

# Eddisons

Incorporating **Barker Storey Matthews**

## Call for Sites Submission Statement



Property / Land at:

Former PH Plant Hire and 9 Cross Street,  
Farcet

Application Proposal:

Demolition of Existing Buildings, Erection  
of 18 Dwellings and Construction of  
Accesses to Highway

On Behalf Of:

Formation Developments Ltd

Our Reference:

22-029/KW/jh

Agent:

Kate Wood BA(HONS) MRTPI

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## **1 Introduction**

This Design and Access Statement is submitted on behalf of Formation Developments Ltd in support of the proposed site allocation to give additional detailed information to officers and consultees dealing with the application and to inform those with an interest in the proposal about the development.

The site comprises the former PH Plant Hire site, now vacant. The site includes the thatched dwelling at number 9 Cross Street. That dwelling is intended to be retained, but part of its garden will be subsumed into the wider development site. Access will be provided off Main Street at the southern end of the site, whilst dwellings facing Cross Street will be provide within individual accesses and driveway parking, including No 9.

It is intended to demolish all existing buildings on the site apart from the dwelling, and the new development will comprise the provision of houses to the north and south of that dwelling in order to create a street scene compatible with the wider area. The access road will lead to further development within the rear of the site. In total, 18 new dwellings are proposed, of which 5 will be affordable (following Vacant Building Credit calculation).

The Call for Sites submission is accompanied by the following plans and documents:

- This Statement
- Location Plan
- Site Layout Plan
- Contamination Assessment
- Tree Constraints Plan and Survey Data
- Arboricultural Implications Assessment Report
- Arboricultural Implications Plan
- Flood Risk Assessment and Surface Water Drainage Strategy
- Construction Management Plan
- Preliminary Ecological Assessment
- Biodiversity Net Gain Assessment
- Landscape Planting Plan

## **2 The Site: Location and Context**

The site, outlined in red on the location plan, comprises the former PH Plant Hire site and the residential property 9 Cross Street. It lies to the west of the former Black Swan Public House which is also within the planning process for redevelopment for residential purposes.

To the east of the site, rear of the site of the public house, is modern residential development in George Alcock Way. This leads round from a junction with Cross Street to the north of the application site, such that dwellings in George Alcock Way also back onto the northern boundary of the site.

To the north of the site, facing Cross Street, are a pair of semi-detached dwellings, beyond which is the Village Club, a social club/village hall.

To the west of the site, Cross Street is characterised by semi-detached and terraced dwellings facing the road, mainly with short front gardens and parking to the side or rear. All the dwellings in the vicinity are two storeys in height. The existing thatched dwelling on the application site (not a listed building) is single storey with first floor rooms in the roof.

To the south of the site on the opposite side of Main Street are further residential properties at 1.5 to 2 storeys in height.

The village of Farcet lies to the east and west of the B1091 Broadway which leads from Peterborough to Yaxley. The village is close to Peterborough, to which it looks for employment, facilities and services, although the village itself has its own facilities and community buildings, including a primary school, post office, church, hot food takeaways and village halls.

The site is located towards the eastern end of the village where Main Street leads towards the River Nene and is entirely surrounded by development.

### **3 Background and Planning History**

We understand that the site was the subject of pre-application advice under reference 19/70238/PENQ which suggested improvements to the site layout as now incorporated by the architect.

At the time of the Call for Sites submission the site is subject to application 22/02490/FUL for 18 houses (having been reduced from 19 in response to urban design comments requiring on-site open space and the retention of two TPO willow trees).

There is no other planning history for the site on the council's website but it has historically been used as a plant hire business associated with the dwelling at number 9 Cross Street.

Adjacent to the site, at the former Black Swan public house (77 Main Street) a planning application, reference 22/01523/FUL for the conversion of the public house to a dwelling and the construction of 2 new dwellings between that building and the application site was recently withdrawn, but we understand is to be re-submitted for further consideration following some amendments.

### **4 Relevant Planning Policies and Constraints**

The site lies within the built up area of Farcet and in Flood Zone 1. There are no Listed Buildings or Conservation Areas on or near the site. Some trees are covered by a TPO reference 21/005. Please note this is not on the Council's website. An earlier TPO is on the website but that was not confirmed and has been superseded by the 2021 TPO.

#### **National Planning Policy Framework (NPPF) 2021**

The NPPF sets out the Government's vision for sustainable development, which it sets out in three overarching objectives: economic, social and environmental. These objectives are delivered through Local Plans and planning decisions. The NPPF applies a presumption in favour of sustainable development at paragraph 11.

