# Annual Monitoring Report 2026 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

**Housing Development and Supply**

**1.1** The 2025 housing trajectory predicted completions of 754 dwellings in 2025/26. The actual number of completions was 1,013 (net). The majority of new dwellings were built in St Neots (356), Alconbury Weald (219), Bury (90), Somersham (69) and Huntingdon (61). The sites contributing the highest numbers of completions include Wintringham Park (294) in St Neots, Alconbury Weald (219), redevelopment of RAF Upwood Phase 1 (90), and George's Street (62) in Huntingdon.

**1.2** As at 31 March 2026, **851** dwellings were under construction. Completions in 2026/27 are anticipated to be **715** 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 2025/26 monitoring year and onwards. As at 31 March 2026, the standard method number for the district was 1,237 new homes a year. This is a 54% uplift on the housing target set out in the Local Plan to 2036. This means that for the 2025/26 monitoring year onwards, the 1,237 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 2026 to reflect the formal monitoring period for this AMR. The minimum housing target for 2011 to 2026 has been exceeded by 254. Deducting the oversupply gives an overall requirement of **5,931** dwellings, applying a 5% buffer increases this to **6,228** dwellings. This gives an overall housing land supply of **5,327** dwellings compared to a target of **6,228,** which equates to **4.28 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 policy S3 of the NPPF 2026 (formerly paragraph 11 (d) and footnote 8 of the NPPF 2024) in relation to applications involving the provision of housing. This was formerly referred to as 'the tilted balance'.

**1.5** **50.3%** 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 2025/26 **221** new affordable homes were completed, amounting to **21%** of all new dwellings completed (total gross completions were 1,055), and **26.7%** of completions on qualifying sites (i.e. those that meet the affordable housing policy criteria). **188** of these affordable completions were on Local Plan allocations (**85%** of the affordable total).

# 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 2025. The Local Plan to 2036 was adopted at Full Council on 15 May 2019.

**2026 AMR**

**2.3** This is the 22nd Annual Monitoring Report (AMR) to be produced by Huntingdonshire District Council and covers the reporting period 1 April 2025 to 31 March 2026. 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 2026 AMR is expected to be published by 31 December 2026 and will cover the following:

- Local Development Scheme (LDS) progress
- Analysis of performance of adopted policies as at 31 March 2026
- 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 2026

**3.1** The planning policy context for Huntingdonshire through the monitoring year from 1 April 2025 to 31 March 2026 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, Great Staughton, The Stukeleys; and Sawtry.
- 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 development allocations. The Huntingdonshire Local Plan to 2036 was adopted by Full Council on 15 May 2019. This meant that it superseded all previous development plans, apart from any made neighbourhood plans and the Cambridgeshire and Peterborough Minerals and Waste Plans.

**Local Plan Update**

**3.4** 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.

**3.5** 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.

**3.6** 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. A total of 354 sites submitted during the 2023 Call for Sites, together with a further 68 sites submitted in 2025, have also been assessed and consulted on throughout the Local Plan process.

**3.7** 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.

**3.8** 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.

**3.9** 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.

**3.10** A fifth stage of consultation ran from 5 November until 17 December 2025:

- Preferred Options Draft Local Plan to 2046 - this was the first full draft of the Local Plan. It is based on national policy, evidence and previous feedback from stakeholders. It is our vision for sustainable growth to 2046 and sets out how we will deliver land for new homes, jobs and infrastructure. It looks at how we can protect our natural environment, how we will respond to climate change and provides policies which will be used to assess planning applications outlining what we require from new development in the district.

- Sustainability Appraisal for the Preferred Options Draft Local Plan to 2046 - this assessed how the preferred options draft local plan to 2046 performs against environmental, social and economic objectives.

**3.11** Over 2,950 representations were received; these have been carefully considered and have helped to shape the Pre-Submission Local Plan.

**3.12** 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 Pre-Submission Local Plan was presented to Cabinet on 9 September 2026 whereby it and its accompanying Habitats Regulations Assessment , Sustainability Appraisal and Pre-submission Policy Map were approved for representations. The representations period runs from 16 September to 28 October 2026. Further information on this consultation can be viewed on the Pre-Submission webpage. The Council's intention is that, following the close of the consultation, the Local Plan is expected to be submitted to the Planning Inspectorate by 31 December 2026 in line with the transitional arrangements, allowing it to be examined under the 'legacy' plan-making system.

**Neighbourhood Plans**

**3.13** 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).

**3.14** Several neighbourhood plans are due to be subject to referendum in November and December 2026: Brington & Molesworth, Alconbury, Ramsey Communities, and The Giddings, Winwick & Hamerton. 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 2026.

**National Planning Policy Framework**

**3.15** The Ministry for Housing, Communities and Local Government (MHCLG) consulted on a revised NPPF from December 2025 to March 2026.On 17 August 2026, MHCLG published the revised National Planning Policy Framework (NPPF). The 2025 Housing Delivery Test (HDT) results were released alongside the NPPF.

**Planning Practice Guidance**

**3.16** 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 2025/26

**4.1** The 2025 housing trajectory predicted completions of **754** dwellings in 2025/26. The actual number of completions was **1,013 (net).** The majority of new dwellings were built in St Neots (356), Alconbury Weald (219) in The Stukeleys, Bury (90), Somersham (69) and Huntingdon (61). The sites contributing the highest numbers of completions include Wintringham Park (294) in St Neots, Alconbury Weald (219), redevelopment of RAF Upwood Phase 1 (90), and George's Street (62) in Huntingdon.

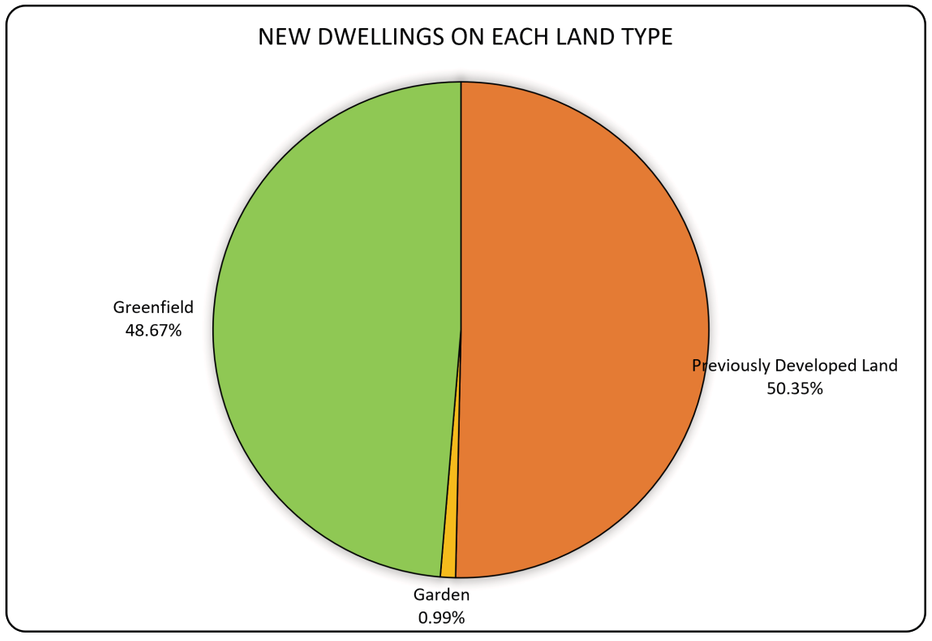
**Key headlines from the 2025/26 data:**

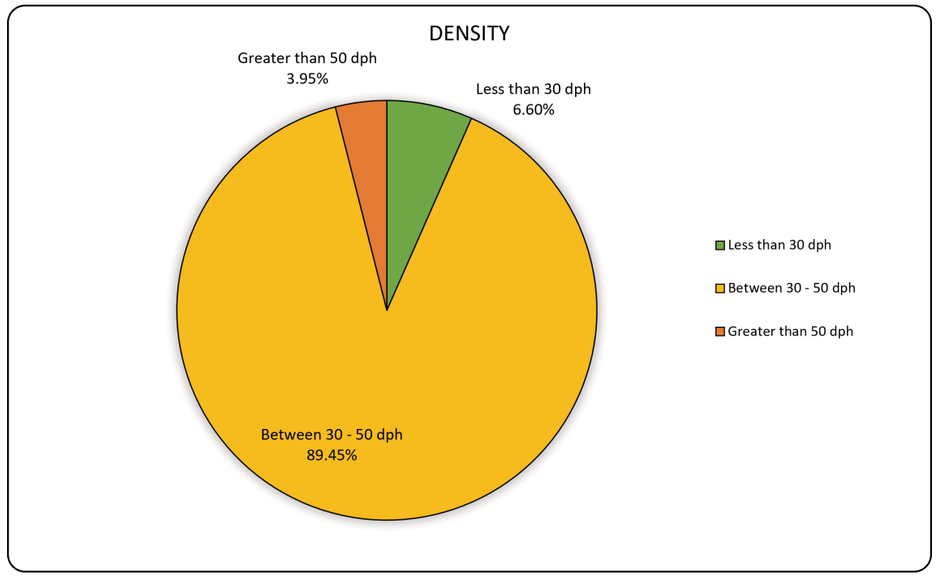
- 2025/26 saw the construction of 1,013 net completions (1,055 new dwellings with 42 demolitions), this exceeded the 2025 housing trajectory of 754 dwellings and the Council's former annual housing target of 804 dwellings (set in the Local Plan).
- Of these 1,013 net completions, 762 (75.2%) were on Local Plan allocations.
- 50.3% of dwellings were completed on previously-developed land (PDL).
- Of the 221 affordable completions, 37.6% were general affordable (83 dwellings), 41.6% were for affordable rental tenures split between social rent (12 dwellings) and affordable rent (80 dwellings); and 20.8% were for shared ownership (46 dwellings).
- Across all tenures and dwelling types, the majority of net completions were 3 bedroomed properties (391), followed by 4+ bedroomed properties (310), then 2 bed (251), 1 bed (80), and Unknown bed (-19).
- On sites of greater than 9 dwellings that have now built out, most dwellings (89.45%) were built on sites with a density between 30-50 dph. 6.6% of homes were built on sites with a less than 30 dwellings per hectare (dph) and 3.95% of dwellings with a density of more than 50dph.
- 6 sites were delivered, and in total 27 gypsy and traveller pitches were provided (some were retrospective or part-retrospective).
- As at 31 March 2026, 851 dwellings were under construction.

