	0	0	40
Total for Site Allocation RA5		0.9		0	40	40	0	0	0	0	0	0	0	0	20	20	0	0	40
Site Allocation RA7																			



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Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	3032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Existing Planning Permissions - Local Plan Allocations Outline 20/00863/OUT Reserved Matters 22/01946/REM	East of Valiant Square, Bury	3.6	Greenfield. Outline application (20/00863/OUT) for 87 was approved in July 2021. Reserved matters (22/01946/REM) approved in June 2024. Awaiting the final pre-commencement planning conditions to be signed off. Burmour Construction are the housebuilder involved in developing this site. The scheme is for solely affordable housing. Agent expects build out in 2027/28. Split over two years.	0	87	87	87	0	0	42	45	0	0	0	0	0	0	0	87
Total for Site Allocation RA7		3.6		0	87	87	87	0	0	42	45	0	0	0	0	0	0	0	87
Site Allocation RA8																			
Existing Planning Permissions - Local Plan Allocations Outline 1201274OUT Reserved Matters 20/00161/REM	RAF Upwood & Upwood Hill House	14.5	Brownfield. A reserved matters (20/00161/REM) for phase one (1201274OUT for 160 dwellings) was approved in September 2020 for the southern part of the site. Countryside Properties Ltd is the housebuilder for the site, with Hyde New Build as the beneficiary. All 160 dwellings are to be affordable. Pre-commencement condition being discharged and final highways sign off to be secured. 105 units are under construction. Trajectory response amended to reflect number under construction.	0	160	160	160	30	65	52	13	0	0	0	0	0	0	0	160
Local Plan Allocations without Planning Permission		10.5	Brownfield. A Full application (21/00572/FUL) for 321 was submitted in March 2021 on behalf of Evera Homes for the northern part of the site, this has been reduced to 317 dwellings. The application is pending consideration. With the approval of 160 dwellings under 20/00161/REM, this application would bring the site capacity up to 477. Have kept capacity in line with local plan. Estimated.	0	290	290	50	0	0	0	2	48	48	48	48	48	48	0	290
Total for Site Allocation RA8		25.0		0	450	450	210	30	65	52	15	48	48	48	48	48	48	0	450
Site Allocation BU1																			
Existing Planning Permissions -	East of Silver Street and	14.8	Greenfield. An outline application (18/02753/OUT) was approved in August 2022. Reserved matters expected to be submitted before August	0	290	240	0	0	0	0	0	0	40	40	40	40	40	40	240

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Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Local Plan Allocations Outline 18/02753/OUT	South of A1, Buckden		2026. Morris Homes are the housebuilders for this site. Agent anticipates build out over 8 years completing in 2033/34. Deferred by four years as only outline permission, meaning 50 dwellings are outside of the plan period.																
<b>Total for Site Allocation BU1</b>		<b>14.8</b>		<b>0</b>	<b>290</b>	<b>240</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>240</b>
<b>Site Allocation FS3</b>																			
Existing Planning Permissions - Local Plan Allocations Outline 20/02128/OUT	Cambridge Road, Fenstanton - East	2.4	Greenfield. Outline planning application (20/02128/OUT) for 39 dwellings was permitted in September 2022. Agent anticipates reserved matters to be submitted early 2026, the site is currently being sold to a housebuilder. Agent anticipates a buildout over three years starting in 2025/26. Deferred by two years.	0	39	39	39	0	0	10	20	9	0	0	0	0	0	0	39
<b>Total for Site Allocation FS3</b>		<b>2.4</b>		<b>0</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>39</b>
<b>Site Allocation KB2</b>																			
Local Plan Allocations without Planning Permission	North of Station Road/Stow Road, Kimbolton	2.5	Greenfield. No planning application yet submitted for the site within the base date but 25/01029/FUL for 65 dwellings was received in June 2025 and is pending consideration. Estimated.	0	65	65	65	0	0	0	30	35	0	0	0	0	0	0	65
<b>Total for Site Allocation KB2</b>		<b>2.5</b>		<b>0</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65</b>
<b>Site Allocation SY1</b>																			
Existing Planning Permissions - Local Plan Allocations Full 19/01294/FUL	Land East Of Glebe Farm Gidding Road, Sawtry	10.8	Greenfield. Wider allocation of 80 dwellings built out. 19/01294/FUL is for 6 additional dwellings in the south west corner of the site along Gidding Road permitted in November 2021. Conditions have recently been discharged including those relating to surface and foul water. Estimated.	0	6	6	6	0	0	6	0	0	0	0	0	0	0	0	6

