

Understanding the Pre-Submission Local Plan to 2046

A guide to the Pre-Submission Plan — organised by the plan's chapters (Sections A–D)

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About this guide

This guide highlights the key points, figures and policies from the Pre-Submission Local Plan to 2046 and tells you where to find them in the full document.

Page numbers in this guide (e.g. “p.35”) match the page numbers printed in the Local Plan PDF itself, so you can go straight to that page in the source document. Policy codes (e.g. “Policy LP18”) can also be searched for directly.

This guide is intended to help you navigate the Pre-Submission (Regulation 19) Local Plan during this representation stage. It is a summary for guidance only, does not form part of the formal Regulation 19 Local Plan, and **is not a substitute for the policy wording itself**. If you are making a representation on the plan in relation to either its soundness or legal compliance, please base your comments on the full and current wording of the relevant policy and supporting text in the source document, and refer to the specific policy and paragraph number.

The Local Plan at a glance

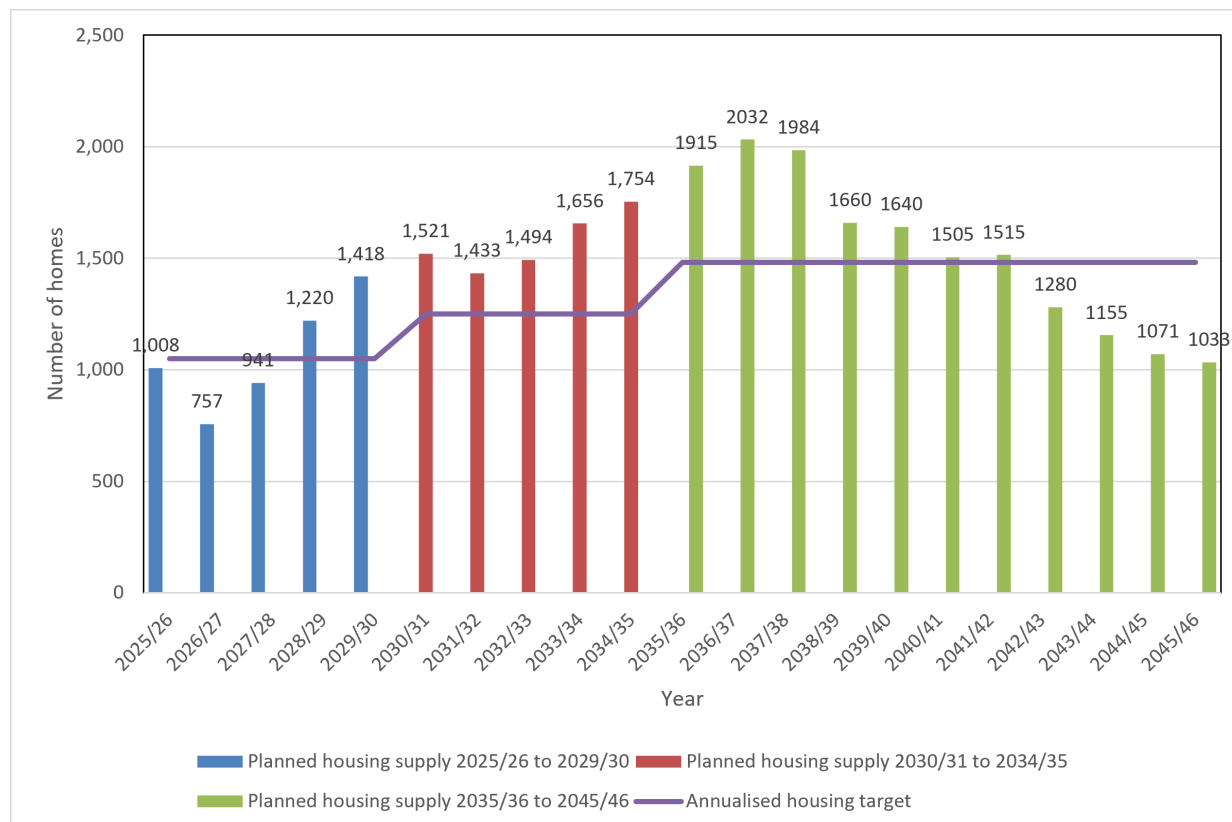
Six numbers that summarise the scale and ambition of the plan:

Figure	What it means
32,200	new homes to be provided for, 2021–2046 (Policy LP1, p.34)
15,400	new jobs (FTE) supported by about 955,000m ² of new employment floorspace (Policy LP1, p.34)
30%	affordable housing required on qualifying major sites (Policy LP18, p.84)
10%	minimum biodiversity net gain required on qualifying development (Policy LP53, p.187)
2050	the Council's net zero carbon aspiration; about a 76% cut in emissions is needed to get there (p.29), this is to achieve national targets
3 + 2	new communities proposed in this plan, in addition to 2 already under way from the previous plan (p.22)

Housing delivery trajectory

Homes are planned to be delivered in three stepped phases, reflecting the lead-in time needed for new communities and for water recycling capacity and other infrastructure to catch up (paragraphs 3.18–3.23, p.35):

Period	Homes	Average
2025/26 – 2029/30	5,250 homes	1,050 homes/year average
2030/31 – 2034/35	6,250 homes	1,250 homes/year average
2035/36 – 2045/46	16,300 homes	1,482 homes/year average



Housing trajectory: planned annual housing supply against the annualised housing target, 2025/26–2045/46 (Appendix 7, p.433-434).

Where delivery stands

Status	Figure	As at	Source
Completed so far	4,402 homes	2021/22 to 2024/25	Policy LP1, p.34; para 3.19, p.35
Permitted or under construction	11,300+ homes	as at 31 March 2026	Para 3.22, p.35
Still required	27,300 homes	2025/26 to 2045/46, including a 5% flexibility uplift	Policy LP1, p.34; para 3.20, p.35

The “still required” figure already includes a 5% flexibility uplift. It is the target for the remaining plan period, not a balance still to find on top of completions and permissions.

Section A · Chapter 1: What is this plan about? (p.11–18)

Sets out the purpose of the Local Plan, how it has been prepared, and the evidence base behind it. The plan covers 2021 to 2046 and will replace the adopted Huntingdonshire Local Plan to 2036 (May 2019). It explains the relationship between this plan's strategic policies and neighbourhood plans, and touches on the East Inshore and East Offshore Marine Plans, which cover part of the district's tidal waters.

*For the full list and links to the **evidence documents** behind the plan (housing needs assessments, transport modelling, flood risk studies, etc.), see “What evidence do we have?”, p.13-14, and the Council's Planning pages referenced there.*

Section B · Chapter 2: Our Vision and Approach to Climate Resilience (p.21–30)

The plan's vision is for Huntingdonshire by 2046 and beyond to be a place people have pride in, with an inclusive economy, health embedded in everyday life, an innovative relationship with the natural environment, and transport that gives everyone real choice. It sits under the Council's Corporate Plan to 2028 and the Huntingdonshire Futures Place Strategy to 2050.