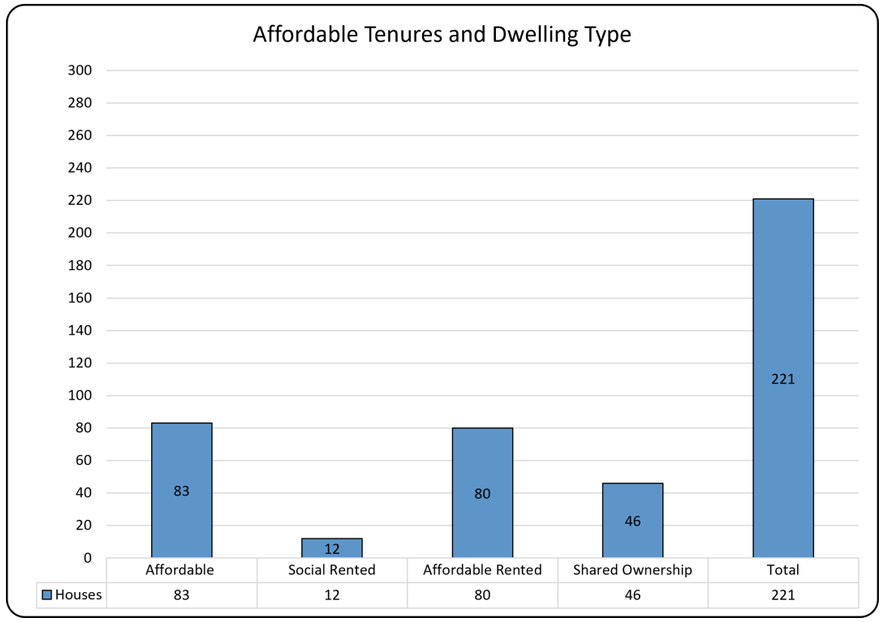
**4.2** Some of these key headlines are illustrated in the series of graphs and charts over the page.

**4.3** To reflect the settlement hierarchy in the adopted Local Plan, Table 4.1 breaks down the 2025/26 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 2025/26 shows that the majority of completions were in the Spatial Planning Areas (81.15%), followed by Key Service Centres (9.97%) then Small Settlements (8.88%). This broadly 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 2025/26 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
Greenfield
48.67%
Previously Developed Land
50.35%
Garden
0.99%


DENSITY
Greater than 50 dph
3.95%
Less than 30 dph
6.60%
Between 30 - 50 dph
89.45%
Less than 30 dph
Between 30 - 50 dph
Greater than 50 dph


Affordable Tenures and Dwelling Type
300
280
260
240
220
200
180
160
140
120
100
80
60
40
20
0
83
12
80
46
221
Affordable
Social Rented
Affordable Rented
Shared Ownership
Total
Houses
83
12
80
46
221

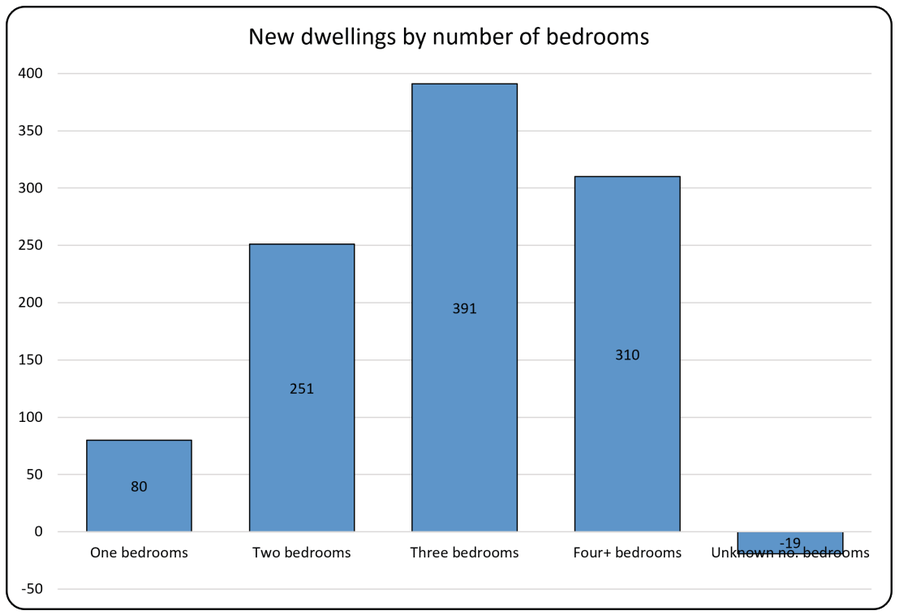
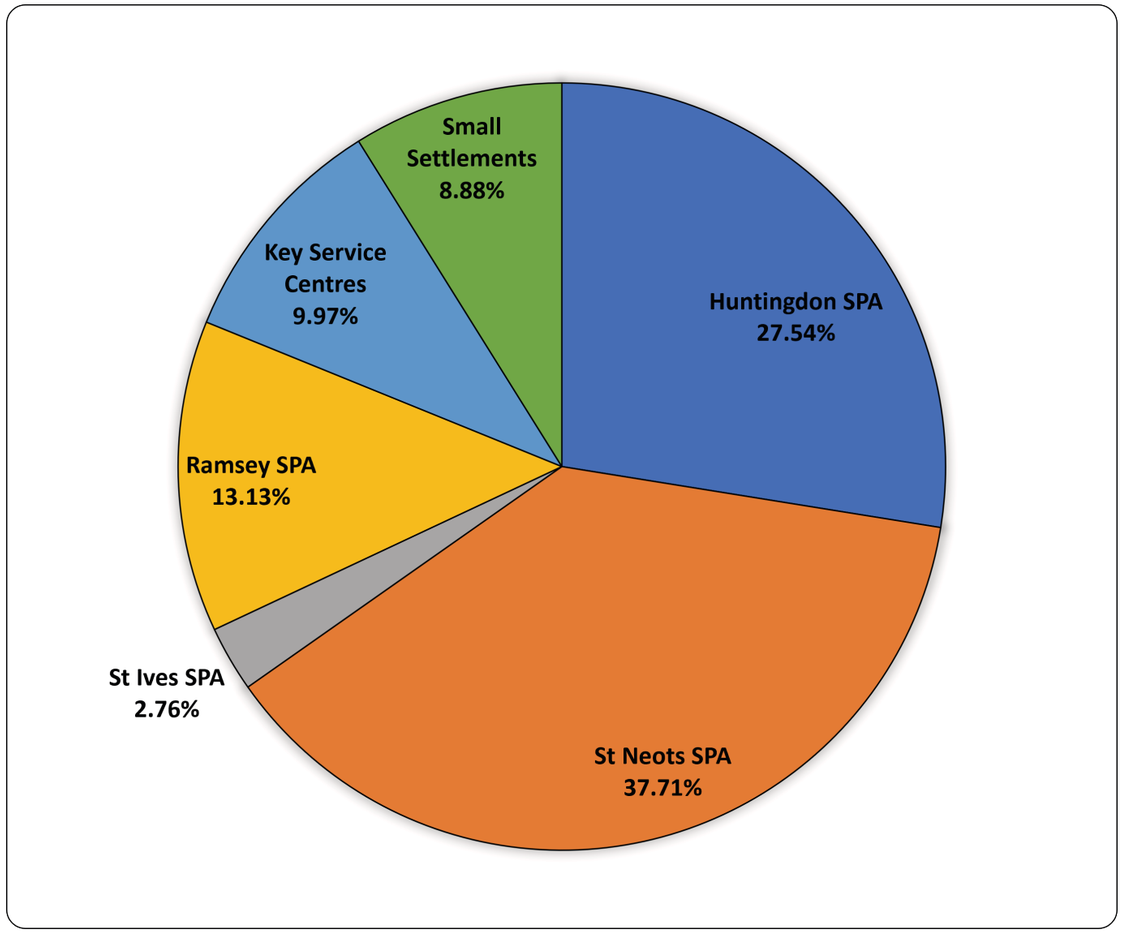

New dwellings by number of bedrooms
400
350
300
250
200
150
100
50
0
-50
80
251
391
310
-19
One bedrooms
Two bedrooms
Three bedrooms
Four+ bedrooms
Unknown no. bedrooms

**Table 4.1 2025/26 Net Completions by Settlement Hierarchy Category**

| Hierarchy | Location | Market | Affordable | Other | Total |
|---|---|---|---|---|---|
| **Huntingdon SPA** | Huntingdon | 61 | 0 | 0 | 61 |
| | Brampton | -1 | 0 | 0 | -1 |
| | Godmanchester | 0 | 0 | 0 | 0 |
| | Alconbury Weald | 194 | 25 | 0 | 219 |
| | **Total** | **254** | **25** | **0** | **279** |
| **St Neots SPA** | St Neots | 308 | 48 | 0 | 356 |
| | Little Paxton | 16 | 10 | 0 | 26 |
| | **Total** | **324** | **58** | **0** | **382** |
| **St Ives SPA** | St Ives (inc. SI1) | 23 | 5 | 0 | 28 |
| | **Total** | **23** | **5** | **0** | **28** |
| **Ramsey SPA** | Ramsey | 28 | 15 | 0 | 43 |
| | Bury | 0 | 90 | 0 | 90 |
| | **Total** | **28** | **105** | **0** | **133** |
| **Key Service Centres** | Buckden | 2 | 0 | 0 | 2 |
| | Fenstanton | 2 | 1 | 0 | 3 |
| | Kimbolton | 1 | 0 | 0 | 1 |
| | Sawtry | 22 | 0 | 0 | 22 |
| | Somersham | 29 | 20 | 20 | 69 |
| | Warboys | 3 | 0 | 0 | 3 |
| | Yaxley | 1 | 0 | 0 | 1 |
| | **Total** | **60** | **21** | **20** | **101** |
| **Small Settlements** | Small Settlements | 76 | 7 | 7 | 90 |
| | **Total** | **76** | **7** | **7** | **90** |
| | **District Total** | **765** | **221** | **27** | **1013** |

**Figure 4.1 Completions by settlement hierarchy 2025/26**



# 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 the standard method would now need to be used as the district's annual housing target for the part of 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 have further increased this number to 1,237 new homes a year. This is a 54% 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 1,237 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 5.1 shows the position as at 31 March 2026. From 1 April 2011 to 31 March 2026, a total of 12,910 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 2011-2026**

| Net dwellings completed 2011-2026 | Outline planning permission | Under construction | Full/Reserved Matters permission, not started | Allocations without planning permission | Total commitments | Total completions plus commitments |
|---|---|---|---|---|---|---|
| 12,910 | 8,469 | 851 | 2,045 | 1,335 | 12,700 | 25,610 |

## 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 for 5.5 pitches a year.

**5.9** The following Gypsy and Traveller sites were completed in 2025/26. Five of the six sites, with the exception of the site in Bythorn and Keyston Parish, were retrospective or part-retrospective developments. The sites together provided a total of 27 pitches.