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Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Total for Site Allocation SY1			10.8	0	6	6	6	0	0	6	0	0	0	0	0	0	0	0	6
Site Allocation SY2																			
Existing Planning Permissions - Local Plan Allocations Outline 17/00077/OUT Reserved Matters 19/00462/REM	South of Gidding Rd, Sawtry	10.8	Greenfield. Outline permission granted May 2018. Site acquired by Bovis Homes and a reserved matters application (19/00462/REM) for 295 was approved in November 2019. The site is under construction and progressing well, trajectory amended to reflect completions.	270	25	295	25	25	0	0	0	0	0	0	0	0	0	0	25
Total for Site Allocation SY2			10.8	270	25	295	25	25	0	0	0	0	0	0	0	0	0	0	25
Site Allocation SM1																			
Local Plan Allocations without Planning Permission Full 24/02259/FUL	College Farm, West of Newlands Industrial Estate, Somersham	1.8	Greenfield. 24/02259/FUL was submitted in December 2024 for 52 dwellings. This is pending consideration and dependent on signing a S106. Bellway involved with the site. Build out over 3 years starting 2026/27. Deferred by one year.	0	52	52	52	0	0	5	25	22	0	0	0	0	0	0	52
Total for Site Allocation SM1			1.8	0	52	52	52	0	0	5	25	22	0	0	0	0	0	0	52
Site Allocation SM2																			
Existing Planning Permissions - Local Plan Allocations Outline 15/00917/OUT Reserved Matters	Newlands, Somersham	2.5	Greenfield. Outline application for 45 dwellings and a residential care home in November 2017. A reserved matters application (19/02220/REM) for 45 dwellings was approved in September 2021. A	30	15	45	15	8	7	0	0	0	0	0	0	0	0	0	15

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	3032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
19/02220/REM			reserved matters (19/02289/REM) for a residential care home was approved in December 2021. The site is under construction and being built out by Rose Homes and Muir Group Housing Association. Housebuilder anticipates build out over 3 years completing in 2027/28. Amended trajectory to reflect number of completions.																
Total for Site Allocation SM2		2.5		30	15	45	15	8	7	0	0	0	0	0	0	0	0	0	15
Site Allocation SM3																			
Existing Planning Permissions - Local Plan Allocations Outline 21/02111/OUT	The Pasture, Somersham	0.9	Greenfield. An outline application (21/02111/OUT) for 11 dwellings was approved in December 2022. Reserved matters expected at the end of 2025/ beginning of 2026. The site is currently being marketed. Agent anticipates build out over one year (2026/27). Deferred by two years.	0	11	11	11	0	0	0	11	0	0	0	0	0	0	0	11
Total for Site Allocation SM3		0.9		0	11	11	11	0	0	0	11	0	0	0	0	0	0	0	11
Site Allocation SM4																			
Local Plan Allocations without Planning Permission	Somersham Town Football Club and Pond Closes, Somersham	3.8	Greenfield. Relocation of the football club required as housing development on this site is tied to this being achieved. Campbell Buchanan George are the housebuilder involved with delivering the site and consider the site could deliver 50 homes. The cost of relocating the football field and establishing a new field within the site may impact the delivery of the site. The site has also been promoted in the call for sites for the updated local plan and the site promoter seeks the site to be allocated in the new plan with an enlarged site area than currently allocated. Considers the site could build out over three years starting in 2028/29. Trajectory kept in line with the allocation as no application has yet been made. Deferred by four years.	0	45	45	0	0	0	0	0	0	0	0	10	15	20	0	45
Total for Site Allocation SM4		3.8		0	45	45	0	0	0	0	0	0	0	0	10	15	20	0	45

