



What is the Local Plan?

A Local Plan sets out a plan for future sustainable development in the district. It performs two specific roles:

- It identifies key areas of land for development to deliver the homes, jobs and services needed in the district.
- It includes policies against which all planning applications are considered.

The Local Plan is the document by which all development in the district is judged, it provides the basis for what can happen, where it can happen and when it can happen.

What are we consulting on?

Preferred Options Draft Local Plan to 2046: This is 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: Assesses how the draft plan performs against environmental, social and economic objectives.

Why This Matters: This is your chance to share feedback on our preferred development sites and the policies which will set requirements for new development. This means you have an opportunity now to shape new development before any planning applications are submitted.

How to get involved

Please submit your comments via the Planning Policy Portal at consult.huntingdonshire.gov.uk/kse/ or scan the QR code.



For key information about the consultation including step by step videos on how to create an account and submit a comment on our portal visit: www.huntingdonshire.gov.uk/preferredoptions

Where are we and what happens next?

Main Issues Early 2023 - The Local Plan update started with early engagement to identify the main planning challenges and opportunities for Huntingdonshire and approaches to technical documents.



Call for Sites Spring 2023 - An opportunity for people to send us details of sites that they hoped to have allocated in the Local Plan.



Further Issues and Options Autumn 2024 - Consultation on options to address the main issues raised by consultees in 2023. This included different options for growth, the potential suitability of sites for development and policy directions.



Additional Sites Spring 2025 - Consultation on additional sites put forward up to 31 January 2025.



Preferred Options Consultation Autumn 2025 - This stage sets out the Council's Preferred Options Local Plan, identifying our approach to growth, site allocations and planning policies. This is your last chance to really shape the content of the Local Plan.

**YOU ARE
HERE**



Proposed Submission Local Plan Summer 2026 - This will be our proposed final version of the Local Plan. At this stage legislation dictates that you can only comment on whether you think the Local Plan meets the statutory tests of legal compliance and soundness.



Local Plan Submission to the Secretary of State December 2026 - We will send the Proposed Submission Local Plan, evidence, and all the comments received to the Planning Inspector.



Examination of the Local Plan 2027 - An independent Planning Inspector acting on behalf of the Secretary of State will examine to test if it is 'sound' and legally compliant.



Main Modifications 2027/2028 - The Planning Inspector will recommend changes for the Council to make before adoption.



Adoption of the Local Plan 2028 - This is when we hope the plan will be adopted by the Council. Once adopted it will be used to assess planning applications.

Our Strategy for development

Section B of our Preferred Options Draft Local Plan sets out our proposed vision and objectives. These build on the Huntingdonshire Futures Place Strategy and Corporate Plan to 2028 focusing on five core themes: Pride in Place, Inclusive Economy, Health Embedded, Environmental Innovation and Travel Transformed.

The UK has a net zero target of 2050. Huntingdonshire aims to support this by following the Climate Commission's 'Balanced Pathway'.

The Preferred Options Draft Local Plan puts forward policies to reduce emissions from buildings and transport, and sustainable design of new buildings. Nature based solutions for carbon capture are proposed along with providing more renewable and low carbon energy generation.

How much development do we expect?

To meet Huntingdonshire's future housing needs in the period 2021 to 2046 provision will be made for:

1. At least 32,200 new homes of many types and tenures
2. About 14,400 additional jobs

How will Huntingdonshire grow and change

Chapter 4 of our Local Plan presents our strategy for managing growth and change across the district. It introduces a five-tier settlement hierarchy: Market Towns, Service Centres, Local Services Villages, Villages, and Hamlets and the Countryside.

These categories are based on sustainability and service provision, guiding development to areas with greater capacity while supporting and protecting smaller communities.

The chapter also outlines policies on infrastructure, health, flooding and water, settlement boundaries, renewable energy, transport and connectivity, and blue and green infrastructure (our rivers and green spaces).