The relevant paragraphs of the NPPF to this application are as follows:

**119.** Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear

strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

**120.** Planning policies and decisions should:

- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)<sup>48</sup>

**124.** Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

**169.** Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) take account of advice from the lead local flood authority;
- b) have appropriate proposed minimum operational standards;
- c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) where possible, provide multifunctional benefits.

## **Current Local Plan Policies – Huntingdonshire Local Plan 2019**

### **LP 9**

#### **Small Settlements**

Each Small Settlement to which this policy applies is defined above (*includes Farcet*).

Development Proposals within the Built-up Area.

A proposal that is located within a built-up area of a Small Settlement will be supported where the amount and location of development proposed is sustainable in relation to the:

- a. level of service and infrastructure provision within the settlement;
  - b. opportunities for users of the proposed development to access everyday services and facilities by sustainable modes of travel including walking, cycling and public transport;
  - c. effect on the character of the immediate locality and the settlement as a whole.
- Development Proposals on Land well-related to the Built-up Area

A proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.

## **LP 11**

### **Design Context**

A proposal will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well designed places. In order to achieve this a proposal will need to have applied the guidance contained in the Huntingdonshire Design Guide SPD (2017), the Huntingdonshire Landscape and Townscape Assessment SPD (2007) or successor documents and applicable conservation area character statements. A proposal should also have had regard to relevant advice or guidance that promotes high quality design, details the quality or character of the area or describes how the area should develop in the future.

## **LP 12**

### **Design Implementation**

New development and advertisements will be expected to be well designed based upon a thorough understanding of constraints and appraisal of the site's context, delivering attractive, usable and long lasting buildings and spaces. A proposal will be supported, therefore, where it can be demonstrated that it:

#### **Response to context**

- a. contributes positively to the area's character and identity;
- b. successfully integrates with adjoining buildings, the routes and spaces between buildings, topography and landscape;

#### **Streets and spaces shaped by buildings**

- c. creates attractive and appropriately scaled built frontages to positively enhance the townscape, avoiding the introduction of incongruous and/or intrusive elements into key views and vistas;
- d. delivers a balanced mix of compatible buildings and uses, promoting variety, choice and economic activity;
- e. enables the wider area to achieve a coherent and integrated built form including considering potential future development or redevelopment of adjoining sites;

#### **Ease of getting around**

- f. promotes accessibility and permeability for all by creating safe and welcoming places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport;
- g. provides recognisable and understandable places, routes and points of reference;

#### **Well designed public spaces**

- h. promotes a sense of place to include attractive streets, squares and other public spaces with a defined sense of enclosure, with multi-functional green spaces and corridors;
- i. creates development that will function well and is safe and secure to use;

#### **Sustainable design and construction methods**

- j. makes efficient use of energy, water and other resources, such that all new homes comply with the optional building regulation for water efficiency, as set out in Approved Document G and non-residential uses meet Building Research Establishment Environmental Assessment Method (BREEAM) standards (or successor or equivalent standards) 'Good' as a minimum;



- k. secures a distinctive environment for the development through high quality hard and soft landscaping and boundary treatments;
- l. ensures that public and private amenity spaces are clearly defined and are designed to be inclusive, usable, safe and enjoyable;
- m. successfully integrates the functional needs of the development including refuse and recycling, cycle storage and car parking so that their dominance is minimised;
- n. implements a cohesive design through the use of a limited palette of quality, durable materials with an attention to detail particularly where different elements and materials meet; and
- o. does not impede pedestrian and vehicular movements or impact on public safety.

**LP 14****Amenity**

A proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. A proposal will therefore be required to ensure:

- a. adequate availability of daylight and sunlight for the proposed use, minimising the effects of overshadowing and the need for artificial light;
- b. the physical relationships arising from the design and separation of buildings are not oppressive or overbearing, and in particular will not result in overlooking causing loss of privacy;
- c. that predicted adverse noise impacts, including internal and external levels, timing, duration and character, will be acceptable;
- d. that predicted adverse impacts from the following sources will be made acceptable:
  - i. obtrusive light;
  - ii. contamination;
  - iii. air pollution;
  - iv. water pollution;
  - v. odour;
  - vi. dust; and
  - vii. overheating
- e. adequate and accessible waste storage is provided, avoiding adverse impacts;
- f. the risk and perceived risk of crime is minimised, including through applying relevant guidance from Secured by Design;
- g. that all homes, businesses and main town centre uses are capable of being served by super-fast broadband through the integration of appropriate measures such as open access ducting to industry standards; and
- h. that there would be no adverse effect on safety near a notifiable installation and no increase in the number of people that would be put at risk in the vicinity of a notifiable installation.