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Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Site Allocation SM5																			
Existing Planning Permissions - Local Plan Allocations Outline 19/01790/OUT Reserved Matters 23/00369/REM	North of The Bank, Somersham	2.1	Greenfield. An outline for the site was permitted in February 2023 for 132 dwellings including one self build dwelling (19/01790/OUT). Allison Homes East, Amplus as registered provider are involved with delivering the site. Reserved matters application (23/00369/REM) approved in May 2024. Agent anticipates the site building out over 4 years completing in 2027/28 with no anticipated constraints. Trajectory revised to align with completions on site.	26	106	132	106	25	40	41	0	0	0	0	0	0	0	0	106
Total for Site Allocation SM5		2.1		26	106	132	106	25	40	41	0	0	0	0	0	0	0	0	106
Site Allocation WB1																			
Existing Planning Permissions - Local Plan Allocations Outline 20/00308/OUT Reserved Matters 23/02505/REM	West of Ramsey Road, Warboys (Southern part)	0.9	Greenfield. Site is in dual ownership. Southern part of the site has 20/00308/OUT for 24 dwellings was approved in October 2021. A separate application (20/00723/FUL) for the demolition of 21 Ramsey Road to allow for access to the site was approved in October 2021. A reserved matters application (23/02505/REM) was submitted in December 2023 and was approved. Stonewater Housing Association are involved with bringing forward the site Agent anticipates build out in year (2026/27). Discharging conditions. Split over two years.	0	24	24	24	0	12	12	0	0	0	0	0	0	0	0	24
Local Plan Allocations without Planning Permission	West of Ramsey Road, Warboys (Northern part)	0.8	Greenfield. Site is in dual ownership. A full application on site is being prepared for 21 dwellings. Estimated.	0	21	21	0	0	0	0	0	0	10	11	0	0	0	0	21
Total for Site Allocation WB1		1.7		0	45	45	24	0	12	12	0	0	10	11	0	0	0	0	45
Site Allocation WB2																			

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Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	3032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Local Plan Allocations without Planning Permission	Manor Farm Buildings, Warboys	0.6	Greenfield. No application has yet been submitted. A key constraint to development is the lack of available, suitable alternative farm site for buildings to relocate to in previous surveys an outline application was expected in 2025/26 and building out over two years once approved. Estimated.	0	10	10	0	0	0	0	0	0	0	0	0	0	5	5	10
Total for Site Allocation WB2		0.6		0	10	10	0	0	0	0	0	0	0	0	0	0	5	5	10
Site Allocation WB3																			
Local Plan Allocations without Planning Permission	South of Stirling Close, Warboys	3.8	Greenfield. No planning application yet submitted for the site. In previous survey the agent stated that they are reviewing marketing options for the land with anticipated sale to a housebuilder under way. Estimated.	0	50	50	0	0	0	0	0	0	0	0	0	25	25	0	50
Total for Site Allocation WB3		3.8		0	50	50	0	0	0	0	0	0	0	0	0	25	25	0	50
Subtotal				2,542	11,642	9,367	3,044	536	579	669	636	624	618	644	658	663	653	545	6,825
Other Commitments: Subject to S106																			
Outline 21/01810/OUT	Land West Of 26 To 34 High Street, Stilton	2.05	Greenfield. Outline for 16 Dwellings and Associated Infrastructure Works and Access. Submitted in August 2021 and approved at Development Management Committee in December 2022 subject to signing of S106, this is being drafted. One housebuilder involved (Cross Keys Homes). Estimated.	0	16	16	0	0	0	0	0	0	16	0	0	0	0	0	16
Subtotal				0	16	16	0	0	0	0	0	0	16	0	0	0	0	0	16
Planning applications received before 31st March 2025 and approved between April and October 2025																			



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Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
Outline 23/01002/OUT	Land North Of Lodel Farm, Overcote Lane, Needingworth	1.39	Greenfield. Proposed residential development for the erection of 30 dwellings was submitted in June 2023 and approved in June 2025 (was approved subject to signing of a S106 in April 2025). Estimated.	0	30	30	0	0	0	0	0	0	15	15	0	0	0	0	30
Full 24/02206/FUL	Land East Of 66 Thrapston Road Brampton	0.92	Greenfield. Proposed residential development for the erection of 15 dwellings along with access, landscaping, garages, roads and all ancillary works. Application received November 2024 with the decision issued in August 2025. Estimated.	0	15	15	0	0	0	0	7	8	0	0	0	0	0	0	15
<b>Subtotal</b>				<b>0</b>	<b>45</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>8</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45</b>