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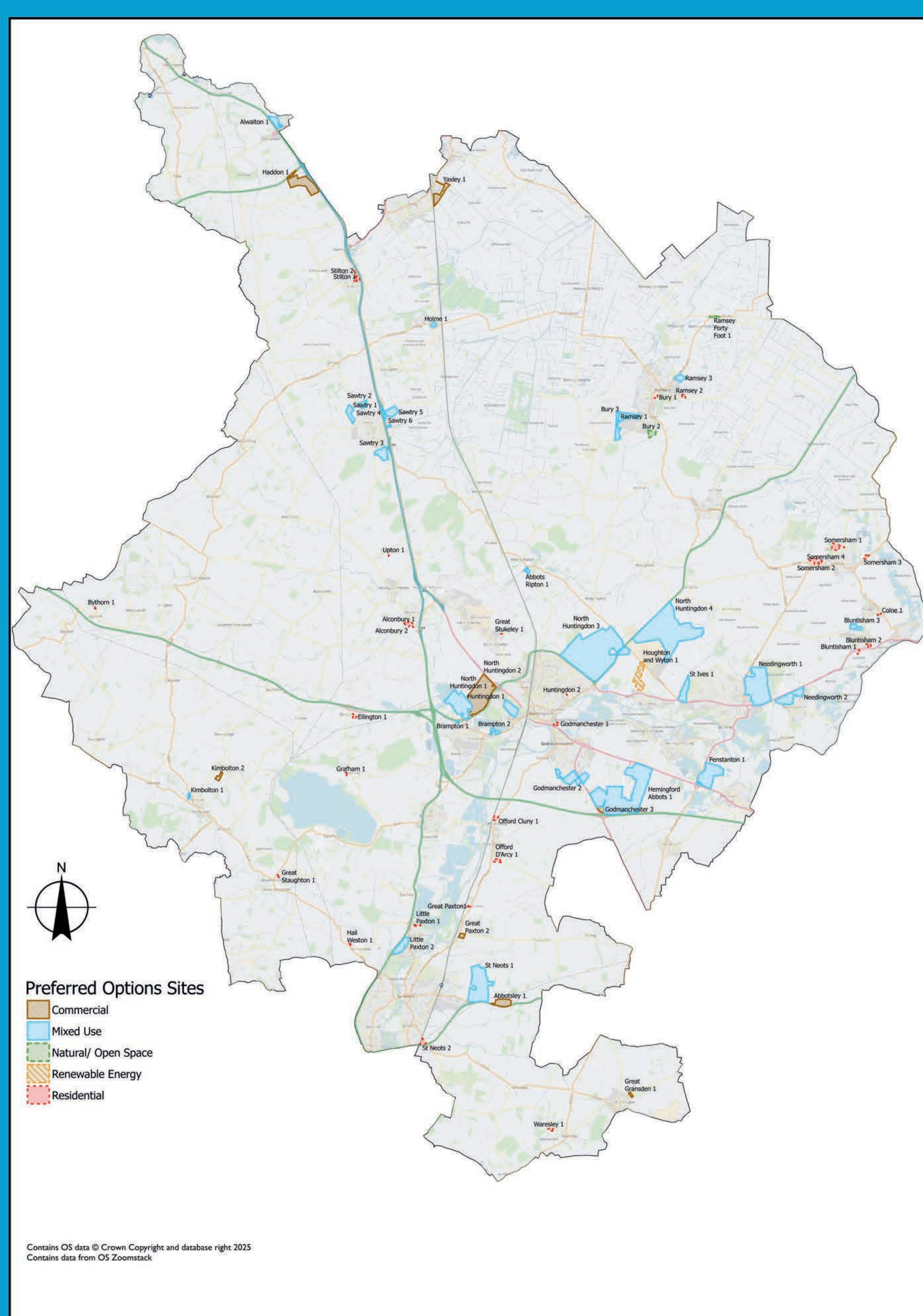


Preferred Sites

In Section D of our Local Plan you will find all of our proposed site allocations that identify land for new homes, employment, open space, and renewables. It is split into specific areas to help you find sites that you may be interested in. Below is a map of all the sites. These sites vary in scale and use and align with our growth strategy.

67 sites are proposed for allocation comprising the following:

- 26 Residential sites
- 2 Custom and Self Build housing sites
- 9 Employment sites
- 27 Mixed Use sites – this could be a combination of residential, employment, specialist housing, community uses, open space, biodiversity net gain, land to safeguard against flooding etc
- 1 Renewable energy generation site
- 1 Mooring site
- 1 Open space and biodiversity net gain use site



The proposed site allocations have been chosen based on technical evidence such as the strategic flood risk assessments, transport assessments and climate change assessments helped by input from stakeholders and statutory consultees from previous consultations.