- Bythorn and Keyston parish – The Meadows, Thrapston Road – 3 pitches – 16/02340/FUL
- Upton and Coppingford parish – Spinney Close, Main Street – 4 pitches – 21/00078/FUL
- Somersham parish – Land west of East View to Llala, Parkhall Road – 6 pitches – 21/02861/FUL
- Somersham parish – Legacy Park, Chatteris Road (central parcel) – 4 pitches – 18/00840/FUL
- Somersham parish – Legacy Park, Chatteris Road (western parcel) – 7 pitches – 23/02358/FUL
- Somersham parish – Hilltop Orchard, St Ives Road – 3 pitches – 23/02266/FUL

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

- Yelling Parish - Toseland Road - retrospective application for 1 pitch (24/00938/ FUL) - permitted April 2025.

**5.11** As at 31 March 2026 there were 11 planning applications under consideration for Gypsy and Traveller pitches:

- Ramsey parish - Middle Drove - part retention of 1 pitch (26/00623/FUL) - received March 2026
- Somersham parish - St Ives Road - retrospective application for 5 pitches - (21/02024/FUL) - received September 2021
- Ramsey parish - Harpers Drove - 1 pitch (21/01475/FUL) - was permitted April 2026 just after the base date
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01476/FUL) - was permitted April 2026 just after the base date
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01477/FUL) - was permitted April 2026 just after the base date
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01478/FUL) - was permitted April 2026 just after the base date
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01479/FUL) - was permitted April 2026 just after the base date
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01480/FUL) - was permitted April 2026 just after the base date
- Ramsey parish - Middle Drove - retention of 1 pitch (21/01481/FUL) - was permitted April 2026 just after the base date
- Ramsey parish - Middle Drove - retention of 1 pitch (23/02167/FUL) - was permitted April 2026 just after the base date
- Somersham parish - Parkhall Road - part retrospective application for 2 pitches (24/02116/FUL) - was permitted April 2026 just after the base date

**5.12** 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)

**5.13** The Housing Delivery Test (HDT) was introduced in July 2018. It provides an additional indicator for measuring net housing delivery over the previous 3 years against the housing requirement for the area.

**5.14** 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.

**5.15** Annex D: Housing calculations and supply of the August 2026 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 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%;
- a 20% buffer on the LPAs 5-year housing land supply, with the shortfall also constituting evidence of unmet housing need for S5(1)(j), if housing delivery falls below 75%.

**5.16** 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.

**5.17** The most recent Housing Delivery Test (HDT) 2025 measurement was published in August 2026. Looking back over the financial years 2022/23, 2023/24 and 2024/25, Huntingdonshire passed with a delivery rate of 136% (shown in Table 5.2).

**Table 5.2 HDT Result for Huntingdonshire as published in August 2026**

| Number of homes required | | | Total number of homes required | Number of homes delivered | | | Total number of homes delivered | HDT: 2025 measurement | HDT: 2025 consequence |
|---|---|---|---|---|---|---|---|---|---|
| 2022-23 | 2023-24 | 2024-25 | | 2022-23 | 2023-24 | 2024-25 | | | |
| 804 | 804 | 866 | 2,474 | 1,238 | 1,264 | 866 | 3,369 | 136% | None |

**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. Since 2022/23, there were 47 net bedrooms completed in 2023/24 and 17 net bedrooms in 2024/25. In 2025/26, there were net 15 C2 rooms completed.

**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** Further sites are committed and are either unimplemented or under construction as at 31 March 2026, totalling 149 additional C2 rooms:

- Bury parish - Fourwinds, Warboys Road, Bury - 25/00159/FUL permitted for the change of use from dwelling to care home consisting of 2 bedrooms
- Huntingdon parish - Hawk Drive, Hartford, Huntingdon - 25/02140/CLPD permitted for 3 bedroom care home
- Ellington parish - Barn Hill House, Residential Home, High Street, Ellington - 22/02569/FUL permitted for a staff accommodation associated with the care home
- 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
- Yaxley parish - Peartree Walk, Yaxley - 24/01494/FUL permitted for the change of use of dwelling to children home consisting of 2 bedrooms

# 6 Housing Trajectory October 2026 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 means that most outline planning permissions cannot be counted in the 5 year land supply unless we have clear evidence that a reserved matters and a start on the site will take place within the 5 year period. This has been taken into account when compiling the Council's housing trajectory for this AMR.

**6.4** 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.

**6.5** 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.

**6.6** 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 July to October 2026 and provides a snapshot view of anticipated future delivery to 2036.

**6.7** This year's trajectory is based on actual housing completions up to 31 March 2026 (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.

**6.8** 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).

**6.9** Questionnaires were sent out in July 2026 to developers and agents of allocated sites which had not yet been built out as at 31 March 2026, 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 6,147 dwellings (4.93 years' worth) to 5,327 dwellings (4.28 years' worth).

**6.10** 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.

**6.11** 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.

**6.12** 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.

**6.13** 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 2026

**7.1** This trajectory was produced reflecting the position as at 31 March 2026, 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 2026, and projected future completions to 2036, based on the results of the 2026 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 2026**

| | PAST COMPLETIONS | | | | | | | | | | | | | | | PROJECTED COMPLETIONS | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | Yr 1 | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6 | Yr 7 | Yr 8 | Yr 9 | Yr 10 |
| | 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) | **850** | **404** | **685** | **513** | **522** | **687** | **735** | **1,041** | **1,012** | **1,028** | **1,050** | **1,250** | **1,265** | **855** | **1,013** | | | | | | | | | | |
| Identified for completion | | | | | | | | | | | | | | | | 715 | 985 | 1,157 | 1,223 | 1,247 | 1,097 | 1,184 | 1,204 | 1,013 | 783 |
| Cumulative Completions | 850 | 1,254 | 1,939 | 2,452 | 2,974 | 3,661 | 4,396 | 5,437 | 6,449 | 7,477 | 8,527 | 9,777 | 11,042 | 11,897 | 12,910 | 13,625 | 14,610 | 15,767 | 16,990 | 18,237 | 19,334 | 20,518 | 21,722 | 22,735 | 23,518 |
| Target | 804 | 804 | 804 | 804 | 804 | 804 | 804 | 804 | 804 | 804 | 804 | 804 | 804 | 967 | 1,237 | 1,237 | 1,237 | 1,237 | 1,237 | 1,237 | 1,237 | 1,237 | 1,237 | 1,237 | 1,237 |
| 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 | 12,656 | 13,893 | 15,130 | 16,367 | 17,604 | 18,841 | 20,078 | 21,315 | 22,552 | 23,789 | 25,026 |
| No. dwellings above or below cumulative target | 46 | -354 | -473 | -764 | -1,046 | -1,163 | -1,232 | -995 | -787 | -563 | -317 | 129 | 590 | 478 | 254 | -268 | -520 | -600 | -614 | -604 | -744 | -797 | -830 | -1,054 | -1,508 |

# 7 Position as at 31 March 2026



**7.2** The trajectory no longer includes a yearly cap on total housing delivery rates at two clusters of sites (Alconbury Weald and North of Huntingdon and St Neots East). The Inspector of the Huntingdonshire Local Plan to 2036 proposed a cap of 300 dwellings per year to apply 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 was only to calculate the housing trajectory and 5 year housing land supply figure, there was 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). Since this cap was proposed, further planning approvals have been granted on these sites and delivery rates have been consistently increasing, and in some years exceeding the cap allowance. In addition, the Cambridgeshire and Peterborough Combined Authority's Local Growth Plan identifies Alconbury Weald and north of Huntingdon as a key growth area and is bringing forward infrastructure to unlock future growth. Therefore, it was considered unnecessary to continue imposing the caps to the trajectory. Further details on anticipated delivery can be found in Appendix 2 and 3.

**7.3** 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. Completions for prior approvals have been re-calibrated to 25 a year and rural exceptions housing to 20 per year to reflect a more accurate picture of delivery for these. The average small site completions, including change of use and excluding prior approvals, has seen 11 of the past 15 years exceeding 120 completions. 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.

**7.4** The 5 year supply is shown in Table 7.2. Taking into account the 12,910 completions between 2011/12 and 2025/26, there is a surplus of 254 dwellings against the requirement for those 15 years.

**7.5** 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 254 dwellings. Between 2018/19 and 2023/24, delivery has been over 1,000 dwellings per year, peaking at 1,265 completions in 2023/24. It is unrealistic to expect these levels of completions to continue without some dips, as was experienced in 2024/25 where there were 855 completions (still in excess of the Local Plan target but below the standard method number). Delivery recovered to 1,013 completions in 2025/26, which was above the level anticipated in last year's housing trajectory. It is expected that completions will continue to remain below the target before picking up again, as illustrated in Table 7.1. It is important to recognise that Grange Farm (1,500 dwellings) has now secured outline planning permission, and several Reserved Matters applications have been approved at Ermine Street South (1,000 dwellings). These sites may therefore begin 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 meet and potentially exceed the annual target again.