Other Sources - 'Prior Approval' Conversions to C3 residential use under GPDO																			
18/00756/PMBPA	Tower Farm, New Long Drove, Holme	0.1	Greenfield. Estimated.	0	4	4													
21/00762/P3JPA	The Anderson Centre, Spitfire Close, Huntingdon	0.01	Brownfield. Estimated.	0	2	2													
21/01335/PMBPA	Barn At Lodge Farm, Gidding Road, Sawtry	0.03	Greenfield. Estimated.	0	1	1													
21/01427/PMBPA	Nursery Farm, Thrapston Road, Brampton	0.02	Greenfield. Estimated.	0	1	1													

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
21/01616/P3JPA	West Farm, The Lane, Easton	0.005	Brownfield. Estimated.	0	1	1													
23/00009/PMBPA	Agricultural Buildings, Cottage Farm, Leighton Road, Hamerton	0.15	Greenfield. Estimated.	0	5	5													
21/01350/P3JPA	56 High Street, Somersham	0.1	Brownfield. Estimated.	0	6	6													
20/01385/PMBPA	Manor Lodge, Hamerton Road, Steeple Gidding	0.04	Greenfield. Under construction. Estimated	0	3	3													
22/00883/PMBPA	Grange Farm, Brook End, Catworth	0.02	Greenfield. Estimated.	0	2	2													
23/00502/PMBPA	Bridge Farm, Hollow Road, Ramsey Forty Foot	0.08	Greenfield. Estimated.	0	2	2													
23/00503/PMBPA	Bridge Farm, Hollow Road, Ramsey Forty Foot	0.05	Greenfield. Estimated.	0	3	3													
23/00539/PMBPA	Agricultural Buildings, Top	0.14	Greenfield. Estimated.	0	5	5													

# Housing Trajectory to 2036 Appendix 2

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
	Farm, Long Drove, Holme																		
23/01104/P3JPA	Building Adjacent To Salome Farm, Sheep Street, Hamerton	0.04	Brownfield. Estimated.	0	1	1													
23/01436/P3JPA	11 Station Road, St Ives	0.04	Brownfield. Estimated.	0	3	3													
23/01650/PMBPA	Abbey Farm, Woodwalton Lane, Sawtry	0.14	Greenfield. Estimated.	0	5	5													
23/02046/PRI032	7B High Street, Fenstanton	0.018	Brownfield. Estimated.	0	1	1													
23/02146/PRI027	White Towers, Wood End, Bluntisham	0.13	Brownfield. Approval for 4 dwellings after loss of existing resulting in a net gain of 3 units. Estimated.	0	3	3													
24/00031/P3JPA	3 Tebbutts Road St Neots	0.15	Brownfield. Change of use under construction. Estimated.	0	11	11													
24/00419/PMBPA	Building East of Gumecestre Farm, Splash Lane, Wyton		Greenfield. Estimated.	0	2	2													
24/00781/PMBPA	Former Agricultural Building, West	0.0428	Greenfield. Estimated.	0	1	1													

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
	Street, Godmanchester																		
24/01121/PMBPA	Agricultural Buildings, Short Drove, Holme	0.0685	Greenfield. Estimated.	0	3	3													
24/01678/PMBPA	Land North Of Allotments, Mill Lane, Bluntisham	0.9386	Greenfield. Estimated.	0	2	2													
24/01777/PMBPA	Long Lane House, Long Lane, Hemingford Grey	0.0051	Greenfield . Estimated	0	1	1													
24/02037/PMBPA	Barn, 291 Oilmills Road, Ramsey Mereside	0.0454	Greenfield. Estimated.	0	1	1													
24/02145/P3JPA	18 High Street, Warboys	0.0293	Brownfield. Estimated	0	1	1													
24/02283/P3JPA	R B Woodworking, Gidding Road, Hamerton	0.1137	Brownfield. Estimated	0	1	1													
24/01727/P3JPA	58 - 62 High Street, St Neots	0.0923	Brownfield. Estimated	0	15	15													

