

DEVELOPMENT MANAGEMENT COMMITTEE 16th SEPTEMBER 2024

Case No: 23/02502/FUL

Proposal: ERECTION OF 12 SINGLE BEDROOM ASSISTED LIVING APARTMENTS (USE CLASS C3) WITH ANCILLARY OFFICE AND COMMUNAL AREA REQUIRING THE DEMOLITION OF A DWELLING, RETAIL UNIT AND EQUINE FACILITIES

Location: 93 PETERBOROUGH ROAD FARCET
PETERBOROUGH PE7 3BN

Applicant: MS WALDRON

Grid Ref: 520140 295125

Date of Registration: 04.01.2024

Parish: FARCET

RECOMMENDATION - APPROVE

This application is referred to the Development Management Committee (DMC) in accordance with the Council's Scheme of Delegation as the Officer recommendation of approval is contrary to the Parish Council recommendation of refusal.

1. DESCRIPTION OF SITE AND APPLICATION

Site and Surroundings

- 1.1 The application site is No. 93 Peterborough Road, Farcet, which is a semi detached two storey dwelling, with associated land to the rear containing five ancillary buildings. The barn to the rear was formally used for business storage (Use Class B8) and the ancillary use for the sale of equestrian paraphernalia (Use Class E, formally known as A1). An equestrian menage is located to the west of the ancillary buildings. A well-established hedgerow to bounds the site to the north and sporadic hedgerows and trees lines the site to the south. Various scattered trees are in proximity to the site.
- 1.2 To the north and west of the application site is open countryside, which separates the village of Farcet and the City of Peterborough. To the south of the site, is a residential cul-de-sac known as Throstlenest, which primarily comprises of bungalows. And to the east of the site is the public highway Peterborough Road and further linear residential housing beyond.

- 1.3 The application site is located within the built-up area of Farcet, and within Flood Zone 1 and there are no designated heritage or ecological assets within the vicinity of the site.

Proposal

- 1.4 The application seeks planning permission for the erection of three two-storey apartment buildings to provide 12 assisted living apartments for adults from 18-65 with learning, mental and physical difficulties (Use Class C3). Each apartment would have a living room, kitchen area, bedroom and bathroom to offer independent living and each resident would enter into an individual tenancy agreement for each flat. A communal area and carer's office space would also be provided in single storey elements between the apartment buildings. Whilst 24/7-hour care staff would be present on site, care would be provided on a domestic basis (ie. care within a person's own residence). To facilitate this development, the existing semi-detached dwelling on the site frontage would be demolished, together with the five ancillary outbuildings to the rear.
- 1.5 This application has been accompanied by the following:
- Planning, Design and Access Statement
 - Arboricultural Impact Assessment, Tree Schedule and Constraints Plan
 - Preliminary Ecology Appraisal
 - Highways Access Plan
 - Drainage Strategy
 - Viability Appraisal
 - Elevation, Floor and Block Plans
 - Unilateral Undertaking for Wheeled Bins
- 1.5 Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

2 NATIONAL GUIDANCE

- 2.1 The National Planning Policy Framework (NPPF 2023) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2023 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'
- 2.2 The NPPF 2023 sets out the Government's planning policies for (amongst other things):
- delivering a sufficient supply of homes;
 - building a strong, competitive economy;
 - achieving well-designed, beautiful and safe places;
 - conserving and enhancing the natural, built and historic environment

2.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

2.4 For full details visit the government website [National Guidance](#)

3. PLANNING POLICIES

3.1 Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)

- LP1: Amount of Development
- LP2: Strategy for Development
- LP4: Contributing to Infrastructure Delivery
- LP5: Flood Risk
- LP6: Waste Water Management
- LP9: Small Settlements
- LP11: Design Context
- LP12: Design Implementation
- LP14: Amenity
- LP15: Surface Water
- LP16: Sustainable Travel
- LP17: Parking Provision and Vehicle Movement
- LP24: Affordable Housing Provision
- LP25: Housing Mix
- LP26: Specialist Housing
- LP30: Biodiversity and Geodiversity
- LP31: Trees, Woodland, Hedges and Hedgerows
- LP34: Heritage Assets and their Settings