**7.6** The standard method number of 1,237 dwellings per year has been applied as within the monitoring year of this report (2025/26), 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 August 2026 NPPF and also the PPG.

**7.7** This means that the 5 year requirement is 6,185 dwellings. Deducting the oversupply from the 5 year requirement for 6,185 dwellings gives an overall requirement of 5,931 dwellings. Applying a 5% buffer to this results in a requirement of **6,228** dwellings. The 5 year supply, as identified in the trajectory in Appendix 2 is **5,327** dwellings, which equates to **4.28 years**.

**7.8** As a result of the significant uplift in housing requirements following the application of the standard method (54% 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 policy S3 of the NPPF 2026 (formerly paragraph 11 (d) and footnote 8 of the NPPF 2024) in relation to applications involving the provision of housing. This was formerly referred to as ‘the tilted balance’.

**7.9** 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 2026**

| | |
|---|---|
| Total Number of Years in Local Plan Period | 25 |
| Years Remaining in Local Plan Period | 10 |
| Local Plan Dwelling Requirement to 2036 | 20,100 (804 per year) |
| Annual Requirement | 1,237 (standard method number) |
| Target 2011/12 to 2025/2026 ((804 x 13) + 967 + 1,237) | 12,656 |
| Completions 2011/12 to 2025/2026 | 12,910 |
| Shortfall on target 2011 - 2026 | -254 |
| 5 Year Requirement (1,237 x 5) - Oversupply | 5,931 |
| **5 Year Requirement - Oversupply x 5%** | **6,228** |
| **Annual Equivalent of Target (previous row)** | 1,246 |
| **5 Year Supply (taken from trajectory) 1 April 2026 to 31 March 2031** | 5,327 |
| **Achievable Supply (as a % of requirement - oversupply)** | **85.5%** |
| **Equivalent Years of Requirement - Oversupply** | **4.28** |

**Figure 7.1 Housing Trajectory data shown in graph layout.**

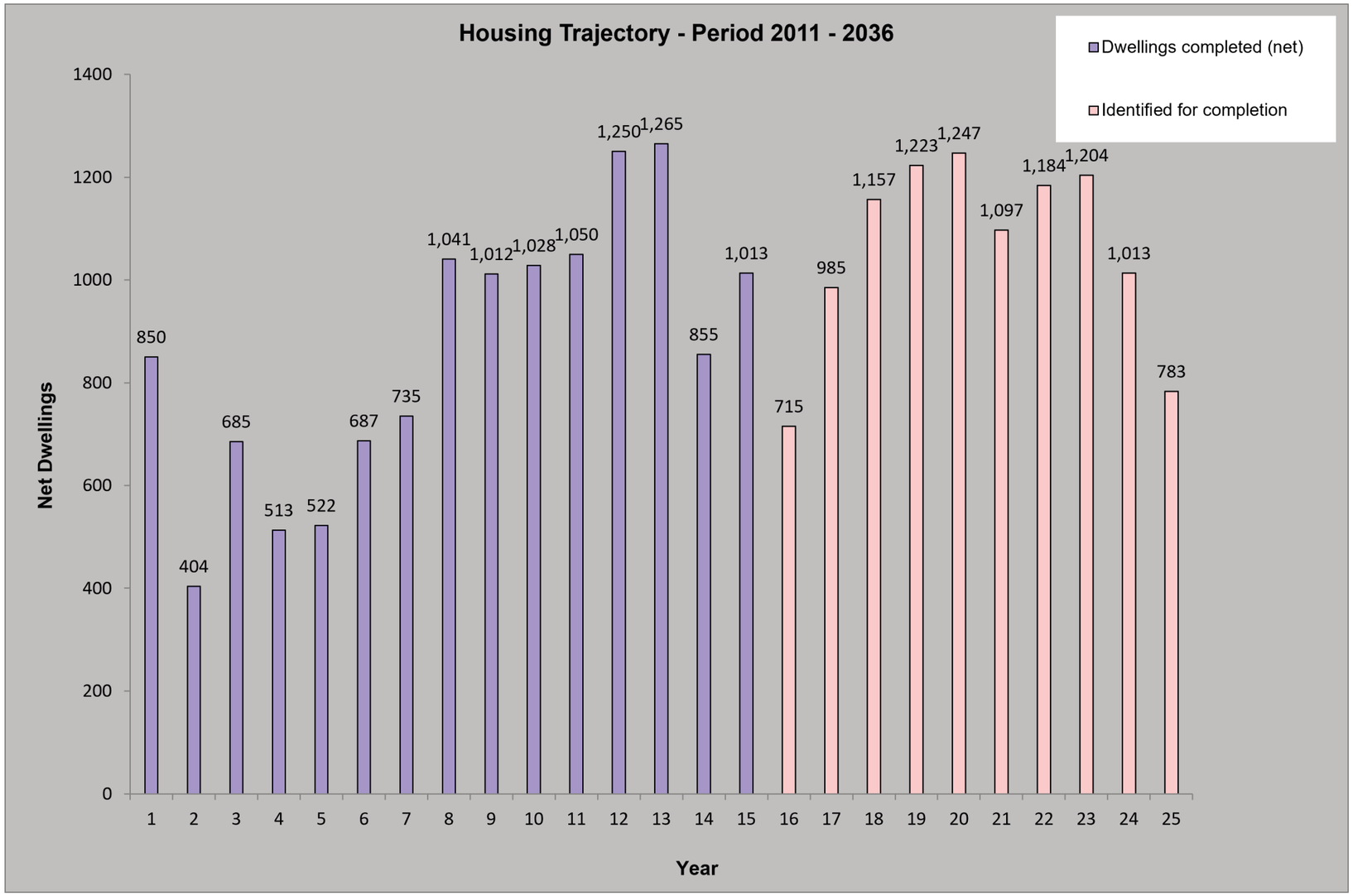
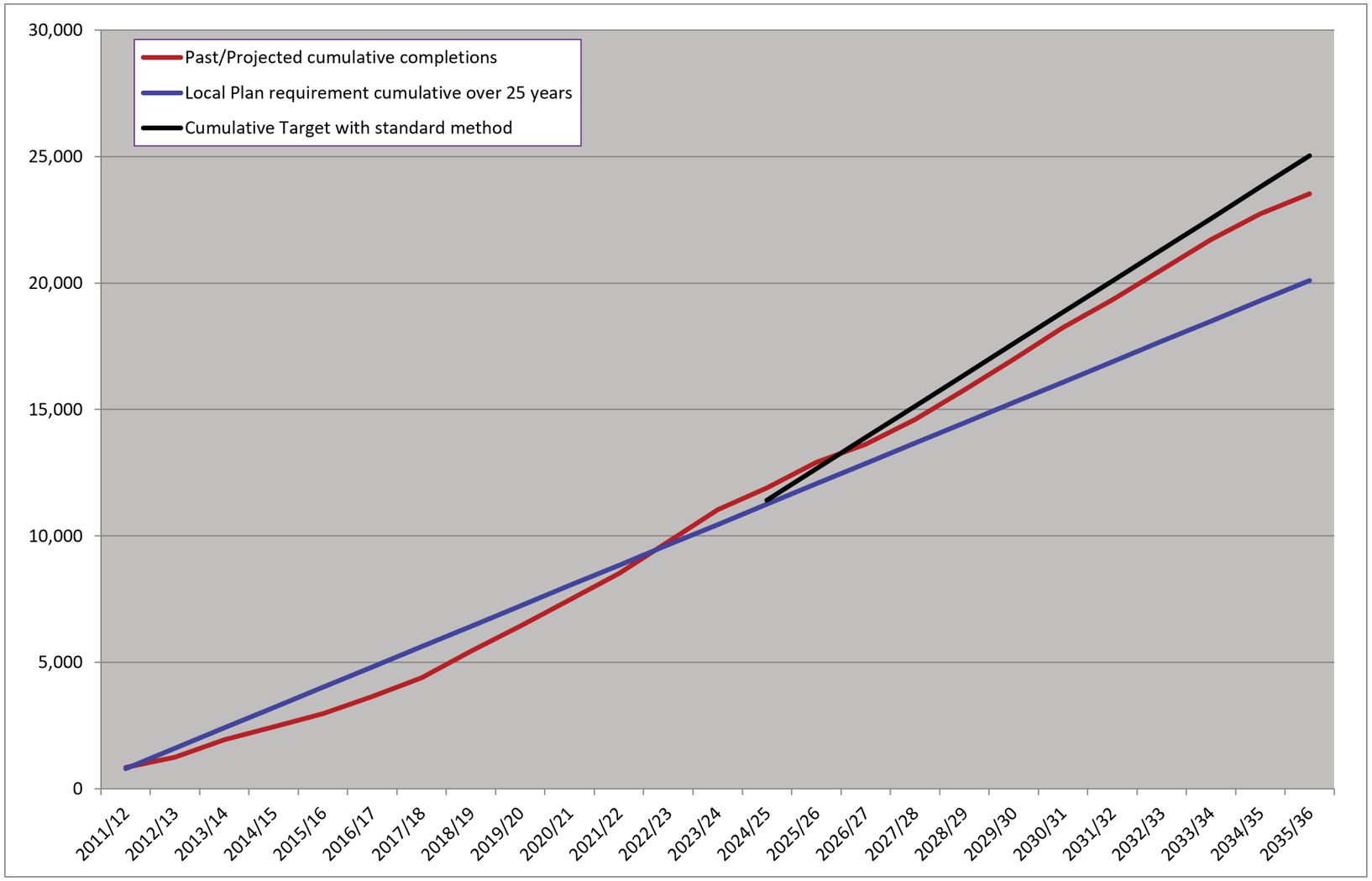