# Housing Trajectory to 2036 Appendix 2

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
24/01500/P3JPA	The Apple Tree Surgery, Chapel Road, Earith	0.0236	Brownfield. Estimated	0	1	1													
24/01316/P3JPA	15 Crown Street, St Ives	0.0209	Brownfield. Estimated	0	2	2													
24/00768/P3JPA	37 High Street, St Neots	0.0439	Brownfield. Estimated	0	6	6													
24/00739/P3JPA	Centenary House, St Marys Street	0.1876	Brownfield. Estimated	0	14	14													
24/00310/P3JPA	3 Popes Lane, Warboys	0.0445	Brownfield. Estimated	0	1	1													
24/00267/P3JPA	17A Market Hill, St Ives	0.0325	Brownfield. Estimated	0	3	3													
24/01855/P3JPA	11 High Street, St Neots	0.0152	Brownfield. Estimated	0	3	3													
25/00004/PMBPA	Land Adjacent 21 Mill Road, Great Gidding	2.4744	Brownfield. Estimated.	0	1	1													
25/00109/PMBPA	Mill Barn Farm, Bridge Road, Broughton	0.0836	Greenfield. Estimated.	0	4	4													
			The Local Plan Inspector considered that an overall cap of 20 dwellings per year being delivered across prior approval sites was an appropriately cautious approach reflecting future likely supply. Projecting 20 dwellings a year over the remaining plan period results in 240 dwellings. This	0	220	220	100	20	20	20	20	20	20	20	20	20	20	20	220

# Appendix 2 Housing Trajectory to 2036

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025- 2036
			comprises the sites identified and an allowance for future sites to come forward.																
Subtotal				0	220	220	100	20	20	20	20	20	20	20	20	20	20	20	220

Windfall and Rural Exception Sites																			
Windfall small sites (less than 10 dwellings)	n/a	n/a	The average small site completions, including change of use and excluding prior approvals, over the past 14 years has been 140 completions with 10 out of the 14 years achieving over 120. The cap for small sites has therefore been recalibrated from 80 to 120 to reflect a more realistic picture on small site delivery going forward. Have subtracted the outline permissions from the annual estimate of 120.	n/a	840	840	120	0	0	0	0	120	120	120	120	120	120	120	840
Rural Exception Sites	n/a	n/a	The Inspector for the Local Plan in his final report dated 29 April 2019, states that 35 dwellings a year from 2021/2022 is reasonable given the evidence provided on historic delivery in the Local Plan hearing sessions held in July and September 2018. Permitted rural exception sites that are yet to be built out are listed above in the trajectory: 20/00164/OUT for 16 dwellings in Hilton, 20/00208/OUT for 10 dwellings in Holme, 21/02139/FUL for 28 dwellings in Upwood, 21/02027/OUT for 15 dwellings in Alconbury Weston. The capacity of these applications has been subtracted from years 2 and 3.	n/a	281	281	71	0	0	1	35	35	35	35	35	35	35	35	281
Subtotal				n/a	1,121	1,121	191	0	0	1	35	155	155	155	155	155	155	155	1,121

Total	14,294	12,047	4,265	754	828	931	960	872	879	889	922	899	841	733	9,508
						4,345									
Completions between 2011 - 2025	11,953														
Total predicted completions 2025/26 to 2035/36 + completions from 2011-2025	21,461														



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

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025-2036
Alconbury and north-west Huntingdon cluster																			
Existing Planning Permissions - Local Plan Allocations Local Plan Allocation SEL1.1 Alconbury Weald Part Reserved Matters/ Part Outline 1201158OUT, Reserved Matters 15/01117/REM, 16/02013/REM, 16/01329/REM, 17/00802/REM, 18/01536/REM,	Alconbury Weald	575	Brownfield. The site is progressing well with several housebuilders involved (Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Barratt David Wilson Homes, Cross Key Homes) and reserved matters applications submitted for residential and commercial development as well as for the delivery of site-wide infrastructure to ensure continued delivery. Development has now moved into phase 3. 155 dwellings are under construction as at 31 March 2025 with a further 665 benefiting from reserved matters approval. The Agent for the site anticipates the capacity	1,152	5,348	3,447	1,110	175	220	255	255	205	230	170	185	200	200	200	2,295