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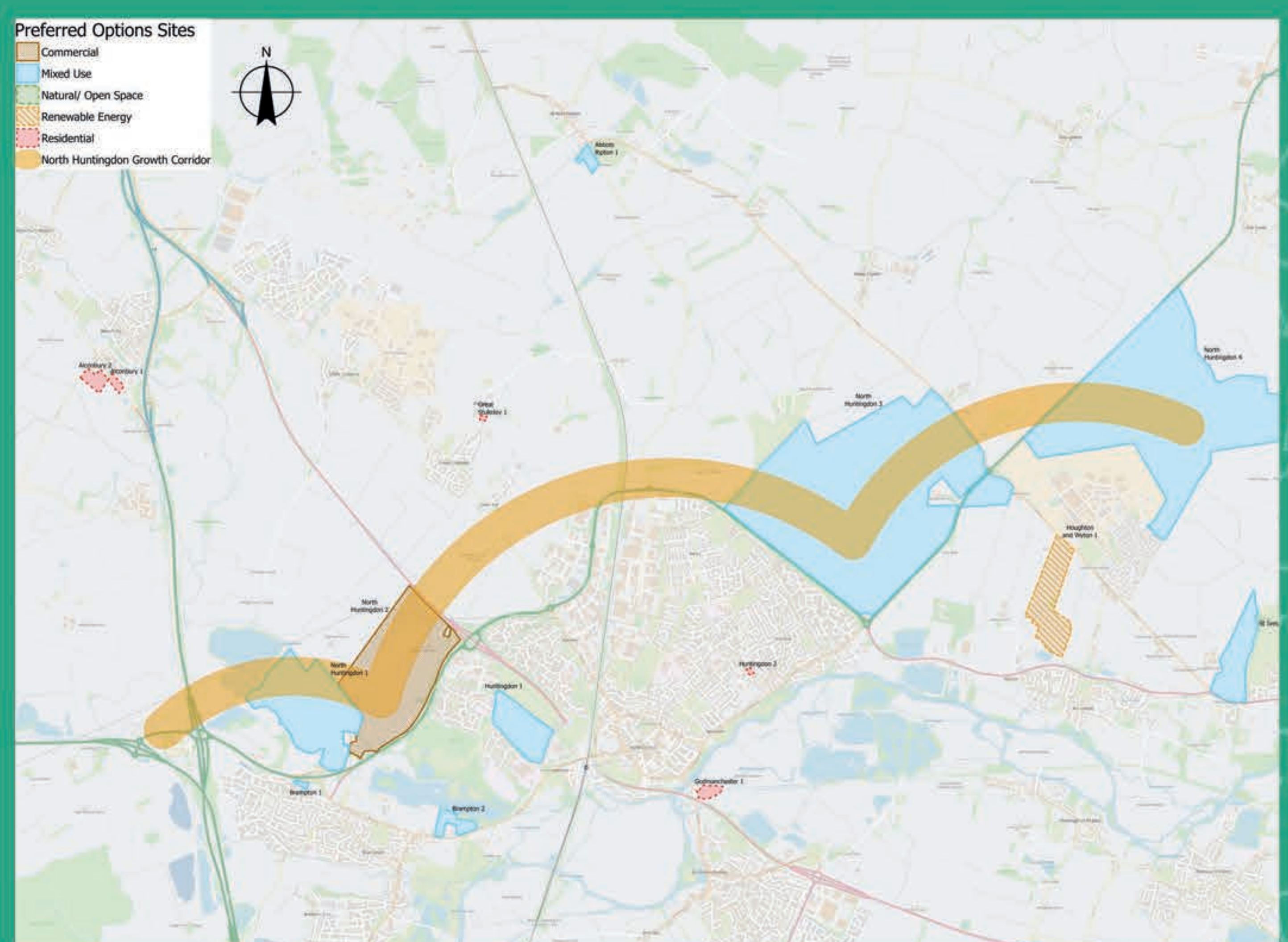
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North Huntingdon Growth Cluster

The Cambridgeshire and Peterborough Combined Authority's Local Growth Plan identifies the area around the north of Huntingdon as a growth cluster to support the Mayor's ambitions for economic growth.

Chapter 9 shows you the sites we are proposing to allocate within the North Huntingdon Growth Cluster. Development of these could help deliver key infrastructure initiatives such as improvements to the A141, a potential new railway station at Alconbury Weald and infrastructure to support the redevelopment of Hinchingsbrook Hospital.



North Huntingdon 1: Huntingdon Racecourse

- Continued use of the site for the racecourse, equine support facilities and Huntingdon and District Rugby Football Club
- Complementary conference and events facilities, outdoor recreational and
- Leisure facilities

North Huntingdon 2: Land North of A141 between the Racecourse and A1307

- 240,000 sqm of employment floorspace
- Maximising net zero opportunities
- Sustainably located next to local population centre linking jobs and homes

North Huntingdon 3: Lodge Farm, North of A141

- 4,900 market and affordable homes
- 450 supported living homes and 260 extra-care homes
- 280 bedspaces in nursing and care homes
- 8ha for employment uses
- 6.5ha for at least one local centre
- Supporting infrastructure such as schools, sports facilities and green spaces