**LP 15****Surface Water**

A proposal will only be supported where surface water has been considered from the outset as an integral part of the design process and:

- a. the proposal incorporates sustainable drainage systems (SuDS) in accordance with the Cambridgeshire Flood and Water Supplementary Planning Document (SPD) or successor documents and advice from Cambridgeshire County Council as Lead Local Flood Authority, unless demonstrated to be inappropriate;
- b. provisions are put in place to ensure that SuDS will be maintained;
- c. if the drainage system would directly or indirectly involve discharge to a watercourse that the Environment Agency are responsible for the details of the discharge have been agreed with them;

- d. if a road would be affected by the drainage system the details have been agreed with the relevant highway authority;
- e. if the drainage system would discharge water to systems controlled by the Middle Level Commissioners or an internal drainage board their standing advice or guidance has been taken into account and the details of the discharge have been agreed with them;
- f. if the drainage system would directly or indirectly involve discharge to the River Great Ouse the incorporation of water retaining features as part of the drainage system has been prioritised; and
- g. there is no adverse impact on, or unacceptable risk to, the quantity or quality of water resources or on meeting the objectives of the Water Framework Directive and the Habitats Directive.

SuDS for hard-standing areas for parking of 50 or more cars, or equivalent areas will be expected to include appropriate additional treatment stages/ interceptors to ensure that any pollution risks are suitably addressed.

In order to safeguard against the pollution of ground water the use of deep infiltration SuDS, such as deep borehole soakaways, will not be accepted in most circumstances. Exemptions will only be made in exceptional circumstances if the proposal is for land uses that pose a very low pollution risk and are supported by an adequate risk assessment, conceptual site model and detailed design.

## **LP 17**

### **Parking Provision and Vehicle Movement**

A proposal will be supported where it incorporates appropriate space for vehicle movements, facilitates accessibility for service and emergency vehicles and incorporates adequate parking for vehicles and cycles.

These should all comply with design and security guidance set out in the Huntingdonshire Design Guide SPD (2017) or successor documents.

A clear justification for the space for vehicle movements and level of vehicle and cycle parking proposed will need to be provided taking account of:

- a. highway safety and access to and from the site;
- b. servicing requirements;
- c. the accessibility of the development to a wide range of services and facilities by public transport, cycling and walking;
- d. the needs of potential occupiers, users and visitors, now and in the future;
- e. the amenity of existing and future occupiers and users of the development and nearby property; and
- f. opportunities for shared provision, where locations and patterns of use allow this.

Minimum levels of car parking for disabled people as set out in national guidance **(15)** will be required.

A proposal that includes residential development will be expected to provide at least one clearly identified secure cycle space per bedroom for all dwellings (C3 Use Class), unless it can be demonstrated that this is unachievable.

A proposal that includes new main town centre uses of 600m<sup>2</sup> or more net internal floorspace will be expected to provide and identify the location of at least one cycle space for every 25m<sup>2</sup> of net internal floorspace or part thereof, or otherwise demonstrate why a different level of provision is appropriate.



A proposal for a new non-residential building over 2,500m<sup>2</sup> of net internal floorspace should provide dedicated changing and showering facilities for cyclists.

#### **LP 24**

##### **Affordable Housing Provision**

In order to assist in meeting the identified local need for additional affordable homes, a proposal which includes housing development will be required to provide a range of affordable housing types, sizes and tenures. These should be appropriate to meet the requirements of the local community taking into account the latest evidence from the Housing Register, the Cambridge sub-region Strategic Housing Market Assessment and other local sources. The affordable housing provision may include specialist or supported housing where an identified need exists. A proposal will be supported where:

- a. it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m<sup>2</sup> residential floorspace (gross internal area) or more are proposed **(16)**;
- b. it provides approximately 70% of the new affordable housing units as social or affordable rented properties with the balance made up of other affordable tenures;
- c. affordable housing is dispersed across the development in small clusters of dwellings; and
- d. it ensures that the appearance of affordable housing units is externally indistinguishable from that of open market housing.

Where it can be demonstrated that the target is not viable due to specific site conditions or other material considerations affecting development of the site an alternative dwelling or tenure mix or a lower level of provision may be supported. Preference will be given to amending the tenure mix; only if this is still demonstrated not to be viable will consideration be given to reducing the affordable housing requirement.

A development viability assessment may be required to support an alternative mix or level of affordable housing provision.

In exceptional circumstances it may be appropriate to accept off-site provision and/or commuted payments where this would offer an equivalent or enhanced provision of affordable housing.