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

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025-2036
18/02223/REM, 21/00283/REM, 21/00764/REM, 21/00804/REM, 21/01548/REM, 21/02675/REM, 23/00271/REM, 23/00695/REM, 21/01548/REM, 17/00079/REM			of the site to be 6,500. This includes an additional 1,500 homes at Grange Farm for which an outline application was approved in October 2024 (19/01341/OUT). In last years survey, the Agent anticipated completions for Grange Farm to start from 2026/27 onwards. Response not received in 2025/26 so have retained trajectory response from 2024/25 here.																
Local Plan Allocation SEL1.2	RAF Alconbury	84	Brownfield. MoD have confirmed that the United States Visiting Forces will continue to occupy the site, resulting in the site no longer being brought forward.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Outline 18/01918/OUT Local Plan Allocation HU1	Ermine Street (South), Huntingdon	54	Greenfield. Outline application (18/01918/OUT) for a mixed use development including 1,000 dwellings was approved in September 2024. Agent in previous surveys has highlighted issues with CCC Highways regarding improvements to A141. One housebuilder currently on site	0	1,000	1,000	201	0	9	68	62	62	128	135	134	134	134	134	1,000

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

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025-2036
			(Bloor Homes). Reserved Matters applications 25/00704/REM, 25/00713/REM, 25/00727/REM and 25/00728/REM submitted in April 2025 and are pending consideration. Anticipate completions starting from 2026/27. Trajectory only provided for 329 dwellings covering years 2 to 6. Have estimated from year 7 equally splitting the remaining 671 dwellings.																
Planning application submitted 20/00847/OUT (pending consideration) Local Plan Allocation HU1	Ermine Street (North), Huntingdon	33	Greenfield. Outline application 20/00847/OUT submitted in May 2020 for 648 dwellings is pending consideration. Two housebuilders are expected to be involved with delivering the site. Agent anticipates build out over 7 years completing in 2032/33.	0	400	648	363	0	78	95	95	95	95	95	95	0	0	0	648
Subtotal				1,152	6,748	5,095	1,674	175	307	418	412	362	453	400	414	334	334	334	3,943

St Neots East cluster

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

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025-2036
Outline 1300388OUT Local Plan Allocation SEL 2	St Neots East - Loves Farm East	71.5	Greenfield. S106 for outline application (1300388OUT) was approved in August 2019. A reserved matters relating to secondary road primary infrastructure 22/01147/REM was approved in May 2024 and have commenced. Reserved matters application for strategic landscaping submitted in September 2025. More than two housebuilders are expected to be involved in delivering the site. Agent anticipates build out over 9 years completing in 2035/36.	0	1,020	1,020	376	0	0	100	140	136	120	100	153	158	84	29	1,020
Part Reserved Matters/ Part Outline 17/02308/OUT Reserved Matters 18/02708/REM 18/02719/REM 20/01507/REM 21/01674/REM 22/00305/REM 22/01003/REM	St Neots East - Winton Park	59.6	Greenfield. A hybrid planning application has been approved (17/2308/OUT) in November	936	1,864	2,800	1,190	180	270	250	240	250	200	190	200	170	90	80	2,120

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

Huntingdonshire District Council 2025 | Annual Monitoring Report 2025 Part 1 (Housing Supply)

Status / Site reference as at 31/03/2025	Name and address of site	Site area (ha)	Notes	Units built (net)	Extant (net)	Total no. units on site by 2036	Number in years 1-5	2025/ 26 Yr 1	2026/ 27 Yr 2	2027/ 28 Yr 3	2028/ 29 Yr 4	2029/ 30 Yr 5	2030/ 31 Yr 6	2031/ 32 Yr 7	2032/ 33 Yr 8	2033/ 34 Yr 9	2034/ 35 Yr 10	2035/ 36 Yr 11	Total 2025-2036
Local Plan Allocation SEL 2			2018 for up to 2,800 dwellings as part of a mixed use development. Several reserved matters relating to landscaping and housing have been approved and have commenced. Residential approvals have been granted for CALA, Morris, Durkan, Barratt David Wilson, Stonebond and Lovell/Urban & Civic. 9 housebuilders currently involved, more than 10 are expected to be involved over the project: Barratt David Wilson, Stonebond, Cala Homes, Morris Homes, Cross Keys Homes, BPHA, Orbit Homes, Keepmoat Homes, Lodge Park Homes. Site is progressing well with a school now open. As at the 31 March 2025, there were 244 dwellings under construction with a further 177 with reserved matters approval. Keepmoat are likely to submit an application in Spring 2026 for Parcel 1 in Key Phase 2.																
Subtotal				936	2,884	3,820	1,566	180	270	350	380	386	320	290	353	328	174	109	3,140