North Huntingdon 4: Wyton Airfield

- 4,000 market and affordable homes
- 400 supported living homes and 240 extra-care homes
- 250 bedspaces in nursing and care homes
- 15ha for employment uses
- Retention of land for a park and ride site
- 6.4ha for a local centre
- Supporting infrastructure such as schools, sports facilities and green spaces

How to get involved

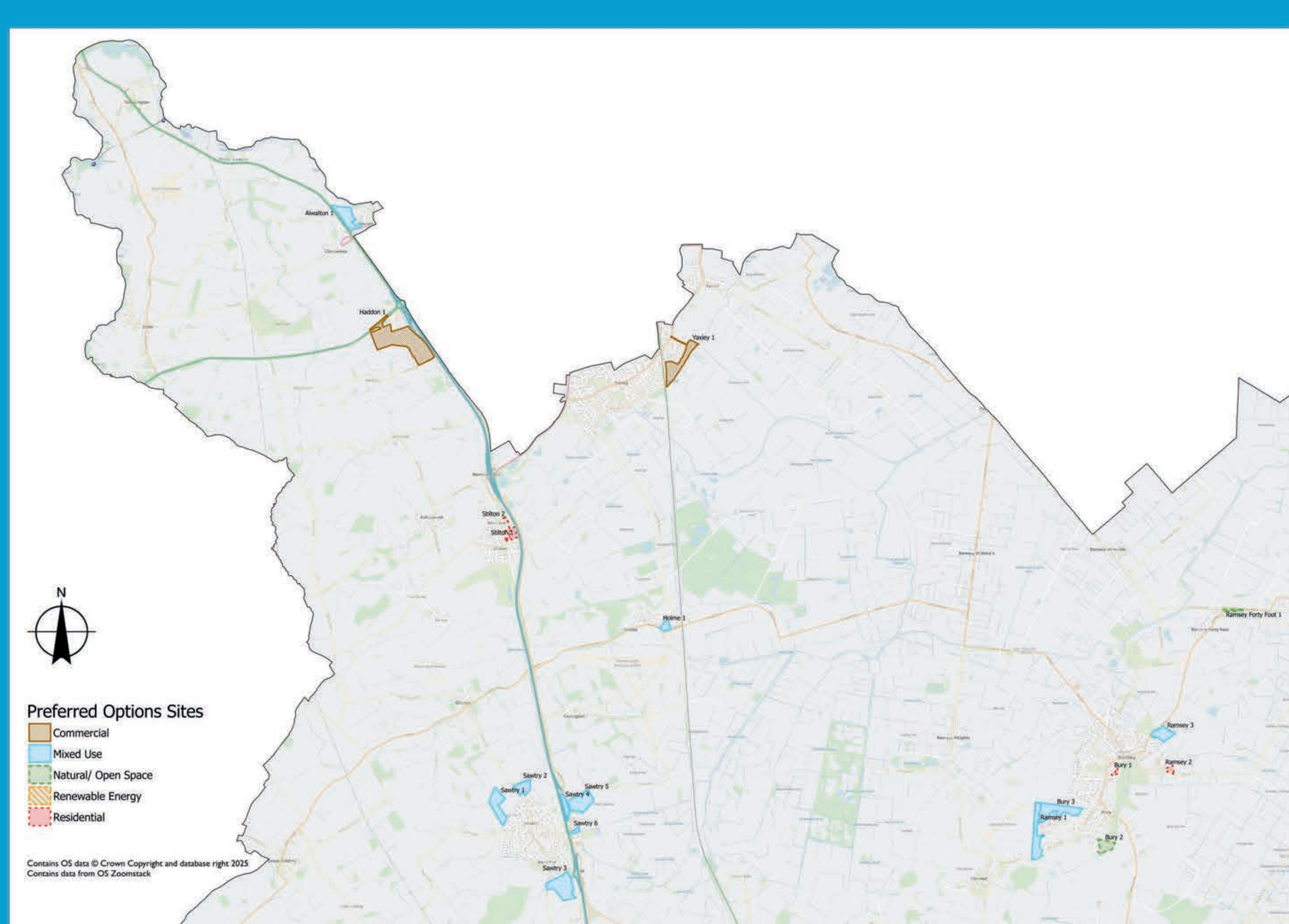
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North Huntingdonshire

Below is a map and some of the key sites that we are proposing to allocate in this part of the district. You can find more information on them in Section D of our Local Plan (Our Development Sites).