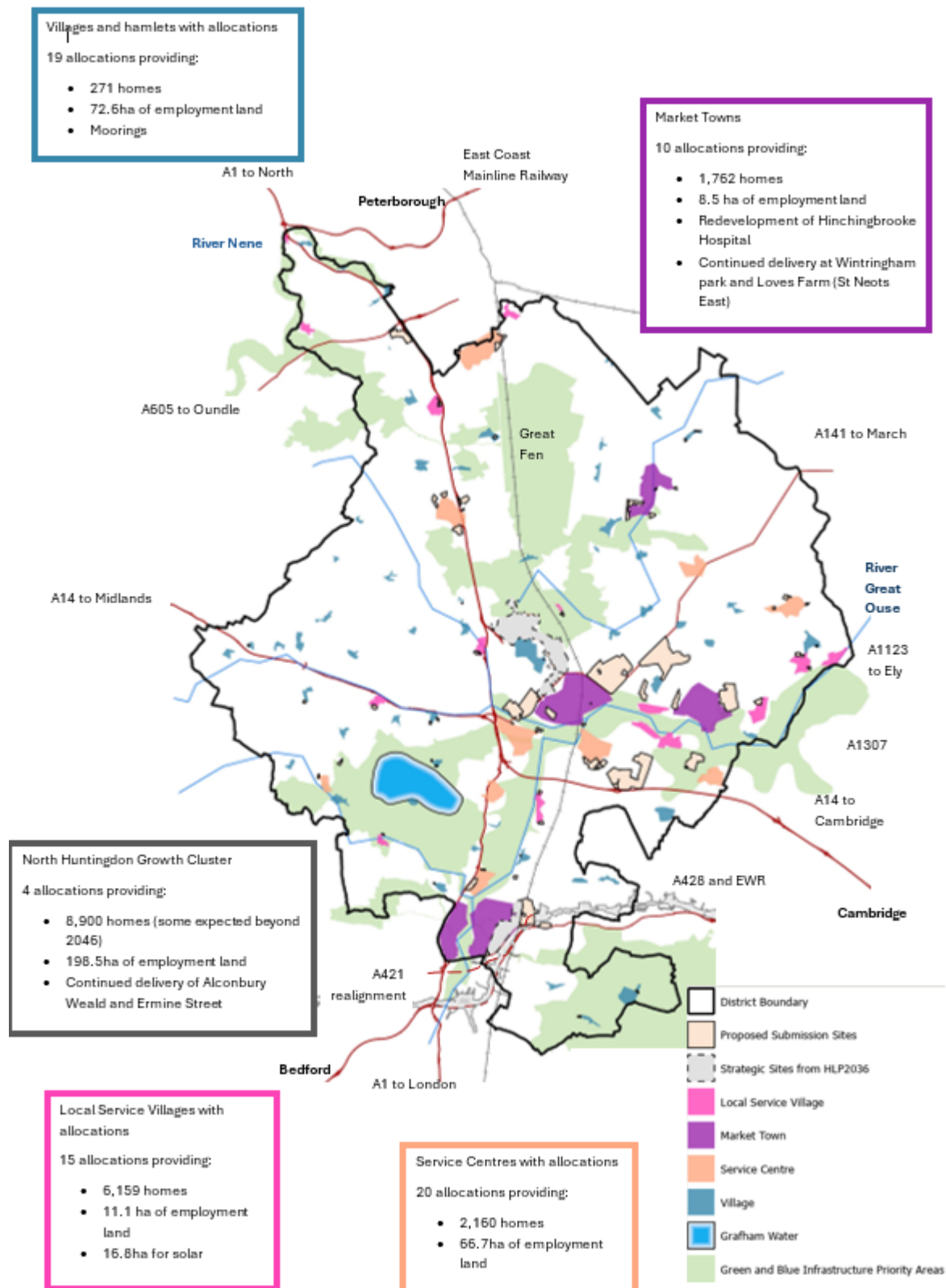
The plan's five aims

(paraphrased summary — the original aim statements and full objective lists are in the plan itself, p.25–27)

- **Pride in place:** High-quality, distinctive homes and communities; the North Huntingdon opportunity zone as a hub for new homes and jobs together.
- **Inclusive economy:** A diversified, resilient local economy with accessible jobs, support for agriculture and food security, and vibrant high streets.
- **Health embedded:** Development that supports physical and mental health, with accessible open space and homes that meet people's needs through life.
- **Environmental innovation:** Working with nature to reach net zero, boost flood resilience, and enhance biodiversity through renewable energy and low-carbon buildings.
- **Travel transformed:** Active travel and public transport as first choices, with safe, reliable routes and infrastructure for low-carbon vehicles.

Section B · Chapter 3: How Huntingdonshire will grow and change (p.31–65)

Sets the district's headline growth targets and the settlement hierarchy that determines where that growth should go — from the four market towns down to hamlets and open countryside. See “The Local Plan at a glance” above for the headline housing and jobs figures.



Key Diagram: distribution of growth across the district by settlement tier (p.47).

Growth by settlement tier

Source: Key Diagram, p.47. Details can be found in Section D Our Development Site (p.203-398)

Tier	Sites	Homes	Employment	Notes
North Huntingdon growth cluster	4	8,900 (some expected beyond 2046)	198.5ha	This includes Lodge Farm which will form an extension to Huntingdon and a free-standing new community at Wyton Airfield using our largest brownfield site. Plus, continued delivery of Alconbury Weald and Ermine Street
Market towns	10	1,762	8.5ha	Redevelopment of Hinchbrooke Hospital; and continued delivery at Wintringham Park and Loves Farm (St Neots East)
Service centres	20	2,160	66.7ha	—
Local service villages	15	6,159	11.1ha	Plus 16.8ha for solar, this category also includes the new community proposal called the Lattenburys
Villages and hamlets	19	271	72.6ha	Plus moorings and Peterborough Services Employment development