**Figure 7.2 Housing Trajectory data against Local Plan requirement**



# Appendix 1 Net completions by Parish from 2011/12 to 2025/26

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 | 2025-2026 | Grand Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Abbots Ripton** | 1 | 0 | 0 | 4 | 0 | 5 | 0 | 1 | 0 | 4 | 0 | 0 | 0 | 5 | 2 | 22 |
| **Abbotsley** | 1 | 0 | 0 | 1 | -2 | 3 | 2 | -1 | 9 | 0 | 0 | 2 | 2 | -1 | 2 | 18 |
| **Alconbury** | 0 | 0 | 1 | 0 | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 10 |
| **Alconbury Weston** | -1 | 0 | -1 | 0 | 0 | 1 | 1 | 2 | 0 | 2 | 4 | 5 | 0 | 4 | 3 | 20 |
| **Alwalton** | 0 | 0 | 0 | 0 | 0 | -1 | 0 | 0 | 1 | 1 | 8 | 0 | 0 | 0 | 0 | 9 |
| **Barham and Woolley** | 0 | -1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Bluntisham** | 13 | 4 | 0 | -1 | 0 | 2 | 0 | 1 | 2 | 20 | 7 | 4 | -1 | 29 | 3 | 83 |
| **Brampton** | 24 | 0 | 1 | 1 | 15 | 1 | 94 | 221 | 230 | 99 | 123 | 35 | 14 | 14 | -1 | 871 |
| **Brington and Molesworth** | 0 | 1 | 2 | 0 | 9 | -24 | 19 | 14 | 2 | 1 | 9 | 2 | 0 | 0 | 0 | 35 |
| **Broughton** | 0 | 0 | 0 | -1 | 3 | 0 | 2 | 1 | 1 | 3 | 0 | 3 | 0 | 3 | 0 | 15 |
| **Buckden** | 4 | 1 | 3 | 0 | 0 | -1 | 1 | 3 | 6 | 59 | 70 | 52 | 2 | 1 | 2 | 203 |
| **Buckworth** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 |
| **Bury** | 1 | 21 | 15 | 0 | 0 | 0 | 1 | 2 | 13 | 48 | 45 | 101 | 0 | 0 | 90 | 337 |
| **Bythorn and Keyston** | 0 | 0 | 0 | 3 | 1 | 1 | 0 | 0 | 0 | 3 | 1 | 0 | 0 | 1 | 3 | 13 |
| **Catworth** | 2 | 10 | 1 | 0 | 0 | 1 | 0 | 2 | 2 | 2 | 1 | 0 | 0 | 3 | 0 | 24 |
| **Chesterton** | 0 | 0 | 0 | 0 | -1 | 0 | -1 | 0 | 1 | 1 | -2 | 4 | 3 | 0 | 0 | 5 |
| **Colne** | 0 | 1 | 3 | 1 | 1 | 1 | 1 | 16 | 4 | 7 | 5 | 7 | 5 | 0 | 1 | 53 |
| **Conington (H)** | 0 | 0 | 0 | -1 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | -1 | 0 | 2 |
| **Covington** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Denton and Caldecote** | 0 | -1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Earith** | 1 | 2 | 1 | 3 | 0 | 14 | 3 | 1 | 0 | 1 | 3 | 3 | 0 | 2 | 1 | 35 |
| **Easton** | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 0 | 5 |
| **Ellington** | -1 | 4 | -1 | 1 | 0 | 1 | 3 | 0 | 0 | 1 | 0 | 0 | 6 | 1 | 8 | 23 |
| **Elton** | 0 | 0 | 1 | 0 | 3 | 2 | 0 | 0 | 4 | 1 | 0 | 1 | 0 | 0 | 0 | 12 |
| **Farcet** | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 6 | 1 | 1 | 0 | 1 | 21 | 35 |
| **Fenstanton** | 1 | 1 | 2 | 0 | 0 | 40 | 8 | 37 | 73 | 67 | 7 | 3 | 6 | 1 | 3 | 249 |
| **Folksworth and Washingley** | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 7 |
| **Glatton** | 0 | -1 | 1 | 0 | -1 | 1 | -1 | 0 | 0 | 1 | 0 | 1 | 1 | 0 | 1 | 3 |
| **Godmanchester** | 4 | 1 | 3 | 8 | 32 | 93 | 95 | 147 | 115 | 89 | 97 | 198 | 162 | 20 | 0 | 1,064 |
| **Grafham** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Great Gidding** | 0 | 0 | 1 | -1 | 4 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Great Gransden** | 1 | 0 | 1 | 0 | 0 | 0 | -3 | 3 | 4 | 23 | 20 | 2 | 0 | 0 | 0 | 51 |
| **Great Paxton** | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 4 | 0 | 1 | 1 | 9 |
| **Great Staughton** | 4 | 1 | 0 | 1 | 1 | 2 | 1 | -1 | 2 | 2 | 0 | 13 | 1 | 1 | 0 | 28 |
| **Hail Weston** | -1 | 5 | 1 | 3 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 17 |
| **Hamerton and Steeple Gidding** | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 5 |
| **Hemingford Abbots** | 0 | 0 | -1 | 0 | 1 | 0 | 0 | 0 | -1 | 2 | 1 | -1 | 0 | 2 | 0 | 3 |
| **Hemingford Grey** | 97 | 27 | 70 | 2 | 0 | 1 | 2 | 5 | 1 | 0 | 1 | 2 | 1 | 1 | 0 | 210 |
| **Hilton** | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 1 | 9 |
| **Holme** | 2 | 0 | 0 | 2 | 0 | 0 | 7 | 3 | 1 | 4 | 1 | 2 | 0 | 1 | 0 | 23 |
| **Holywell-cum-Needingworth** | 4 | 0 | 1 | 0 | 0 | 1 | 0 | 5 | 2 | 21 | 41 | 55 | 19 | 2 | 0 | 151 |
| **Houghton and Wyton** | 2 | 0 | 0 | 1 | 4 | 0 | 1 | 1 | 0 | 1 | 0 | 1 | 58 | 12 | 11 | 92 |

# Appendix 1 Net completions by Parish from 2011/12 to 2025/26



| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Huntingdon** | 14 | -14 | 127 | 121 | 141 | 115 | 56 | 71 | 141 | 12 | 23 | 31 | 67 | 24 | 61 | 990 |
| **Kimbolton** | 1 | 0 | 0 | -10 | 2 | 8 | 7 | 1 | 0 | 1 | 16 | 10 | 1 | 2 | 1 | 40 |
| **Kings Ripton** | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Leighton** | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 |
| **Little Paxton** | 125 | 45 | 74 | 83 | 0 | 92 | -1 | 3 | 0 | 1 | 26 | 85 | 68 | 23 | 26 | 650 |
| **Offord Cluny and Offord D'Arcy** | 4 | 0 | 6 | 0 | 0 | 1 | 1 | 25 | 9 | 1 | 10 | 0 | 0 | 2 | 2 | 61 |
| **Old Hurst** | 2 | 0 | 0 | 0 | 5 | 3 | 0 | 0 | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 15 |
| **Old Weston** | 0 | 0 | 1 | 0 | 0 | -1 | 3 | 2 | 1 | 2 | 0 | 1 | 0 | -1 | 0 | 8 |
| **Perry** | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Pidley cum Fenton** | 2 | 0 | 1 | 1 | 1 | 8 | 6 | 4 | 7 | 10 | 2 | 7 | 1 | 6 | 6 | 62 |
| **Ramsey** | 28 | 9 | 7 | 7 | 18 | 13 | 21 | 66 | 71 | 35 | 150 | 129 | 127 | 75 | 46 | 802 |
| **Sawtry** | 2 | 2 | 88 | 82 | 26 | 1 | 23 | 69 | 37 | 39 | 37 | 76 | 49 | 100 | 22 | 653 |
| **Sibson-cum-Stibbington** | -1 | 2 | 0 | 3 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 1 | 0 | 0 | 1 | 17 |
| **Somersham** | 7 | 9 | 1 | 1 | 3 | 9 | 3 | 12 | 11 | 5 | 2 | 6 | 21 | 39 | 69 | 198 |
| **Southoe and Midloe** | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 4 |
| **Spaldwick** | 5 | 1 | 0 | 0 | 0 | 4 | 3 | 1 | 0 | 0 | 0 | 1 | 2 | 1 | 0 | 18 |
| **St Ives** | 93 | 123 | 42 | 17 | 33 | 35 | 67 | 112 | 40 | 76 | 12 | 4 | 13 | 20 | 17 | 704 |
| **St Neots** | 335 | 110 | 218 | 156 | 191 | 121 | 36 | 24 | 16 | 109 | 114 | 227 | 424 | 254 | 356 | 2,691 |
| **Stilton** | 10 | 1 | 0 | 2 | 2 | 2 | 3 | 1 | 1 | 3 | 2 | 1 | 79 | 12 | 5 | 124 |
| **Stow Longa** | 0 | 0 | 0 | 0 | -1 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 12 |
| **The Stukeleys** | 16 | 15 | 0 | 2 | -1 | 48 | 117 | 113 | 124 | 152 | 175 | 149 | 122 | 173 | 224 | 1,429 |
| **Tilbrook** | 0 | 0 | 3 | 0 | 2 | 1 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Toseland** | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |

# Net completions by Parish from 2011/12 to 2025/26 Appendix 1



| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Upton and Coppingford** | 0 | 0 | 0 | 1 | 2 | 0 | -1 | 0 | 1 | 0 | 1 | 0 | 0 | 1 | 3 | 8 |
| **Upwood and the Raveleys** | 7 | -1 | 2 | 0 | 2 | 0 | 5 | 5 | 3 | 5 | 1 | 6 | 0 | 1 | 5 | 41 |
| **Warboys** | 4 | 1 | 4 | 5 | 13 | 32 | 71 | 52 | 65 | 84 | 12 | 5 | 0 | 5 | 3 | 356 |
| **Waresley-cum-Tetworth** | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 5 |
| **Water Newton** | 0 | 0 | 0 | 2 | 0 | 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 | 0 | 8 |
| **Wistow** | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 3 | 0 | 3 | 0 | 5 | 0 | 1 | -1 | 16 |
| **Wood Walton** | 0 | 0 | 1 | 0 | 0 | 0 | 6 | 2 | 2 | 1 | 0 | 0 | 0 | 0 | -1 | 11 |
| **Woodhurst** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 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 | 0 |
| **Yaxley** | 31 | 17 | 3 | 9 | 5 | 30 | 65 | 1 | 2 | 6 | 19 | 3 | 3 | 5 | 1 | 200 |
| **Yelling** | 1 | 2 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | -1 | 1 | 0 | 0 | 6 |
| **Total Huntingdonshire** | 850 | 404 | 685 | 513 | 522 | 687 | 735 | 1,041 | 1,012 | 1,028 | 1,050 | 1,250 | 1,265 | 855 | 1,013 | 12,910 |