3.2 Supplementary Planning Documents (SPD) and Guidance:

- Huntingdonshire Design Guide Supplementary Planning Document (2017)
- Developer Contributions SPD (2011)
- Huntingdonshire Landscape and Townscape SPD (2022)
- Huntingdonshire Strategic Flood Risk Assessment (2017)
- Cambridgeshire Flood and Water SPD (2017)
- LDF Developer Contributions SPD (2011)
- Annual Monitoring Review regarding housing land supply (2020)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021)

Local policies are viewable at <https://www.huntingdonshire.gov.uk>

3.3 The National Design Guide (2021):

- C1 - Understand and relate well to the site, its local and wider context
- I1 - Respond to existing local character and identity
- I2 - Well-designed, high quality and attractive
- B2 - Appropriate building types and forms

- M3 - Well-considered parking, servicing and utilities infrastructure for all users
- N3 - Support rich and varied biodiversity
- H1 - Healthy, comfortable and safe internal and external environment
- H2 - Well-related to external amenity and public spaces
- H3 - Attention to detail: storage, waste, servicing and utilities.

For full details visit the government website

4. PLANNING HISTORY

- 4.1 20/00247/OUT-Outline Planning Application for 6 dwellings (all matters reserved), requiring demolition of host dwelling, retail shop and equine facilities.-Permitted 21.08.2020
- 4.2 APP/H0520/W/19/3237270-Outline planning application for up to 6 dwellinghouses (all matters reserved except means of access), requiring demolition of host dwelling and equine facilities- Dismissed 09.01.2020
- 4.3 19/00292/OUT- Outline planning application for up to 6 dwellinghouses (all matters reserved except means of access), requiring demolition of host dwelling and equine facilities- Refused 04.02.2019
- 4.4 17/00779/FUL-rection of 2 X 2 storey 4 bedroom detached houses with garages-Permitted 06.10.2017
- 4.5 16/01408/FUL-Permanent Planning Permission after temporary Permission 15/00512/FUL for storage and occasional retail sale of equestrian clothing and ancillary items-Permitted 26.09.2016
- 4.6 15/00512/FUL-Change of use of barn from domestic storage to the storage and occasional retail sale of equestrian clothing and ancillary items-Permitted 03.07.2015

5. CONSULTATIONS

- 5.1 Farcet Parish Council- Recommend Refusal. The proposed access would be narrow and cause a highways safety risk. The village has a lack of community facilities for residents. The proposal would cause additional strain onto the local GP surgery. Limited public transport to service residents.
- 5.2 Cambridgeshire County Council Local Highway Authority – No objection subject to the imposition of conditions in the interests of highways safety.

- 5.3 County Archaeologist - No objection. Due to the archaeological potential of the site, recommends the imposition of a pre-commencement condition for further archaeological investigation.
- 5.5 Arboricultural Officer- No objection. Recommends the imposition of a condition to ensure boundary trees and hedges near to the proposal are protected during construction.
- 5.6 Environmental Health- No objection. Recommends the imposition of a pre commencement condition seeking details of a Construction Environment Management Plan (CEMP) as the development would be close to existing residents.
- 5.7 Affordable Housing Officer-No objection. There is sufficient research conducted by the County Council to demonstrate the need for assisted housing for people with learning disabilities. Recommends that the s106 should obligate the developer to give priority to individuals with a connection to Huntingdonshire and the accommodation remains solely for this needs group in perpetuity.
- 5.8 Urban Design Officer- No objection the officer supports the scheme in design terms. Recommend the imposition of conditions securing material, cycle storage, access gate, street lighting, finished floor levels, hard and soft landscaping details.
- 5.9 Anglian Water-No objection. Foul drainage from this development is in the catchment of Peterborough (Flag Fen) Water Recycling Centre that would have capacity for these flows. Recommend the imposition of a surface water drainage system condition.
- 5.10 Lead Local Flood Authority- No objection. Surface water from the proposed development can be managed through permeable paving which would restrict surface water discharge and provides water quality treatment. Recommends a condition to seek further surface water strategy details.
- 5.11 Candent Gas- No objection and recommend an informative note should the development be permitted.