Policy	Page	What it covers
LP1 — How much development do we expect?	34	Sets the headline target: at least 32,200 new homes and about 15,400 new jobs (955,000m ² of floorspace) between 2021 and 2046, delivered through a stepped housing trajectory.
LP2 — Our strategy for change	38	Sets the overall spatial strategy for directing growth to the most sustainable locations, in particular the market towns and the North Huntingdon growth cluster.
LP3 — Distribution of growth	40	Sets the broad distribution of new homes and jobs across the settlement hierarchy and site allocations.
LP4 — Green and Blue Infrastructure Priority Areas	42	Identifies 10 priority areas — including Great Ouse Valley and Great Fen — where development must protect and enhance the district's green and blue infrastructure network.
LP5 — Settlement Hierarchy	48	Establishes the tiered hierarchy — market towns, service centres, local service villages, villages, hamlets and countryside — that guides where unallocated development is most and least appropriate.
LP6 — Market Towns	53	Sets the approach to unallocated development within and adjoining Huntingdonshire's four market towns: St Neots, Huntingdon, St Ives, Ramsey and Bury.
LP7 — Service Centres	56	Sets the approach to unallocated development within and adjoining the district's 12 designated service centres (e.g. Brampton, Godmanchester, Sawtry, Yaxley etc).
LP8 — Local Service Villages	58	Sets the approach to unallocated development within and adjoining the 15 local service villages.
LP9 — Villages	60	Sets the approach to unallocated development within and adjoining smaller villages.
LP10 — Hamlets and the Countryside	61	Sets the very limited circumstances in which unallocated development will be supported in hamlets and the open countryside.
LP11 — Placemaking for larger scale developments	63	Sets design and masterplanning expectations for large-scale developments and new communities, including garden-community principles.

Section B · Chapter 4: How we will enable sustainable growth (p.67–107)

Covers the infrastructure, services and environmental safeguards needed to support growth — from transport and renewable energy to affordable homes, flood risk and waste water capacity. Waste water is a live constraint: of the district's 34 Water Recycling Centres, 4 already exceed their permit limits and a further 3 are likely to during the plan period, which is part of why housing delivery is phased.

Policy	Page	What it covers
LP12 — How infrastructure will be provided	68	Sets the Council's overall approach to securing the infrastructure needed to support growth.
LP13 — Securing infrastructure provision	70	Sets out how developer contributions (also see Appendix 3, p.411) will be secured to fund infrastructure.
LP14 — Supporting and Enabling Strategic Infrastructure	73	Supports the delivery of strategic infrastructure projects needed to unlock growth across the district.
LP15 — Facilitating Transport, Travel and Connectivity	76	Sets requirements for transport assessments and connectivity, prioritising sustainable and active travel in new development.
LP16 — Approach to renewable energy schemes	79	Sets criteria for assessing renewable and low-carbon energy proposals, balancing net-zero ambitions against landscape, heritage and biodiversity impacts.
LP17 — Health and well-being	82	Requires a Rapid Health Impact Assessment for schemes of 50 -199 homes and a full HIA for 200 or more homes or 10ha+ of mixed use/employment.
LP18 — Providing affordable homes	84	Requires 30% affordable housing on sites of 10 or more new homes, with viability-review mechanisms built in for phased schemes.
LP19 — Green and Blue Infrastructure	89	Requires new development to protect, enhance and connect green and blue infrastructure, applying a standard of about 5.56ha of open space per 1,000 people.
LP20 — Supporting carbon capture through nature	91	Protects carbon-rich land — including the district's peatland (18% of Huntingdonshire, 16,786ha) — and other natural carbon stores from harmful development.
LP21 — Managing Flood Risk	93	Applies the sequential and exception tests, requires site-specific flood risk assessments, and sets minimum floor-level and sustainable drainage systems (SuDS) requirements for at-risk development.
LP22 — Managing Waste Water	98	Requires developers to demonstrate sewer and Water Recycling Centre capacity before occupation.
LP23 — Managing Surface Water	101	Sets requirements for sustainable drainage systems (SuDS) to manage surface water runoff from new development.
LP24 — Water Efficiency	105	Sets water-efficiency design standards for new homes to reduce mains water demand.

Section C · Chapter 5: How we will create well designed places (p.111–135)

Sets design, amenity, carbon and movement standards that apply to most new development, from how buildings relate to their surroundings through to parking, electric vehicle charging and air quality.