Bury 3: RAF Upwood - Phase 3

- 170 homes
- 11.5 ha of land for green infrastructure to include a mixture of strategic green space, amenity open space, play space, accessible natural green space and flood mitigation

Ramsey 1: RAF Upwood - Phase 4

- 4.8ha for local employment opportunities
- 9.2ha of strategic green space, accessible natural green space and flood mitigation

Sawtry 1: West of Glatton Road

- 330 homes
- 2ha of open space to safeguard against flood risk along Sawtry Brook

Sawtry 3: West of Toll Bar Way and Green End Road

- 330 homes
- 3ha about of open space to safeguard against flood risk

Peterborough Services 1: West of the A1 and South of Peterborough Motorway Services, Haddon

- 116,000sqm of employment floorspace for logistics and distribution and general industrial uses
- Maximising net zero opportunities

Yaxley 1: Eagle Business Park, phase 3, Broadway

- 32,000sqm of employment floor space for local employment opportunities

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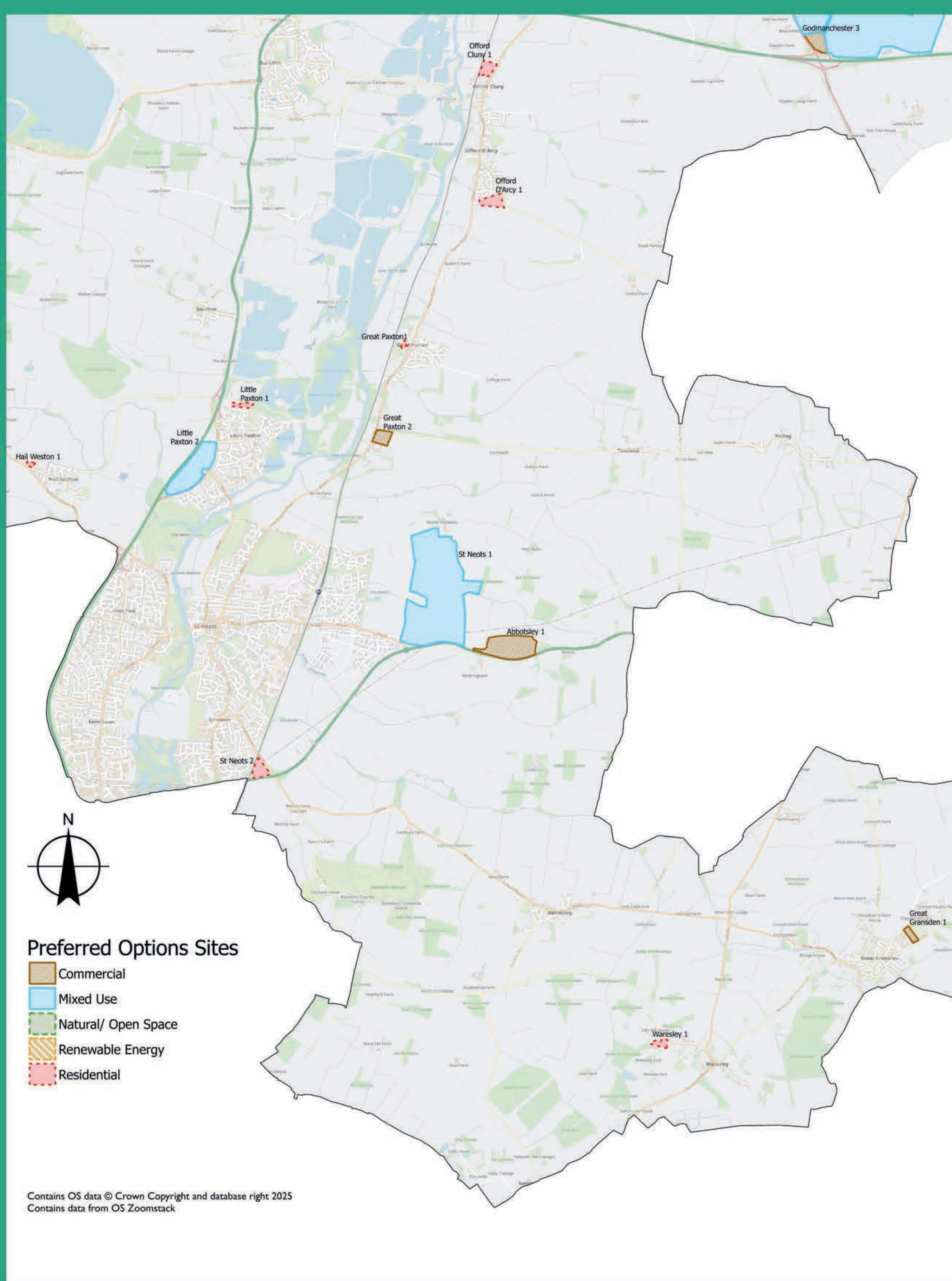
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South Huntingdonshire

Below is a map and some of the key sites that we are proposing to allocate in this part of the district. You can find more information on them in Section D of our Local Plan (Our Development Sites).