#### **LP 25**

##### **Housing Mix**

A proposal for major scale development that includes housing will be supported where it provides a mix of sizes, types and tenures which help achieve sustainable, inclusive and mixed communities.

A proposal should set out how it responds to the evidence and guidance provided by:

- a. the Cambridge sub-region Strategic Housing Market Assessment;
- b. the Peterborough Strategic Housing Market Assessment where applicable;
- c. the Council's [Housing Strategy and Tenancy Strategy](#);
- d. local assessments of housing need and demand; and
- e. other local housing and demographic studies and strategies.

A proposal for wholly affordable housing will be supported where it contributes positively to the mix of tenures available in the local area.

##### **Accessible and adaptable homes**

A proposal that includes housing will be supported which meets the optional Building Regulation accessibility standards (or replacement standards) as set out below, unless it can be demonstrated that site-specific factors make achieving this impractical or unviable:

- f. ensuring 100% of new dwellings, across all tenures provided, meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' (or replacement standards); and
- g. within a large scale development proposal the construction standards of a proportion of new market dwellings should be further enhanced to meet Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards); and
- h. for all affordable housing an appropriate proportion meeting Building Regulation requirement M4(3) 'wheelchair adaptable dwellings' (or replacement standards) should be negotiated with the Council's Housing Strategy team.

### **Self and custom-build homes**

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the Huntingdonshire self and custom-build register.

## **LP 29**

### **Health Impact Assessment**

A proposal for large scale development, defined in the 'Glossary', will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a rapid Health Impact Assessment.

A proposal for large scale major development, defined in the 'Glossary', will be supported where it can be demonstrated that the design of the scheme has been informed by the conclusions of a full Health Impact Assessment.

## **LP 30**

### **Biodiversity and Geodiversity**

A proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated.

A proposal that is likely to have an impact, either direct or indirect, on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity. Any further research that is identified as necessary by this appraisal will need to have been carried out and submitted with the proposal.

Where a proposal has potential to affect an internationally important site **(28)** an 'appropriate assessment' in accordance with the Habitats Directive will be required and sufficient information to enable such an assessment to be completed must be submitted with the proposal.

All possible efforts must be taken to avoid adverse impacts. If it is demonstrated that adverse impacts are unavoidable they must be minimised as far as possible and then mitigated. Only where this process of avoidance, minimisation and then mitigation is insufficient to fully address adverse impacts will consideration be given to compensation measures. Following this process a proposal will only be supported subject to a hierarchy where:

- a. a site of international importance, being a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site would be affected there has to be exceptional overriding reasons of human health, public safety or environmental benefit;
- b. a site of national importance, such as a Site of Special Scientific Interest (SSSI) or National Nature Reserve (NNR) would be affected there has to be exceptional

circumstances where the need for, and the benefits of, the proposal significantly outweigh both the potential impacts on the features of the site that make it of national importance and any broader impacts on the national network of such sites;

c. a protected species, a priority habitat or species, a site of local or regional importance, the achievement of water body good ecological potential, or the biodiversity value of the proposed development site as part of the wider network would be affected, the need for and the benefits of the proposal must clearly outweigh the assessed impacts.

A proposal will not be supported if potential impacts would lead to the deterioration of water body ecological status/ potential.

A proposal will ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development. Large scale development proposals should provide an audit of losses and gains in biodiversity produced according to a recognised methodology. In seeking to provide net gains for biodiversity reference should be had to the Natural Cambridgeshire publication 'Developing with Nature Toolkit' and the proposal should prioritise measures that:

d. complement or enhance existing features of biodiversity value within the design and layout of development;

e. provide new biodiversity features within the development;

f. help reverse the decline of species;

### **LP 31**

#### **Trees, Woodland, Hedges and Hedgerows**

A proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. Where investigations show that such adverse impacts are possible a statement will be required that:

a. assesses all trees, woodland, hedges and hedgerows that would be affected by the proposal, describing and assessing their value;

b. sets out how the details of the proposal have been decided upon in terms of their impact on the value of trees, woodland, hedges and hedgerows and how adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible.

A proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development. In such cases the proposal will be expected to make reference to and follow the guidance contained in the Council's A Tree Strategy for Huntingdonshire (2015) or successor documents.

Loss, threat or damage to any tree, woodland, hedge or hedgerow of visual, heritage or nature conservation value will only be acceptable where:

c. it is addressed firstly by seeking to avoid the impact, then to minimise the impact and finally where appropriate to include mitigation measures; or

d. there are sound arboricultural reasons to support the proposal.