6. REPRESENTATIONS

- 6.1 Three third party representations have been received in objection, raising the following matters:
- The applicants seek to infill the gaps within the southern shared boundary hedge. Third parties believe this boundary treatment is unsuitable due to the maintenance of the hedge.
 - Concerns the proposal would exasperate congestion on Peterborough Road.

- Concerns the adjacent neighbours will be overlooked by the proposed two storey apartment buildings.
 - Highways and pedestrian safety concerns.
- 6.2 No letters of support were received from households during the course of the application.

7. ASSESSMENT

- 7.1 When determining planning applications, it is necessary to establish what weight should be given to each plan's policies in order to come to a decision. The following legislation, government policy and guidance outline how this should be done.
- 7.2 As set out within the Planning and Compulsory Purchase Act 2004 (Section 38(6)) and the Town and Country Planning Act 1990 (Section 70(2)) in dealing with planning applications the Local Planning Authority shall have regard to have provisions of the development plan, so far as material to the application, and to any other material considerations. This is reiterated within the NPPF (2022). The development plan is defined in Section 38(3)(b) of the 2004 Act as "the development plan documents (taken as a whole) that have been adopted or approved in that area".
- 7.3 In Huntingdonshire the Development Plan (relevant to this applications) consists of:
- Huntingdonshire's Local Plan to 2036 (2019)
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (2021)
- 7.4 The statutory term 'material considerations' has been broadly construed to include any consideration relevant in the circumstances which bears on the use or development of the land: *Cala Homes (South) Ltd v Secretary of State for Communities and Local Government & Anor* [2011] EWHC 97 (Admin); [2011] 1 P. & C.R. 22, per Lindblom J. Whilst accepting that the NPPF does not change the statutory status of the Development Plan, paragraph 2 confirms that it is a material consideration and significant weight is given to this in determining applications.
- 7.5 The main issues to consider in the determination of this application are:
- Principle of development
 - Design, Visual Amenity and Impact on the Character and Appearance of the Area
 - Residential Amenity
 - Highway Safety, Access and Parking Provision
 - Biodiversity and Impact on Trees
 - Flood Risk and Drainage
 - Accessible and Adaptable Dwellings
 - Water Efficiency

- Developer Contributions

The Principle of Development

- 7.6 Huntingdonshire's strategy for development is set out in Policy LP2 of the Local Plan and looks to concentrate development in locations which provide, or have the potential to provide, the most comprehensive range of services and facilities. The application site is within the Small Settlement of Farcet as designated by Huntingdonshire's Local Plan, whereby Policy LP9 is applicable to this application.
- 7.7 Policy LP 9 states "*A proposal which 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."*
- 7.8 The Local Plan does not define the extent of a built-up settlement on a map and as such each site is assessed independently. A distinct group of buildings that includes 30 or more homes and land which relates more to the group of buildings rather than to the surrounding countryside are factors considered to form part of the built-up area.
- 7.9 The application site has been subject to various applications, in the dismissed appeal (ref. APP/H0520/W/19/3237270) for the erection of 6 dwellings the Inspector concluded that the land up to the western boundary of the menage fell within the "built-up area". The land beyond the western boundary of the menage was considered to be countryside, separate from the built-up area and not well-related to it. The site was also subject to a later outline application (ref 20/00247/OUT) whereby permission was granted for the erection of 6 dwellings with a reduced red line boundary site plan. Subsequently, this application site, with an equivalent red line boundary site plan, is considered to be within the built-up area of Farcet.
- 7.10 In regard to criteria a and b of Local Plan Policy LP9, whilst the facilities and services in Farcet are limited to a village hall, the Village Club, a primary school and a convenience store with post office, the city centre of Peterborough offering an extensive range of facilities is approximately 2 miles north of the village. Regular bus services running between Yaxley and Peterborough (every 30 minutes) can be accessed from the site via foot. Officers acknowledge the Parishes concerns raised in regard to the limited