# Appendix 2 Housing Trajectory to 2036

| | | | | | | | | Five year supply period | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| **Existing Planning Permissions - Unallocated sites** | | | | | | | | | | | | | | | | | | | |
| 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 solicitors now. | 0 | 10 | 10 | **10** | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **10** | 0 |
| Full 18/00212/FUL | Former British Red Cross Society, Huntingdon | 0.16 | Brownfield. Units (7 apartments and 3 houses) under construction as at 31 March 2026. Have completed since. | 0 | 10 | 10 | **10** | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **10** | 0 |
| 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. Under construction April 2026. | 0 | 25 | 25 | **25** | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **25** | 0 |
| Outline 18/01073/OUT Reserved Matters 21/01723/REM | Land Rear Of 92 To 108 High Street, Needingworth | 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. Deferred by one year as waiting grant. | 0 | 45 | 45 | **45** | 0 | 0 | 20 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | **45** | 0 |
| Outline 18/02192/OUT | Land West Of 26 To 34 | 4.25 | Greenfield. The site was approved in May 2019. Remains extant through 24/00529/CLPD. The | 0 | 70 | 70 | **70** | 20 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **70** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Reserved Matters 21/01808/REM | High Street, Stilton | | site has been sold to Cross Keys Homes. 21/01808/REM approved in March 2022. Viability of the site will require Homes England Grant. Split over two years. | | | | | | | | | | | | | | | | |
| 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. Decision notice sent out in February 2026. One housebuilder involved (Seagate). Cross Keys Homes expected to submit a reserved matters planning application by the end of 2026. Viability of site will require Homes England grant. | 0 | 16 | 16 | **16** | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | **16** | 0 |
| 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. Reserved matters submitted in March 2026 (26/00483/REM) and approved in September 2026. Estimated. | 0 | 10 | 10 | **10** | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | **10** | 0 |
| 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. Estimated | 0 | 94 | 94 | **94** | 94 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **94** | 0 |
| 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. 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 | 0 | 30 | 30 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 15 | 0 | **30** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| | | | approved for the construction of 30 dwellings. Estimated. | | | | | | | | | | | | | | | | |
| 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 was approved in October 2024. Two housebuilders are currently involved with delivering the scheme. Site under construction. Response from Allison Homes and Taylor Wimpey (remaining 202) estimated. | 0 | 340 | 340 | **220** | 38 | 56 | 44 | 42 | 40 | 40 | 40 | 40 | 0 | 0 | **340** | 0 |
| 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 to provide 10 self-contained units. One house builder involved. Under construction. Estimated | 0 | 10 | 10 | **10** | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **10** | 0 |
| 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. Notice for a full structural demolition of the existing buildings on site received in September 2024. 25/00385/CLED confirmed the lawful implementation of 18/02726/FUL. Viability challenging. Estimated. | 0 | 49 | 49 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 25 | 0 | 0 | **49** | 0 |
| Outline 20/00164/OUT Reserved Matters 25/00781/REM 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) was approved in December 2025. Accent Housing involved with the site. | 0 | 16 | 16 | **16** | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **16** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| 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 | **15** | 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 approval to vary the scheme to be 100% affordable housing and also Homes England grant funding. Deferred completions by a year. | 0 | 28 | 28 | **28** | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **28** | 0 |
| 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 is seeking amendments to the first homes to change their tenure in order to secure funding. Estimated | 0 | 15 | 15 | **15** | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | **15** | 0 |
| 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 approved in April 2026. | 0 | 19 | 19 | **19** | 0 | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | **19** | 0 |
| Outline 23/01002/OUT | Land North Of Lodel Farm, Overcote | 1.39 | Greenfield. Proposed residential development for the erection of 30 dwellings was approved in June 2025. REM submitted 17 April 2026 by Burmor construction and Accent housing (26/00710/REM). Estimated. | 0 | 30 | 30 | **30** | 0 | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | **30** | 0 |

# Appendix 2 Housing Trajectory to 2036



| | | | | | | | | Five year supply period | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| | Lane, Needingworth | | | | | | | | | | | | | | | | | | |
| 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 approved August 2025. | 0 | 15 | 15 | **15** | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **15** | 0 |
| Outline 24/00378/OUT | Folly Farm, London Road, Yaxley | 4.58 | Greenfield. Development of 115 homes approved on appeal in August 2025. Site in the process of being sold to housebuilders. Agent expects REM submission in late 2026/early 2027. Deferred by two years. | 0 | 115 | 115 | **65** | 0 | 0 | 0 | 15 | 50 | 50 | 0 | 0 | 0 | 0 | **115** | 0 |
| Outline 22/01460/OUT | Land Northeast of 2 Old Houghton Road, Huntingdon | 1.12 | Greenfield. Outline with all matters (except access) reserved for the erection of 25 - 30 dwellings. Approved in June 2025.Agent expects to submit reserved matters for 30 dwellings to be submitted in Spring 2027. Housebuilder Campbell Buchanan involved. | 0 | 30 | 30 | **30** | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | **30** | 0 |
| Full 23/02502/FUL | 93 Peterborough Road, Farcet | 0.3 | Greenfield. 12 single bedrooms assisted living apartments. The proposal requires the demolition of an existing dwelling, there is therefore a net gain of 11 dwellings. However, a revised proposal for 6 units is being explored as of June 2026. So 6 units are included as the minimum likely number. Estimated. | 0 | 6 | 6 | **0** | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | **6** | 0 |
| Full 23/01996/FUL | 26 Cambridge Street, St Neots | 0.77 | Brownfield. Market retirement housing consisting of 73 homes (57 apartments and 16 cottages) allowed on appeal in November 2024. Churchill Retirement Living. Site cleared. | 0 | 73 | 73 | **73** | 0 | 0 | 73 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **73** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Full 24/01827/HDC | Hotel 10-14 Market Square, St Neots | 0.1 | Brownfield. Total creation of 14 dwellings. The proposal requires the loss of two dwellings, there is therefore a net gain of 12 dwellings which has been reflected in the trajectory. Approved December 2025. Estimated. | 0 | 12 | 12 | **12** | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | **12** | 0 |
| Full 25/01391/FUL | Hinchingbrooke Hospital | 0.11 | Brownfield. Hospital redevelopment. 25/02185/DEMDET for demolition of two accommodation blocks consisting of 26 units approved December 2025. 25/01391/FUL for relocation of 10 units and new accommodation block consisting of 42 new units approved October 2025. Demolition complete and new builds under construction. The trajectory shows the net gain of new units. | 0 | 26 | 26 | 26 | -26 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **26** | 0 |
| 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 | 101 | 101 | **101** | 51 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **101** | 0 |
| Total of small sites Full, Reserved Matters or Technical Details Consent not started at 31/03/26 | 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 | 215 | 215 | **215** | 0 | 54 | 54 | 54 | 53 | 0 | 0 | 0 | 0 | 0 | **215** | 0 |

# Appendix 2 Housing Trajectory to 2036

**Huntingdonshire District Council 2026** | Annual Monitoring Report 2026 Part 1 (Housing Supply)

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 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 | 110 | 110 | **78** | 0 | 0 | 0 | 33 | 45 | 32 | 0 | 0 | 0 | 0 | **110** | 0 |
| | | | **Subtotal** | **0** | **1,535** | **1,535** | **1,248** | **187** | **312** | **280** | **269** | **200** | **128** | **64** | **80** | **15** | **0** | **1,535** | **0** |
| | | | | | | | | | | | | | | | | | | | |
| **Local Plan to 2036 Allocations** | | | | | | | | | | | | | | | | | | | |
| SEL1 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 | 575 | Brownfield. The site is progressing well with eight or more housebuilders involved (Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Barratt David Wilson Homes, Cross Keys 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. Minor amendment to the final years to reflect the completions. | 1,397 | 3,603 | 3,447 | **1,100** | 150 | 250 | 250 | 225 | 225 | 175 | 175 | 200 | 200 | 200 | **2,050** | 1,553 |

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 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 | | | | | | | | | | | | | | | | | | | |
| SEL1 Existing Planning Permissions - Local Plan Allocations Local Plan Allocation SEL1.1 Alconbury Weald Grange Farm 19/01341/OUT | | | Mixed brownfield and greenfield land - 19/01341/OUT approved in September 2024 for an additional 1,500 homes. No REM submitted by 31 March 2026. At least five housebuilders are expected to work on site with reserved matters to be submitted. Deferred by two years. | 0 | 1,500 | 790 | **170** | 0 | 0 | 20 | 50 | 100 | 100 | 100 | 120 | 150 | 150 | **790** | 710 |
| Local Plan Allocation SEL1.2 RAF Alconbury | The Stukeleys | 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 |
| Local Plan Allocation HU1 - Ermine Street (South) | Ermine Street | 85 | Greenfield. Outline application (18/01918/OUT) for a mixed use development including 1,000 dwellings was approved in September 2024. | 0 | 1,000 | 459 | **134** | 0 | 0 | 4 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | **459** | 541 |