Where impacts remain the need for, and benefits of, the development in that location must clearly outweigh the loss, threat or damage.

Where loss, threat or damage cannot be fully addressed through minimisation and/ or mitigation measures the proposal may be supported if alternative measures such as reinstatement of features, additional landscaping, habitat creation or tree planting will compensate for the harm and can be implemented and established before development starts.

A proposal for major scale development will be required to include additional new trees to form part of landscaping for the proposal, the form of which will be determined by negotiation.

## **5 The Development Proposal: Design and Access**

### **Use and Amount**

The existing use as a plant hire business has already ceased. All the buildings on the site will be demolished, apart from the dwelling at 9 Cross Street which is to be retained with a reduced curtilage. The proposed use of the site will be residential.

### **Vacant Building Credit (VBC)**

Paragraph 64 of the NPPF states that, *'To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount'*.

Footnote 30 explains that the amount by which the affordable housing contribution should be reduced is the equivalent to the existing gross floorspace of the existing buildings, provided those buildings have not been abandoned.

The existing buildings on the site are shown on the topographic survey submitted with this application. Principally, they comprise the centrally located workshop building with its extensions, along with a concrete sectional garage, portacabin offices and a container. These could all be re-used in the event that a new business occupied the site.

Planning practice guidance on the vacant building credit is attached at **Appendix 2**.

The calculation for vacant building credit is as follows:-

$$RAH = AH - ((AH \times EFS) / PFS)$$

Where:

RAH = Revised number of affordable housing units to be provided

AH = Expected number of affordable housing units to be provided prior to application of vacant building credit (i.e. 40% of total number of dwellings proposed)

EFS = Existing floorspace to be demolished

PFS = Proposed floorspace to be created

40% of 18 units amounts to 7.2 units (rounded to 7). However, Vacant Building Credit applies to the site as it is a brownfield site with buildings to be replaced.

The expected number of affordable units for a site of 18 dwellings would be 7.2 units (rounded to 7). The vacant floor space to be demolished is 375sqm. The proposed floor space is 1,547.4sqm, thus the RAH calculation should read  $7 - ((7 \times 375) / 1547.4) = 5.31$ . This rounds to 5. Therefore, the application now proposes **5 affordable dwellings**.

## **Layout**

The layout of the site has been determined by the character of the area and the most appropriate location for the access. Cross Street and Main Street are characterised by dwellings which face the road with small frontages and with parking mainly at the sides of dwellings. This is replicated within plots 1 and 2 facing Cross Street and plots 16 – 19 facing Main Street.

The existing access onto Main Street and which serves the plant hire yard, is to be moved further south east and will continue to provide the main access road into the site, leading to back land development in the form of a cul-de-sac.

Cul-de-sac development is typical of the vicinity, such as Leeder Close, and George Alcock Way.

A row of semi-detached dwellings is proposed along the northern edge of the site but has been brought forward from the northern boundary to ensure that each dwelling has sufficient garden space, enables the retention of existing trees, where appropriate, and facilitates the planting of new trees. The planting and the distance from the northern boundary will ensure that amenity will be protected in terms of back to back distances with existing dwellings in George Alcock Way.

The dwellings at plots 11-15 have been laid out in a way that leads the eye into the site, with natural surveillance of the road access. Plot 11 provides a visual stop when looking into the site along the access which then opens up to the courtyard at the northern end.

## **Scale**

The dwellings will be of 2, 3 and 4 bed size, all at 2 storeys in height, replicating the character and appearance of existing dwellings in the vicinity.

## **Landscape**

The submission is accompanied by a landscaping scheme which includes landscape maintenance. The maintenance is required in order to ensure ongoing biodiversity net gain and will be carried out by a management company where it is not located within private curtilages.

The landscaping scheme accommodates those existing trees which are to be retained and includes significant new planting of trees and native hedging in order to provide a green suburban character for the site in common with its surroundings. In particular, the frontages of the dwellings on Cross Street and Main Street will be planted to provide defensible space in front of the dwellings and hedged boundaries between plots 1 and 2 and adjacent existing dwellings.

The main access road into the site will be lined with hedges and meadow planting and a row of trees will be provided along the south eastern boundary adjacent to the public house site in order provide a landscaped route into the site. Trees will also be planted in the rear gardens of dwellings throughout the site and in positions around the courtyard turning head in order to break up the parking spaces in front of the dwellings along the northern edge of the site whilst also retaining a courtyard character.