services and facilities in the locality however, as per the principles of sustainable development a Small Settlement which offers a range of services such as a shop, village hall, public house and primary school offers far greater opportunities than a Small Settlement with few or no services or facilities where only very small scale development opportunities are likely to be sustainable (paragraph 4.103 of the Local Plan). Officers also acknowledge the Parishes concerns raised in regard to irregular bus services in the locality however, the application site is located within walking distance from the nearest bus stop and services are provided within 30 minutes between the hours of 05:00am and 23:30pm Monday to Saturday. On Sundays and Public Holidays, bus services are provided between 08:30am to 23:30pm every hour. Officers therefore consider this application site to be a sustainable location for this scale of development.

- 7.11 As discussed in latter sections of this report, the proposed design, scale and massing of the development is considered to positively contribute to the character and appearance of the area in accordance with criteria c of Local Plan Policy LP9.
- 7.12 The principle of residential development on the site is therefore considered to be acceptable and in accordance with Policies LP2 and LP9 of the Huntingdonshire Local Plan to 2036.

Specialist Housing

- 7.13 Local Plan Policy LP26 seeks to ensure that specialist housing development contributes to a range of attractive housing options for older people and those with specific needs, including self-contained housing (Class C3) and residential institutions (Class C2). This application seeks to erect 12 self-contained flats (Class C3) for adults with learning difficulties and physical health disabilities. The three blocks of flats would be connected with a single storey communal area to serve the residents. An office for the care company which would operate from the site has also been provided in the layout.
- 7.14 Policy LP26 which states that *“a proposal for self-contained specialist housing (class 'C3') will be supported where it will:*
a. be easily accessible to shops, services, community facilities, public transport and social networks appropriate to the needs of the occupiers;
b. be integrated with the wider community;
c. incorporate a mix of tenures including affordable homes in accordance with policy LP 24 'Affordable Housing Provision'; and
d. facilitate a high quality of life for residents”
- 7.15 Having regard to criteria a, Farcet’s village hall, the village club and shop with post office would provide residents with daily convenience and community services, yet the sites proximity to

Peterborough would also offer residence a broad range of amenities. Peterborough can be accessed via bus 150 meters from the site.

- 7.16 In terms of criteria b, the development is designed with a purpose landscaped communal garden, offering residence attractive outdoor amenity space whilst also softening the whole development from the open countryside. The proposal also seeks to erect a single-story communal area to encourage social networks between residents.
- 7.17 Criteria c. will be discussed in latter sections of this report however, this proposal is considered to accord with the criteria. The proposal accords with nationally prescribed space standards, as such the proposal would provide a high quality of life for residents, in accordance with criteria d of Policy LP26.
- 7.18 In terms of the care element, the proposed development would be staffed by circa 5-6 carers on site at any one time. Whilst 24/7-hour care staff would be present on site, care would be provided on a domestic basis (ie. care within a person's own residence). Each apartment would have a living room, kitchen area, bedroom and bathroom to offer independent living and each resident would enter into an individual tenancy agreement for each flat. As such officers are satisfied the proposed development is Use Class C3. Conditions are recommended to be imposed if Members are minded to grant consent to ensure the development remains available for assisted living in perpetuity, and does not revert to open market apartments.
- 7.19 Cambridgeshire County Councils Housing Needs Assessment for Specialist Housing identifies that the growth forecast for 18-64 year olds is projected to increase by 10% between 2021-2041 in the district of Huntingdonshire. The result of the assessment shows that demand for all forms of specialist supported accommodation in Cambridgeshire will grow by 86% between 2022 and 2041. It is also predicted that the growth for specialist supported accommodation shall see an increase of 114% for supported living and 36% for residential, with a 3% drop in nursing beds. The report sufficiently demonstrates the level of need for this specialist housing and as such the Housing Strategy Officer and Cambridgeshire County Council support this application.
- 7.20 As set out above, it is considered that the proposal accords with Policies LP2 and LP9 and broadly accords with Policy LP26 of the Local Plan. The proposal would deliver 12 independent living suites (C3 use) to meet the identified need of specialist housing.