# Appendix 2 Housing Trajectory to 2036



| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Outline - 18/01918/OUT | | | 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 are approved. Agent considered to reduce the number to 900. | | | | | | | | | | | | | | | | |
| Local Plan Allocation HU1 - Ermine Street (North) Planning application submitted 20/00847/OUT | | | 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. Deferred three years. | 0 | 648 | 458 | **0** | 0 | 0 | 0 | 0 | 0 | 78 | 95 | 95 | 95 | 95 | **458** | 190 |
| HU3 Local Plan Allocations without Planning Permission | Former Police HQ site, Hinchingbrooke Park Road, Huntingdon | 6 | Greenfield. Public sector land. Suitable for mixed use development. The opportunity to access directly onto Park Road, proposed access road to Huntingdon connecting the realigned A14 to Hinchingbrooke Park Road is now open, 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 Hinchingbrooke Hospital, zero provided in the trajectory to reflect uncertainty on what may be delivered on site. Estimated. | 0 | 0 | 0 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **0** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| HU5 Existing Planning Permissions - Local Plan Allocations Full 20/02613/FUL | Edison Bell Way | 3 | Brownfield. Revised application was permitted for 178 dwellings (20/02613/FUL). Site well advanced. Estimated. | 62 | 116 | 178 | **116** | 80 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **116** | 0 |
| HU11 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 | **13** | 0 |
| HU14 Existing Planning Permissions - Local Plan Allocations Full 25/01587/FUL | RGE Engineering, Godmanchester | 3.8 | Brownfield. 25/01587/FUL was submitted in August 2025 for 82 dwellings and approved in February 2026. One housebuilder on site (Campbell Buchanan George). Site clearance and demolition started July 2026. | 0 | 82 | 82 | **82** | 0 | 41 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **82** | 0 |
| SEL 2 Local Plan Allocations with Planning Permission | St Neots East Loves Farm (1300388OUT)/ | 131.1 | Morris Homes have reserved matters 26/00402/REM approved on August 2026 for 236 homes. Multiple REMs for infrastructure approved | 0 | 1,020 | 1,020 | **400** | 0 | 40 | 80 | 120 | 160 | 160 | 160 | 160 | 100 | 40 | **1,020** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Loves Farm East Outline 13/00388/OUT | | | and delivery started. Minor amendment made to give more cautious start. | | | | | | | | | | | | | | | | |
| Wintringham Park Outline 17/02308/OUT Reserved Matters 18/02708/REM, 18/02719/REM, 20/01507/REM, 21/01674/REM, 22/00305/REM, 22/01003/REM | Wintringham Park (17/2308/OUT) | | Wintringham Park - 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 submitted 26/00717/REM for 147 dwellings on April 2026. This is the first parcel in key stage 2. Amendments have been made to reflect completions. | 1,230 | 1,570 | 2,800 | **1,004** | 134 | 150 | 240 | 240 | 240 | 200 | 200 | 110 | 56 | 0 | **1,570** | 0 |
| SN1 Existing Planning Permissions - Local Plan Allocations Full 0900411FUL and | St Mary's Urban Village, St Neots | 0.9 | Brownfield. This site has come forward in several applications totalling 48 dwellings on site. 25/01954/LBC submitted in August 2025 to convert Ibetts Yard to 5 dwellings was consented on 6 March 2026. Estimated. | 43 | 5 | 48 | **5** | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **5** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| 0900412LBC, 1301969FUL, 17/01446/FUL, 21/02603/FUL, 18/00497/FUL, 21/01940/FUL, 23/00609/FUL, 22/01803/FUL | | | | | | | | | | | | | | | | | | | |
| SN3 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. Site now is being developed by Accent Housing for 80 affordable properties. Site started May 2026. Estimated. | 0 | 80 | 80 | **80** | 0 | 40 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **80** | 0 |
| SN4 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 an extension to the school. | 0 | 0 | 0 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **0** | 0 |
| SN5 Local Plan Allocations without | 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 2027. One housebuilder is expected to be involved. | 0 | 35 | 35 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 20 | 0 | 0 | **35** | 0 |

# Appendix 2 Housing Trajectory to 2036



| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Planning Permission | | | 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 in line with the allocation as no application has yet been made. Deferred by three years. | | | | | | | | | | | | | | | | |
| SI1 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 net 99 dwellings was submitted by Morris Homes was approved in July 2020. Site nearing completion. Estimated. | 81 | 18 | 99 | **18** | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **18** | 0 |
| SI1 Local Plan Allocations without Planning Permission | St Ives West - Land Between Houghton Grange & The How | 18.7 | Greenfield. Outline application (23/00627/OUT) for 120 dwelling granted 1st April 2026. Subject to Homes England securing a development partner, the developer expects submission of a reserved matters application in November 2027. Deferred by one year. | 0 | 120 | 120 | **30** | 0 | 0 | 0 | 0 | 30 | 31 | 30 | 29 | 0 | 0 | **120** | 0 |
| SI2 Existing Planning Permissions - Local Plan Allocations Outline | 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 | 0 | 0 | 0 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **0** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| 16/01485/OUT | | | Road and do not have plans to move. The trajectory has been zeroed as a result. | | | | | | | | | | | | | | | | |
| RA7 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. Burmor Construction Limited and Building for Stonewater are the housebuilder involved in developing this site. The scheme is for solely affordable housing. Site commenced June 2026. | 0 | 87 | 87 | **87** | 0 | 24 | 63 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **87** | 0 |
| 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 and no longer considers the site to be deliverable due to ransom strip blocking access, and potential difficulties with getting planning acceptance from the Field Road entrance. The trajectory has been zeroed as a result. | 0 | 0 | 0 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **0** | 0 |
| RA5 Local Plan Allocations without Planning Permission | Whytefield Rd, Ramsey | 0.9 | Brownfield. 26/01152/OUT for part of the site was submitted in June 2026 for 19 dwellings. Estimated. | 0 | 40 | 40 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 0 | **40** | 0 |
| RA8 Existing Planning Permissions - | 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 | 90 | 70 | 160 | **70** | 40 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **70** | 0 |

# Appendix 2 Housing Trajectory to 2036

**Huntingdonshire District Council 2026** | Annual Monitoring Report 2026 Part 1 (Housing Supply)

| | | | | | | | | Five year supply period | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Local Plan Allocations Outline 1201274OUTReserved matters 20/00161/REM | | | housebuilder for the site, with Hyde New Build as the beneficiary. All 160 dwellings are to be affordable. 90 built and other units are under construction. Trajectory response amended to reflect number under construction. | | | | | | | | | | | | | | | | |
| RA8 Local Plan Allocations without Planning Permission | RAF Upwood & Upwood Hill House | 10.5 | Brownfield. A Full application (21/00572/FUL) for 317 on phase two was submitted in March 2021. The application is approaching completion subjects to resolution of final highway issues. With the approval of 160 dwellings under 20/00161/REM, this application would bring the site capacity up to 477. Estimated. | 0 | 317 | 317 | **127** | 0 | 0 | 27 | 50 | 50 | 50 | 50 | 50 | 40 | 0 | **317** | 0 |
| BU1 Existing Planning Permissions - Local Plan Allocations Outline 18/02753/OUT | East of Silver Street and South of A1, Buckden | 14.8 | Greenfield. An outline application (18/02753/OUT) application was approved in August 2022. Reserved matters submitted in May 2026 (26/00956/REM). Morris Homes are the housebuilders for this site. Deferred by one year. | 0 | 290 | 290 | **120** | 0 | 0 | 20 | 50 | 50 | 50 | 50 | 50 | 20 | 0 | **290** | 0 |
| FS3 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. 25/01668/REM submitted in September 2025. | 0 | 39 | 39 | **39** | 0 | 0 | 0 | 19 | 20 | 0 | 0 | 0 | 0 | 0 | **39** | 0 |
| KB2 | North of Station | 2.5 | Greenfield. 25/01029/FUL for 65 dwellings was received in June 2025 and it has DMC approval | 0 | 65 | 65 | **65** | 0 | 0 | 0 | 30 | 35 | 0 | 0 | 0 | 0 | 0 | **65** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Local Plan Allocations without Planning Permission | Road/Stow Road, Kimbolton | | in December 2025. It is now waiting on the agent to finalise the S106 and there are also ongoing investigations/discussions with Anglian Water around the foul drainage scheme which can be dealt with by condition. DN is expected to be issued soon. | | | | | | | | | | | | | | | | |
| SY1 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. Under construction. | 0 | 6 | 6 | **6** | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **6** | 0 |
| 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 nearing completion with final units to complete. | 288 | 7 | 295 | **7** | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **7** | 0 |
| SM1 Local Plan Allocations without Planning Permission | College Farm, West of Newlands Industrial | 1.8 | Greenfield. 24/02259/FUL was submitted in December 2024 for 52 dwellings. This was refused in February 2026 due to concerns regarding water quality and waste water capacity. | 0 | 45 | 45 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 23 | **45** | 0 |

# Appendix 2 Housing Trajectory to 2036

**Huntingdonshire District Council 2026** | Annual Monitoring Report 2026 Part 1 (Housing Supply)

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Full 24/02259/FUL | Estate, Somersham | | Bellway involved with the site. Delivery estimated to coincide with WRC infrastructure upgrades. Trajectory kept in line with allocation. | | | | | | | | | | | | | | | | |
| SM2 Existing Planning Permissions - Local Plan Allocations Outline 15/00917/OUT Reserved Matters 19/02220/REM | 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 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. | 38 | 7 | 45 | **7** | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **7** | 0 |
| 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, Amplius as registered provider are involved with delivering the site. Reserved matters application (23/00369/REM) approved in May 2024. Site under construction. Trajectory revised to align with completions on site. | 64 | 68 | 132 | **68** | 48 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **68** | 0 |
| WB1 Existing Planning Permissions - Local Plan Allocations | West of Ramsey Road, Warboys | 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. 20/00723/FUL for the demolition of 21 Ramsey | 0 | 24 | 24 | **24** | 0 | 17 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **24** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Outline 20/00308/OUT Reserved Matters 23/02505/REM | (Southern part) | | Road to allow for access to the site was approved in October 2021. A reserved matters application (23/02505/REM) was approved in September 2024. Stonewater Housing Association are involved with bringing forward the site. | | | | | | | | | | | | | | | | |
| WB1 Local Plan Allocations without Planning Permission | West of Ramsey Road, Warboys (Northern part) | 0.8 | Greenfield. Site is in dual ownership. A full application for the northern part submitted November 2025 (25/02130/FUL) for 21 dwellings, this was approved subject to S106 at DMC in June 2026. Deferred by one year and split over two years. | 0 | 21 | 21 | **21** | 0 | 0 | 10 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | **21** | 0 |
| WB2 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 by 2026 and building out over two years once approved. Estimated. | 0 | 10 | 0 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | **10** | 0 |
| 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 | 0 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 | **50** | 0 |
| | | | **Subtotal** | **3,310** | **10,956** | **11,212** | **3,793** | **503** | **648** | **807** | **860** | **975** | **909** | **940** | **919** | **793** | **608** | **7,962** | **2,994** |
| | | | | | | | | | | | | | | | | | | | |
| **Other Commitments: Subject to S106** | | | | | | | | | | | | | | | | | | | **0** |
| Full 25/00433/FUL | Brittens Farm, Station | 1.4 | Greenfield. Allocation for 25 homes. 25/00433/FUL for 23 homes approved at DMC | 0 | 23 | 23 | **23** | 0 | 0 | 10 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | **23** | 0 |