The existing trees on the site, particular in the vicinity of the existing dwelling, have been the subject of consideration at pre-application stage. The trees have been surveyed for both arboricultural and ecological purposes. It has been determined that some trees should be removed as recommended by arboricultural plans and reports which have led to some trees being recommended for removal as a result of their condition. Other trees are to be removed

to facilitate development. Some of the trees are covered by the Tree Preservation Order, and have been fully assessed as part of the arboricultural assessment. Those existing trees to be retained will be protected during construction and we anticipate a condition requiring an Arboricultural Method Statement should planning permission be granted.

Overall, the number of new trees will significantly outweigh the number of trees to be removed, although this is difficult to quantify given that some of the trees are in groups.

### **Appearance**

The dwellings have been designed to be appropriate to their setting within Farcet and have been the subject of negotiation through the current application process. They will be of brick construction with slate roofs and dark framed windows and doors.

### **Access**

Access to the site will be from Main Street and will be provided as a 5m carriageway with 1.8m footway along one side, leading to a turning head serving plots 3 – 10. Individual accesses will also be provided to plots 1, 2, the existing house and plots 16 – 19 off Cross Street and Main Street in the same way that is already present in surrounding development.

The dwellings will be provided with tandem parking where they face Cross Street and Main Street, with a mixture of tandem and adjacent parking for the dwellings along the access road. The dwellings along the northern edge of the site will be provided with side by side parking.

Each dwelling will have 2 dedicated parking spaces, mostly on or adjacent to plot, whilst 5 visitor spaces are also proposed in order to avoid vehicles spilling out onto the public access road. A new access and 2 parking spaces are also proposed for No 9.

All dwellings have space within gardens for storage of wheeled bins, and all have access from the rear garden to the front of the dwelling for the placement of bins on collection days.

The proposals will include a replacement of the raised speed table outside the entrance to the site.

## **6 Assessment and Justification of the Development**

The main issues to be addressed are the Principle of Development, Impact on the Character and Appearance of the Area, Sustainable Design and Construction, Amenity, Highway Safety and Parking, Landscape and Ecology, Surface Water Drainage, and Health Impact.

### **Principle of Development**

The site is located within a built-up area as defined by the Local Plan, and within a Small Settlement where new development is supported by policy LP9 at a scale and location which is sustainable.

The redevelopment of the site for 18 dwellings is appropriate for this size of settlement and the services, facilities and infrastructure it provides. It is also in close proximity to Peterborough where there are additional facilities and services and employment opportunities.



Policy LP9c also requires the development to take account of the effect on the character of the locality and wider settlement, which is discussed in the next section of this statement.

The development proposal therefore complies with policy LP9.

### **Impact on the Character and Appearance of the Area**

The proposed dwellings will be of 2-storey height and in a combination of detached, semi-detached and terraced forms. This is in character with the locality of the site as described in section 2 above.

The choice of materials and addition of visual interest to the elevations will be in character with existing development in the locality, where dwellings are mainly constructed with elevations in a single material and with simple roof forms.

The layout of the site responds to the character of the area by contributing to a road frontage character where dwellings are set behind short front gardens with parking at the side of the dwellings. The cul-de-sac development at the rear is also characteristic of development in the vicinity particularly new-build development such as that at George Alcock Way.

The frontage parking at the head of the backland cu-de-sac will not be prominent in wider views of the site and will only be visible when approaching the end of the cul-de-sac. The turning head has been provided in the form of a courtyard with parking spaces broken up by planted trees and shrubs with existing and proposed trees at each end of the turning head providing a green visual stop to each end of the cul-de-sac. This will contribute to its enclosed courtyard character.

The arrangement of dwellings along the access road contributes to the village character within which the site is located by avoiding regimented street scape in favour of providing visual stops, informal planting and parking spaces that are softened by planting and screened by dwellings.

The development therefore complies with policies LP9.c, LP11 and LP12 by creating a distinctive and high-quality place which has been designed to respond positively to the surrounding area.

### **Sustainable Design and Construction**

It is intended that the dwellings will be provided to the high standards of the Building Regulations and will incorporate energy and water efficiency, as required by policy LP12.j.

### **Amenity**

The scheme has been designed to ensure that the amenities of existing dwellings surrounding the area will be protected. Particularly at the northern end of the site, plots 3 – 10 will be set away from the boundary in order to provide satisfactory back to back distances with the dwellings to the north at George Alcock Way.

Similarly, the dwellings within the main part of the site are set away from boundaries of dwellings to the east by the access road and associated landscape buffer planting. Within the site, the orientation of dwellings is such that overlooking between them will not occur to an unacceptable degree.

All dwellings are provided with a garden and will benefit from the existing and proposed landscaping.

