

Call for Sites to accompany Huntingdonshire Local Plan to 2036: Consultation Draft 2017

A call for potential development sites accompanies the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 for two purposes:

1. To identify previously developed land potentially suitable for residential development for inclusion in a Brownfield Land Register expected to be compiled by 31 December 2017; and
2. To ensure sufficient land is identified which is available for development should it be required in response to changes arising out of the White Paper 'Fixing our broken housing market'

The Council has a long established strategy of seeking growth within the district's most sustainable locations and avoiding development on land subject to significant environmental constraints. The amount of any additional land required is not yet known. A proportionate assessment of any sites put forward will be completed taking into account considerations reflecting issues raised in 'Fixing our broken housing market'. These may include:

- Re-use of previously developed land
- Releasing more small and medium sized sites, particularly those under 0.5ha
- Allowing rural communities to grow in a sustainable manner
- Promoting opportunities for self and custom-build homes

The Council is asking landowners, developers and agents to submit details of:

1. Previously developed land which is available and potentially suitable for residential development throughout Huntingdonshire; and
2. Greenfield land which meets the criteria set out below:
 - A. Is located in or adjacent to one of the:
 - spatial planning areas identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Huntingdon, St Neots, St Ives and Ramsey; or
 - Key Service Centres identified in the Huntingdonshire Local Plan to 2036: Consultation Draft 2017 which are Buckden, Fenstanton, Kimbolton, Sawtry, Somersham, Warboys and Yaxley; or
 - small settlements which has a range of services including at least four of the following: primary school, doctors surgery, public hall, food shop or public house; and
 - B. Does not comprise:
 - Grade 1 agricultural land, which is the highest quality agricultural land
 - Land designated as functional floodplain (flood zone 3b) determined by consideration of the Council's Strategic Flood Risk Assessment (SFRA)
 - Land designated as being a Site of Special Scientific Interest (SSSI) or other important nature designation such as a Special Area of Conservation (SAC), a Special Protection Area (SPA) or Ramsar Site
 - Land within the 400m safeguarding area of a waste water treatment works in accordance with Policy CS31 of the [Cambridgeshire and Peterborough Minerals & Waste Core Strategy 2011](#).