Abbotsley 1: North of Wintringham Hall

- 40,000sqm of employment floorspace for local job opportunities

Little Paxton 2: West of Great North Road

- 220 homes
- Active travel routes
- Substantial green space to link to the Great Ouse Priority Landscape area

St Neots 1: East of Loves Farm (Tithe Farm)

- 1,100 homes
- 3.7ha for employment use
- A neighbourhood centre to include local shops and other community facilities
- 40 ha for accessible natural green space, amenity green space, flood mitigation areas, land for biodiversity net gain
- Supporting infrastructure such as schools, nurseries and sports facilities and safeguarded land for East West Rail

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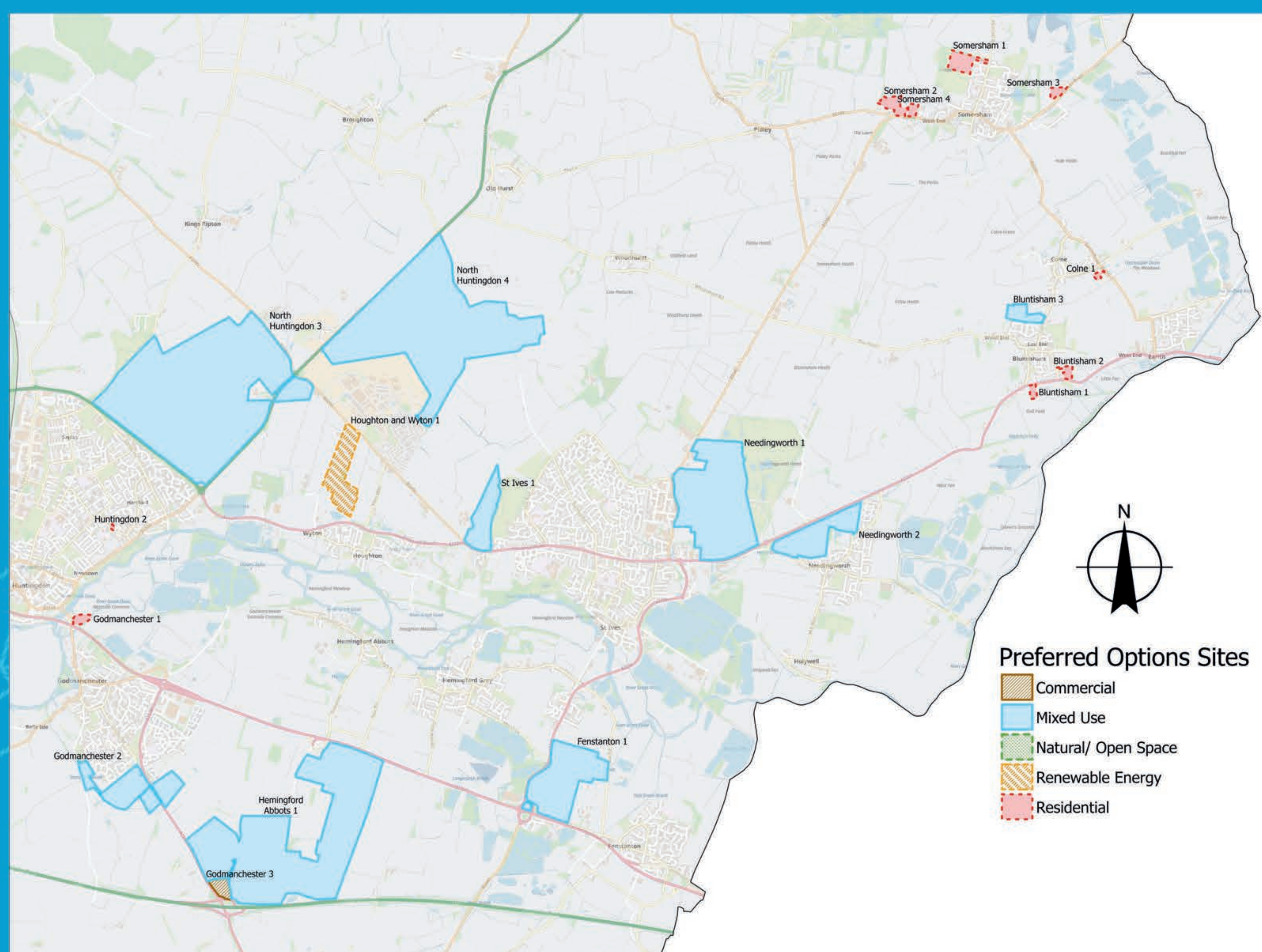
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East Huntingdonshire

Below is a map and some of the key sites that we are proposing to allocate in this part of the district. You can find more information on them in Section D of our Local Plan (Our Development Sites).