Policy	Page	What it covers
LP25 — Design context and character	113	Requires proposals to respond to local context and character.
LP26 — Creating high quality places and spaces	114	Sets design-quality expectations for new development and the public realm.
LP27 — Ensuring amenity for new buildings and neighbours	117	Protects the amenity of existing and future occupiers from unacceptable impacts.
LP28 — Minimising embodied and operational carbon in new buildings	120	Promotes a 'fabric first' approach and measures to reduce embodied and operational carbon in construction.
LP29 — Making existing buildings more energy efficient	122	Supports retrofit and energy-efficiency improvements to existing buildings.
LP30 — Supporting active and sustainable travel	123	Requires new development to prioritise walking, wheeling and cycling.
LP31 — Parking Provision and Vehicle Movement	126	Sets parking standards and requirements for safe vehicle movement.
LP32 — Providing electric vehicle charging points	128	Sets requirements for electric vehicle charging infrastructure in new development.
LP33 — Preventing and reducing air pollution	130	Sets requirements to avoid or mitigate air quality impacts from development.
LP34 — Preventing and reducing ground contamination and groundwater pollution	132	Requires site investigation and remediation where land contamination is present or suspected.

Section C · Chapter 6: How we will support a strong local economy (p.137–165)

Covers protection of existing employment land, support for rural business, new strategic clusters, and retail and our town and local centres.

Policy	Page	What it covers
LP35 — Protecting and enhancing Established Employment Areas	139	Protects existing employment land from loss to other uses.
LP36 — Expansion and diversification of rural businesses	143	Supports appropriate expansion and diversification of existing rural businesses.
LP37 — Shaping new businesses in the countryside	145	Sets criteria for new business development in the countryside.
LP38 — Enabling key clusters and innovation-led growth	147	Supports new strategic business clusters — advanced manufacturing, defence, life sciences, digital tech, clean energy, agri-tech and defence — including the North Huntingdon growth cluster and Alconbury Enterprise Zone.
LP39 — Enabling logistics and distribution	151	Sets criteria for new strategic and ‘last mile’ logistics and distribution development.
LP40 — Helping tourism and recreation in the countryside	155	Supports tourism and recreation development in the countryside; the sector already supports about 2,639 jobs in the district, up 1.3% year on year.
LP41 — Defining our Retail Hierarchy	157	Designates town centres (Huntingdon, St Neots, St Ives, Ramsey) and local centres, directing main town-centre uses to these locations.
LP42 — Promoting Town Centre Vitality and Viability	159	Sets the approach to supporting a vital, viable mix of uses within designated town centres.
LP43 — Supporting Local Centres	162	Protects and supports the role of local centres in serving day-to-day needs.
LP44 — Services and facilities outside Designated Centres	164	Protects and sets criteria for local services and facilities proposed outside designated centres.

Section C · Chapter 7: How we will support homes for all (p.167–181)

Sets out how the plan aims to meet the needs of different groups — including older residents, self-builders, people needing specialist or HMO accommodation, and Gypsies, Travellers and Travelling Showpeople.

Policy	Page	What it covers
LP45 — Promoting a mix of housing	169	Requires schemes of 10 or more homes to provide a mix of sizes, types and tenures.
LP46 — Ensuring accessible and adaptable homes	170	Sets accessibility standards for a proportion of new homes including wheelchair accessible and adaptable homes.
LP47 — Facilitating self and custom build homes	172	Supports self- and custom-build homes and requires design codes for larger self-build schemes.
LP48 — Supporting specialist housing	174	Sets criteria for specialist housing, including for older people and those with care needs.
LP49 — Supporting houses in multiple occupation	176	Sets criteria for HMOs, including impacts on local amenity and the balance of communities.
LP50 — Promoting Rural Exceptions Housing	177	Supports affordable, rural-exception housing schemes on sites that would not otherwise be released for development, including provision for Gypsy and Traveller pitches.
LP51 — Gypsies, Travellers and Travelling Showpeople	179	Identifies a need for 127 additional Gypsy and Traveller pitches over the plan period (no additional need identified for Travelling Showpeople) and sets site-selection criteria.

Section C · Chapter 8: How we will conserve and enhance the environment (p.183–201)

Sets the framework for protecting nature conservation sites, biodiversity, trees, open space, heritage assets and water-related development.