The redevelopment of the site from a plant hire yard will also settle the wider vicinity as a residential area rather than reintroducing the potential for noise and disturbance due to commercial activities.

A construction management plan is included with the application to ensure that the construction phase will be carried out with respect to residential neighbours, including restrictions on hours of working and the provision of wheel-washing facilities.

The proposals therefore comply with policy LP14.

### **Highway Safety and Parking**

The access road serves 13 dwellings and has been designed as a 5m road with 1.8m footway. This is a relatively low level of use and the gentle curvature of the road will ensure good forward visibility which will continue into the turning head.

The turning head will facilitate access and egress by delivery vehicles, removal vehicles, etc and vehicles and pedestrians leaving the site can do so safely.

The new dwellings along the site frontage will be provided with parking spaces in a tandem format which replicates that in the vicinity. The area is one where there are several individual and side road accesses, such that road users anticipate the need for care.

Each dwelling is provided with 2 parking spaces and the development also incorporates 5 visitor parking spaces.

Each dwelling has a garden to facilitate cycle storage.

The proposals therefore comply with policy LP17.

### **Landscape and Ecology**

The plant hire yard is essentially devoid of any existing landscaping, apart from some poor-quality trees and shrubs near the boundaries, the curtilage of the existing dwelling at 9 Cross Street was the subject of an Area Tree Preservation Order served on 28<sup>th</sup> July 2021 (reference 21/005). The Order was formally confirmed on 27<sup>th</sup> January 2022, following amendment. The TPO covers the following trees:

- **T1 (Willow)**
- **T2 (Sycamore)**
- **G1 (1 Willow, 2 Maple, 1 Birch)**
- **G2 (2 Birch, 1 Apple, 1 Plum)**

The submission is accompanied by a tree survey, constraints plan, implications plan and implications assessment. These plans and documents set out a full survey of the quality of the trees, categorising them as appropriate and making recommendations as to their retention or replacement. Additionally, a landscaping scheme shows significant new planting of trees, shrubs and hedges, along with meadow grassland.

As can be seen by the biodiversity net gain assessment, the development will result in a significant net gain in habitat of both area and linear units. The overall habitat gain, comprising plus 27.86% in area units and plus 100% in linear units, significantly exceeds the 10% requirement under the Environmental Act 2021.

The proposed development will therefore result in landscape and ecological improvements, including the incorporation and proper maintenance of existing trees where retained in order to provide the development with an established and verdant character, appropriate to the suburban village location.

The submission is also accompanied by a landscape maintenance and management schedule to ensure that the landscaping will be properly maintained to provide the biodiversity net gain it will establish.

Whilst landscaping implementation planning conditions require maintenance for 5 years, the site will be maintained by a management company which will ensure the required longer term maintenance of planting. Advice will also be provided to homeowners and tenants regarding the maintenance of landscaping within their private gardens.

The proposals therefore comply with policies LP30 and LP31.

### **Surface Water Drainage**

The submission is accompanied by a flood risk assessment and surface water drainage strategy. The drainage strategy shows foul water connecting to an existing manhole in Main Street, whilst surface water is intended to be piped via third party land to the River Nene subject to approval by the Mid-Level Commissioners (MLC) alternatively, it will be possible to drain surface water via Anglian Water's infrastructure.

Notice (Certificate B) has been served on the owners of properties through which the surface water drainage would be routed (they have been consulted by the applicant directly), should the MLC route be the chosen method following consultation with both the drainage board and Anglian Water.

We anticipate a planning condition requiring the submission and approval of final details of the surface water drainage system prior to the commencement of any works above ground level should this remain unresolved through the application process. However, the Council may be assured that there are 2 options.

The proposals therefore comply with policy LP15.

### **Health Impact**

The submission is accompanied by a Rapid Health Impact Assessment which demonstrates the appropriateness of the scheme in health terms.

The application therefore complies with policy LP29.

## **7 Conclusion**

The NPPF requires Plans to be examined for Soundness. Paragraph 35 explains that plans are sound if they are:

a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

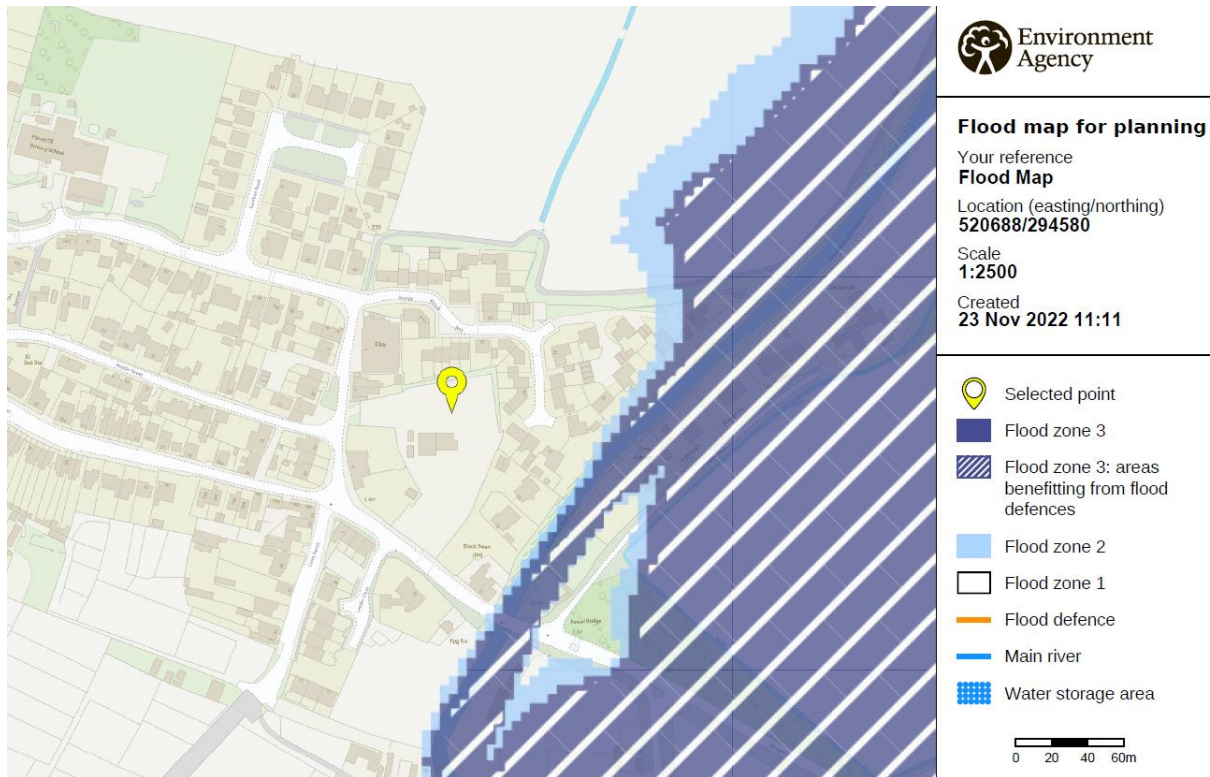
- b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

The proposed development will provide a high quality residential development that will provide housing, including affordable housing, towards the Council's identified need, in a sustainable location.

The site is unencumbered by national designations and constraints and is therefore deliverable. It is also available, being in the control of a landowner-developer. This statement and the accompanying technical surveys, reports and drawings demonstrate that the scheme can be satisfactorily accommodated on the site whilst remaining in character with the surrounding development with all impacts minimised and mitigated.

The proposed development represents sustainable development, supporting strong, vibrant and healthy communities, protecting and enhancing the environment, and supporting economic growth and activity both at construction and operational stage. It is therefore consistent with national policy and appropriate for allocation into the next Local Plan.

## Appendix 1 Flood Risk Map (Environment Agency)



The above plan is an extract from the Environment Agency flood plain maps reproduced from their website.

## **Appendix 2 Planning Practice Guidance On The Vacant Building Credit**

From <https://www.gov.uk/guidance/planning-obligations>

### **What is the vacant building credit?**

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

See related policy: National Planning Policy Framework [paragraph 63](#)

Paragraph: 026 Reference ID: 23b-026-20190315

Revision date: 15 03 2019

### **What is the process for determining the vacant building credit?**

Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local P plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation. This will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided.

The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought.

Paragraph: 027 Reference ID: 23b-027-20190315

Revision date: 15 03 2019

### **Does the vacant building credit apply to any vacant building being brought back into use?**

The vacant building credit applies where the building has not been abandoned.

The courts have held that, in deciding whether a use has been abandoned, account should be taken of all relevant circumstances, such as:

- the condition of the property
- the period of non-use
- whether there is an intervening use; and



- any evidence regarding the owner's intention

Each case is a matter for the collecting authority to judge.

The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy.

In doing so, it may be appropriate for authorities to consider:

- whether the building has been made vacant for the sole purposes of re-development
- whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development

See related policy: National Planning Policy Framework [paragraph 63](#)

Paragraph: 028 Reference ID: 23b-028-20190315

Revision date: 15 03 2019