Design, Visual Amenity and Impact on the Character and Appearance of the Area

- 7.21 Policies LP11 and LP12 of Huntingdonshire's Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.
- 7.22 The application site is within the Fens Landscape Character Area, per the Huntingdonshire Landscape and Townscape SPD, whereby villages are linear in form along main roads. Given the horizontal nature of the Fens, vertical features can be unusually prominent. At present the site comprises a two storey semi-detached dwelling, its residential curtilage, associated ancillary buildings and the former menage to the west. The residential cul-de-sac known as Thristlenst sits to the south and comprises of single storey bungalows. Open countryside is to the north and west of the site boundaries.
- 7.23 The proposed scheme seeks to demolish No. 93 Peterborough Road and associated retail and equine facilities and erect 12 single bedroom assisted living apartments (Use Class C3) with ancillary office and communal area. The proposed apartments are set out in three, two storey buildings connected by intervening single storey office and communal space buildings.
- 7.24 The proposed linear development would be setback from Peterborough Road and sited to the north of the site. Whilst backland development is generally resisted, the development proposed on this site would replace existing ancillary backland buildings on site, the layout arrangement would closely reflect the indicative arrangement of Plots 1-4 on the approved application (20/00247/OUT) and therefore in this instance the siting is considered to be acceptable. The south boundary of the site also sits adjacent to the back gardens of the properties on Throstlenest, so the proposed development would be viewed in the context of this existing adjacent housing cul dec sac development. The three apartment blocks would be screened by the retained hedgerow to the north. This natural screening would reduce the visual impact of the proposed development from the surrounding countryside. Landscaping conditions are recommended to be imposed on any granted planning consent to ensure the development would not be visually obtrusive from the west. The proposed development is considered to respect the surrounding built form of the village of Farcet and the proposed landscaping arrangements would soften the apartment blocks from the flat surrounding countryside of the Fens.
- 7.25 The traditional vernacular along Peterborough Road is varied between two storey semi-detached and detached dwellings and detached bungalows however, a car wash facility and associated single storey industrial units are located 60 m to the northeast of the site. The proposed units are to be two storeys in height, with approximately 5.2m eaves and 8.4m ridge heights and feature traditional details including corbelled brick verges, exposed rafter

feet to eaves and brick string courses. Chimneys, another detail used within the locality, are proposed and would break up and articulate the roof lines, reinforce the traditional appearance of units and relate to existing dwellings fronting Peterborough Road. The general appearance of the apartment blocks is therefore supported in design terms.

- 7.26 Officers acknowledge third party representations raised concerning the maintenance of the existing and proposed shared boundary hedgerows for residential dwellings which back onto the site, such as Nos.9-12 Throstlenest and 89 Peterborough Road. A condition seeking landscaping details and maintenance details including long term design objectives, management responsibilities and maintenance schedules for all landscape areas would be recommended to be imposed, if Members are minded to grant planning permission.
- 7.27 Subject to the imposition of conditions seeking details of hard and soft landscaping, landscape maintenance, materials, cycle storage and architectural details (e.g colour and location of meter boxes, flues, vents and extracts and the reveal depth of windows and doors), access gate, street lighting and finished floor levels, the proposed development is considered to be in accordance with Policies LP9 part C, LP11 and LP12 of Huntingdonshire's Local Plan to 2036.

Residential Amenity

- 7.28 Policy LP14 of the Local Plan to 2036 states proposals 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.

Amenity of neighbouring properties

- 7.29 Nos. 9-12 Throstlenest and No. 91-89 and 95-98 Peterborough Road are the closest neighbouring residential properties to the proposal and are most likely to be impacted as a result of the proposed development.
- 7.30 No. 12 Throstlenest a single storey dwelling at its closest point would be approximately 17 metres from block C, increasing to approximately 25m. Whilst the HDC design guide recommends a separation distance of 21 metres between first floor windows to protect privacy to these rooms, given that No. 12 is single storey in nature, the staggered separation distance and relationship, and the applicant's proposal to enhance the existing hedgerow to the south, this relationship is considered to be acceptable in residential amenity terms. In addition, block C would be sited to the north of these properties therefore there would be no unacceptable, overlooking, overbearing or overshadowing impacts. Nos. 9-11 Throstlenest are separated by over 21 metres

from the proposed development blocks and are sited in a suitable location to protect privacy.