Policy	Page	What it covers
LP52 — Protecting our nature conservation sites	184	Protects internationally, nationally and locally designated nature sites — including the Ouse Washes SPA/SAC/Ramsar, Portholme Meadow SAC and 26 SSSIs — through a hierarchy of avoiding harm, mitigating harm and, exceptionally, compensation.
LP53 — Enhancing Biodiversity and Geodiversity	187	Requires a minimum 10% biodiversity net gain on qualifying development, in line with the Environment Act 2021.
LP54 — Protecting our trees, orchards, woodlands, hedges and hedgerows	190	Protects trees, orchards, ancient woodland and hedgerows from loss or damage.
LP55 — Protecting our open spaces, outdoor sport and recreational facilities	193	Protects existing open space, sport and recreational facilities from loss, including Local Green Space designations.
LP56 — Heritage Assets and their Settings	194	Requires heritage assessments and gives great weight to conserving designated and non-designated heritage assets, such as listed buildings and conservation areas.
LP57 — Water related Development	198	Sets criteria for development related to rivers, waterbodies and waterways, including Grafham Water.

Section D · Our Development Sites (p.203–397)

Section D contains the site allocations that deliver the housing and employment targets identified in Chapter 3, organised by settlement tier: the North Huntingdon growth cluster, then market towns, service centres, local service villages, and villages. This guide highlights the largest, strategic sites below; every allocation — large and small — is set out in full in this section of the plan.

Chapter 9: North Huntingdon Growth Cluster Opportunity Zone (p.207–236)

This chapter contains the district's largest new-community-scale allocations supporting the Cambridgeshire and Peterborough Combined Authority (CPCA)'s Local Growth Plan. Alongside housing, these sites will contribute to the plan's employment target (Policy LP1, p.34) — alongside Alconbury Enterprise Zone, expansion of established employment areas and dedicated employment or innovation quarters within the newer allocations.

Key strategic sites across the plan

Site	Site reference	Location / tier	Size	Homes (approx.)	Employment (approx.)	Page
Alconbury Weald (including Grange Farm)	North Huntingdon Existing 1	North Huntingdon growth cluster (continuing)	575ha	6,500 homes, under construction	At least 290,000m ² business floorspace on the 150ha Alconbury Enterprise Zone, plus 7,000m ² retail	213
Ermine Street	North Huntingdon Existing 2	North Huntingdon growth cluster (continuing)	85ha	1,650 homes, under construction	1,000m ² retail floorspace	217
Land north of A141 (Racecourse–A1307)	Allocation North Huntingdon 2	North Huntingdon growth cluster	103.5ha	Employment-led (no homes)	Whole site: B8 storage/distribution, B2 light industrial (up to 30% of floorspace), 1,000m ² bus depot	223
Lodge Farm, north of A141 (new community)	North Huntingdon 3	North Huntingdon growth cluster	317.7ha	4,900 homes	8ha 'innovation quarter' (commercial/business/service, general industrial, ancillary storage & distribution)	227
Wyton Airfield (new community)	North Huntingdon 4	North Huntingdon growth cluster	253.9ha	4,000 homes	15ha employment uses, plus a 6.4ha local centre with commercial/business/service space	232
Hinchingbrooke Hospital	Huntingdon 1	Huntingdon (market town)	22ha	Hospital redevelopment	Health-related research and development space	239
St Neots East (Wintringham Park and Loves Farm)	St Neots Existing 1	St Neots (market town, continuing)	226ha	3,820 homes, under construction	22ha employment land (class B), plus a 3ha local centre with offices and 4,000m ² retail	244
The Lattenburys (new community)	Hemingford Abbots 1	Hemingford Abbots (local service village)	265ha	3,800 homes	6.0ha employment use (E(g)(i–iii) and B2)	333
Giffords Park	Needlingworth 1	Needlingworth (local service village)	122ha	1,750 homes	4.6ha commercial/employment use, plus a 3.3ha solar farm	340

"Homes (approx.)" and "Employment (approx.)" figures are as stated in the site allocation policy text and are indicative; final numbers will depend on detailed design. Alconbury Weald and Ermine Street continue allocations carried over from the previous Local Plan to 2036.

The remaining site chapters

Chapter	No.	Pages	What's there
Market towns	10	237–264	Site allocations within and around St Neots, Huntingdon, St Ives, Ramsey and Bury, including St Neots East and the Hinchingsbrooke Hospital site. The largest is Tithe Farm as the continuation of St Neots east.
Service centres	11	265–318	20 site allocations across Brampton, Fenstanton, Godmanchester, Kimbolton, Little Paxton, Sawtry, Somersham and Yaxley.
Local service villages	12	319–355	15 site allocations, including the Lattenburys new community and Giffords Park.
Villages	13	357–397	19 smaller-scale site allocations across the district's villages.

Local Plan Appendices and Glossary (p.399–442)

The appendices contain the technical detail that supports the policies above — including the full monitoring framework and developer contributions formulae.

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