# Appendix 2 Housing Trajectory to 2036



| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| | Road, Kimbolton | | in February 2026 subject to S106. Bewick Homes involved with the site. | | | | | | | | | | | | | | | | |
| Outline 25/00892/OUT | Land west of Peterborough Road, Farcet | 8 | Greenfield. Approved at Development Management Committee (subject to signing of S106) on 23 March 2026 with a condition that a reserved matters application be submitted within two years of outline approval. Persimmon Homes involved with the site. Agent anticipates reserve matters to be submitted in quarter two of 2027. Deferred by two years. | 0 | 185 | 185 | **25** | 0 | 0 | 0 | 0 | 25 | 35 | 35 | 40 | 40 | 10 | **185** | 0 |
| Full 25/01279/FUL | Land north of Station Road, Warboys | 2.34 | Greenfield. Approved at Development Management Committee (subject to signing of S106) on 16 March 2026. The permission is expected to be granted in the end of 2026. Estimated. | 0 | 43 | 43 | **43** | 0 | 0 | 0 | 21 | 22 | 0 | 0 | 0 | 0 | 0 | **43** | 0 |
| Outline 25/01738/OUT | Land to the West of Graveley Road, Offord D'Arcy | 4.05 | Greenfield. 25/01738/OUT for 70 homes was approved at DMC in September 2026 subject to S106. | 0 | 70 | 70 | **70** | 0 | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | **70** | 0 |
| | | | **Subtotal** | **0** | **321** | **321** | **161** | **0** | **0** | **45** | **69** | **47** | **35** | **35** | **40** | **40** | **10** | **321** | **0** |
| | | | | | | | | | | | | | | | | | | | |
| **Other Sources - 'Prior Approval' Conversions to C3 residential use under GPDO** | | | | | | | | | | | | | | | | | | | |
| Prior Approval sites | n/a | n/a | A review of housing completions delivered via prior approval, has shown that on average since 2014, 29 homes a year have been delivered through this route. As at 31st March 2026, there were 125 homes committed via prior approval to be built. This justifies the trajectory including a | 0 | 250 | 250 | **125** | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | **250** | 0 |

| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| | | | projection of 25 homes a year to be delivered via prior approval. This comprises the sites identified and an allowance for future sites to come forward. | | | | | | | | | | | | | | | | |
| | | | **Subtotal** | **0** | **250** | **250** | **125** | **25** | **25** | **25** | **25** | **25** | **25** | **25** | **25** | **25** | **25** | **250** | **0** |
| | | | | | | | | | | | | | | | | | | | |
| **Windfall and Rural Exception Sites** | | | | | | | | | | | | | | | | | | | **0** |
| Windfall small sites (less than 10 dwellings) | n/a | n/a | The average small site completions, including change of use and excluding prior approvals, 11 of the last 15 years has achieved over 120 completions. Therefore it is reasonable to place an allowance of 120 for small sites to reflect a realistic picture on small site delivery going forward. Have subtracted the outline permissions from the annual estimate of 120. | n/a | 480 | 480 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 120 | 120 | 120 | 120 | **480** | 0 |
| Rural Exception Sites | n/a | n/a | 20 dwellings a year from 2033/2034 is a reasonable allowance for future rural exception sites given the historic delivery of such sites in the district. Such sites tend to range between 10 and 20 dwellings. Permitted rural exception sites that are yet to be built out are listed above in the trajectory:<br>20/00164/OUT for 16 dwellings in Hilton,<br>20/00208/OUT for 10 dwellings in Holme,<br>21/02139/FUL for 28 dwellings in Upwood and<br>21/02027/OUT for 15 dwellings in Alconbury Weston. | n/a | 60 | 60 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 | 20 | **60** | 0 |
| | | | **Subtotal** | **n/a** | **540** | **540** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **120** | **140** | **140** | **140** | **540** | **0** |
| | | | | | | | | | | | | | | | | | | | |
| **Total** | | | | | **13,602** | **13,858** | **5,327** | **715** | **985** | **1,157** | **1,223** | **1,247** | **1,097** | **1,184** | **1,204** | **1,013** | **783** | **10,608** | **2,994** |

# Appendix 2 Housing Trajectory to 2036



| | | | | | | | | Five year supply period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Name and address of site** | **Site area (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 5YHLS** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| | | | | | | | | | | **5,327** | | | | | | | | | |

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

Trajectory responses as submitted for formerly capped clusters. Responses were received from all site promoters

| | | | | | | | | | | Five Year Supply Period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Parish** | **Name and address of site** | **Approx. site area gross (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 1-5** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| **Alconbury and north-west Huntingdon cluster** | | | | | | | | | | | | | | | | | | | | |
| Existing Planning Permissions - 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, 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 | The Stukeleys/ Alconbury | Alconbury Weald | 575 | **Alconbury Weald** - brownfield. The site is progressing well with eight or more housebuilders involved (Hopkins Homes, Morris Homes, Redrow Homes, Campbell Buchanan, Crest Nicholson, Lovell Partnership, Barratt David Wilson Homes, Cross Keys 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. | 1,397 | 3,603 | 3,447 | **1,100** | 150 | 250 | 250 | 225 | 225 | 175 | 175 | 200 | 200 | 200 | **2,050** | 1,553 |

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



| | | | | | | | | | Five Year Supply Period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Parish** | **Name and address of site** | **Approx. site area gross (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 1-5** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| Existing Planning Permissions - Local Plan Allocation SEL1.1 Alconbury Weald Grange Farm - 19/01341/OUT | | | | Grange Farm - 19/01341/OUT approved in September 2024 for an additional 1,500 homes. No REM submitted by 31 March 2026. At least five housebuilders are expected to work on site with reserved matters to be submitted. | 0 | 1,500 | 1,090 | **370** | 20 | 50 | 100 | 100 | 100 | 120 | 150 | 150 | 150 | 150 | **1,090** | 410 |
| Local Plan Allocation SEL1.2 | The Stukeleys | 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 |
| Local Plan Allocation HU1 - Ermine Street (South) Outline - 18/01918/OUT | Huntingdon | Ermine Street (South), Huntingdon | 54 | Ermine Street (South) - 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 are approved. Agent considered to reduce the number to 900. | 0 | 1,000 | 459 | **134** | 0 | 0 | 4 | 65 | 65 | 65 | 65 | 65 | 65 | 65 | **459** | 541 |
| Local Plan Allocation HU1 - Ermine Street (North) Planning application submitted 20/00847/OUT | The Stukeleys | Ermine Street (North), Huntingdon | 33 | Ermine Street (North) - 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 | 648 | 648 | **268** | 0 | 0 | 78 | 95 | 95 | 95 | 95 | 95 | 95 | 0 | **648** | 0 |
| | | | | **Subtotal** | **1,397** | **6,751** | **5,644** | **1,872** | **170** | **300** | **432** | **485** | **485** | **455** | **485** | **510** | **510** | **415** | **4,247** | **2,504** |

| | | | | | | | | | | Five Year Supply Period | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Status / Site reference as at 31/03/2026** | **Parish** | **Name and address of site** | **Approx. site area gross (ha)** | **Notes** | **Units built (net)** | **Remaining (net)** | **Total no. dwellings by 2036** | **Number in years 1-5** | **2026/ 27 Yr 1** | **2027/ 28 Yr 2** | **2028/ 29 Yr 3** | **2029/ 30 Yr 4** | **2030/ 31 Yr 5** | **2031/ 32 Yr 6** | **2032/ 33 Yr 7** | **2033/ 34 Yr 8** | **2034/ 35 Yr 9** | **2035/ 36 Yr 10** | **Total 2026-2036** | **Beyond 2036** |
| **St Neots East cluster** | | | | | | | | | | | | | | | | | | | | | |
| Local Plan Allocations with Planning Permission - SEL 2 Loves Farm East Outline 13/00388/OUT | St Neots | St Neots East - Loves Farm East | 71.5 | Morris Homes have reserved matters 26/00402/REM approved on August 2026 for 236 homes. Multiple REMs for infrastructure approved and delivery started. Trajectory amended to align with permission. | 0 | 1,020 | 1,100 | **440** | 0 | 80 | 80 | 120 | 160 | 160 | 160 | 160 | 100 | 0 | **1,100** | 0 |
| Local Plan Allocations with Planning Permission - SEL 2 Wintringham Park 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 | St Neots East - Wintringham Park | 59.6 | Wintringham Park - 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 submitted 26/00717/REM for 147 dwellings on April 2026. This is the first parcel in key stage 2. Amended later part of the trajectory to reflect the number of completions on site. | 1,230 | 1,570 | 2,800 | **1,100** | 180 | 200 | 240 | 240 | 240 | 200 | 200 | 70 | 0 | 0 | **1,570** | 0 |
| | | | | **Subtotal** | **1,230** | **2,590** | **3,900** | **1,540** | **180** | **280** | **320** | **360** | **400** | **360** | **360** | **230** | **120** | **60** | **2,670** | **0** |