Godmanchester 2: South of Godmanchester off the A1198

- 520 homes
- 5.1 ha of land for biodiversity net gain
- 0.8 ha of land for an extension to Godmanchester Lawn Cemetery
- Strategic green space, amenity open space, play space, accessible natural green space and flood mitigation
- A new roundabout on the A1198

Hemingford Abbots 1: The Lattenburys

- 3,800 homes
- 375 supported living homes and 150 extra-care homes
- 160 bedspaces for nursing and residential care home
- Retention of Wood Green Pets Charity and land for expansion
- 2 local centres to include local shops and other community facilities
- Supporting infrastructure such as schools and sports facilities
- 26 ha country park
- Transport infrastructure improvements

St Ives 1: North of Houghton Road

- 350 homes
- 12 ha for open space
- A new roundabout on the A1123/ Sawtry Way junction
- Active travel routes to access St Ives and St Ives One Leisure

Needingworth 1: Giffords Park, East of B1040

- 1,750 homes
- 0.5 ha for a care home
- A local centre including retail, service and health uses and a mobility hub
- 4.6 ha for commercial and employment uses
- A primary school and solar farm
- 65.5 ha of green infrastructure and flood mitigation

How to get involved

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How we will support a strong local economy

Our local economy is the focus of chapter 6. This looks at how we intend to protect and enhance established employment areas, address business development and diversification in the countryside, and look towards regional growth opportunities.

Our draft policies aim to try to support innovation and development of specialist clusters to encourage higher skilled jobs. We know from previous comments how important town centres are to local residents so our policies seek to promote town and local centres and support tourism.

How we will support homes for all

Ensuring people have homes that meet their needs is a fundamental part of any Local Plan. Chapter 7 covers key issues such as affordable housing, the mix of housing types and sizes and ensuring homes are accessible and adaptable. We also suggest how we could support people who want to build their own homes and communities and who want to provide rural exceptions housing. To meet future needs we have included proposed policies on specialist and older people's housing and supporting sites for Gypsies, Travellers and Travelling Showpeople.

We are looking for your opinions on whether we should:

- Ask for 30% affordable housing on all sites that are capable of providing 10 or more homes
- Allow sites on the edges of villages to provide affordable housing for local people
- Expect specialist housing, including older people's housing, to be in sustainable locations near to existing shops, services, community facilities and public transport
- Ask that schemes for 10 or more new homes are built to higher standards than are required nationally to improve their accessibility and adaptability to help people live in their own homes longer. We are also suggesting least 5% of the new homes go even further and be built as wheelchair adaptable/accessible homes.



Our Approach to net zero and tackling climate change

Huntingdonshire net zero carbon aspirations

Huntingdonshire will have net zero carbon emissions by 2050. This will follow the national Climate Change Commission's 'Balanced pathway' approach. To achieve net zero by 2050, emissions will have decreased by approximately 76% with the remaining emissions being removed through the use of carbon capture/ removal.

Climate change is impacting everyone. With a continuation of global warming, it can be expected that Huntingdonshire will experience more heatwaves during summer months which can lead to serious impacts on human health, the environment, infrastructure and the economy. Increased flooding can also be expected as a result of increasing rainfall during the autumn and winter months.

Find out more about our ambition in Chapter 3 of our Local Plan.

How we will create well designed places

Our proposed approach to design can be found in Chapter 5. We have included our proposed planning policies on design, placemaking, climate change, parking and electric vehicle charging, and how to address pollution and contamination.

We are looking for your opinions on our policies and whether and how we should:

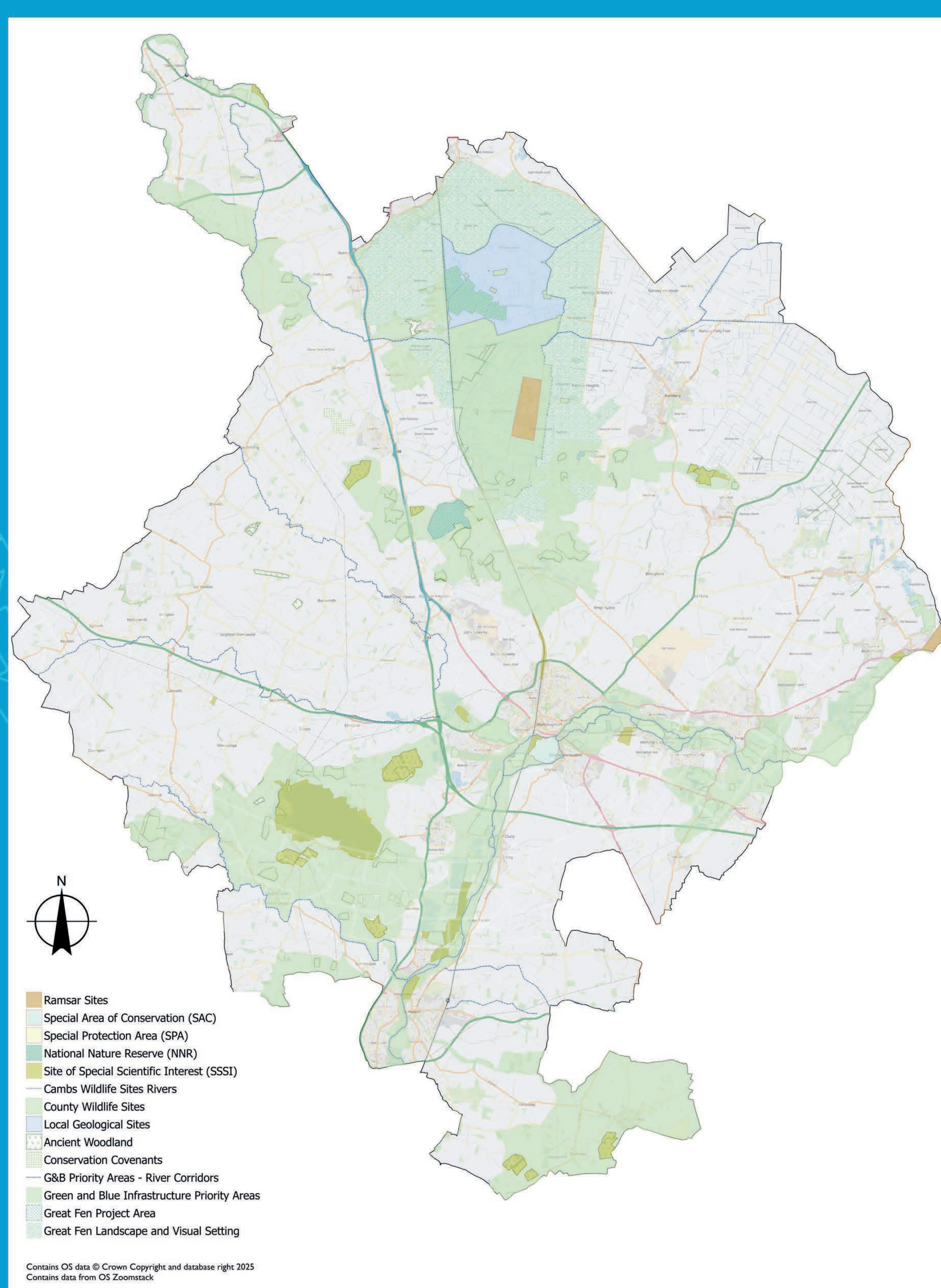
- Minimise embodied carbon in new buildings
- Require new buildings to minimise the amount of energy they use
- Support carbon capture through nature
- Support opportunities for people to get about by active and sustainable travel
- Make sure new development includes enough space for parking and vehicles to move safely
- Provide electric vehicle charging points
- Prevent and reduce air pollution
- Prevent and reduce ground contamination and groundwater pollution



How we will conserve and enhance the natural and historic environment

Open spaces and biodiversity are important for the well-being of people and nature. Chapter 4 of our Local Plan includes a proposed policy to promote large scale blue and green infrastructure. It identifies 10 priority areas shown on the map below. The policy aims to strengthen nature in these areas and linkages between them.

Our aim is to help balance the growth in homes and employment with protecting and enhancing these areas for biodiversity and the natural environment, as well as for local residents to enjoy.



Conserving and enhancing the natural and historic environment is the focus of proposed policies in Chapter 8. It looks at how we will protect our many nature conservation sites from development and support their enhancement. Our proposed policies aim to increase biodiversity and protect trees and woodland. Retaining open spaces of public value is also promoted.

Huntingdonshire has numerous listed buildings and conservation areas. Our proposed Heritage Strategy and policy seek to conserve and enhance buildings and places of heritage value. Rivers and lakes dominate much of our landscape, so we have proposed a policy to support water related development which seeks to balance demands on them.