- 7.31 Access to the proposed apartment blocks would be widened between No.91 and 95, Peterborough Road. Whilst trip generation to and from the proposed specialist housing would increase the use of this access from that existing and result in some noise and disturbance impacts, given the scale of the proposal, the intervening single storey garage building at the side of No.91 and their first floor windows on the south elevation serve non-habitable rooms, the noise impacts are not considered to be significant or unacceptable in planning terms. No first-floor side windows are proposed on Block A which would face directly to the rear of the properties on Peterborough Road. The rear elevations of No.91 and 95 Peterborough Road would be separated by 28 metres from the proposed apartment block A and as such this large separation distance would be acceptable, and acceptable relationships with regards to overshadowing, overbearing and overlooking impacts would be proposed.
- 7.32 Officers have considered the impact of the development on No 89 Peterborough Road and in particular the overlooking concerns raised by residents. Blocks A and B of the development proposal would be separated from the common boundary with No. 89 by 13 metres and windows and rooflights on the southern elevations of Blocks A and B would serve habitable rooms. The rear amenity space of No 89 Peterborough Road is adjacent to the application site. Given the residential setting oblique views into the rear amenity space of No 89 Peterborough Road already occurs from surrounding properties on Peterborough Road. Whilst this proposal would increase the existing overlooking of this neighbour's garden, the separation distance between the properties and the proposed boundary treatments, secured by condition, would ensure it would not be considered unacceptable in this residential setting. Therefore it is not considered that the proposed flats would result in any unacceptable detrimental impacts on the residential amenity of this neighbour in terms of overbearing, overshadowing or overlooking impacts.

Amenity for future occupiers

- 7.33 The proposed development is considered to provide a high standard of amenity for future occupants of the apartments, as gross internal floor space would be over and above nationally prescribed space standards for a 1-bedroom 1-person dwelling, provides communal outdoor amenity space and is screened with the existing hedging to offer privacy. Furthermore, all habitable rooms of the proposed flats are serviced with windows which offers appropriate levels of daylight and sunlight facilitating a high quality of life for residents, in accordance with Local Plan Policy LP26 part d.

- 7.34 Taking the above factors into consideration, the proposal is considered to be acceptable with regard to its impact on residential amenity and therefore accords with Policy LP14 of Huntingdonshire's Local Plan to 2036, the Huntingdonshire Design Guide SPD and Section 12 of the National Planning Policy Framework in this regard.

Highway Safety, Access and Parking Provision

- 7.35 Policy LP17 of the Local Plan to 2036 seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

Access

- 7.36 The applicants seek to demolish No.93 Peterborough Road to widen the existing access and to improve the entrance to the rear of the site. The proposed 5m wide two-way vehicle access with 1.2m wide footpath would be located off Peterborough Road, between dwellings No.91 and 95, and the main road is subject to a 30mph speed limit. The proposed access arrangements would achieve 1.5 m x 1.5 m pedestrian visibility splays on each side.
- 7.37 Whilst the Highways Officer acknowledges the proposal may result in the intensification of the access due to the movements associated with 5-6 daily carers, when compared to the permitted development of 6 dwellings, on balance the Highway Officer is satisfied that the trip generation would be similar.
- 7.38 Alterations to the public highway are sought by this application to tie-in a new pedestrian footway and dropped kerb to accommodate two -way traffic movements. Whilst these alterations would be formally be agreed through a technical section 278 works application to the Local Highways Authority, the Highways Officers have raised no concerns in planning terms, in respect of the proposed access arrangement on highways safety grounds.
- 7.39 The concerns raised by objectors in terms of traffic congestion on Peterborough Road are acknowledged, however this is an existing situation over which this application has no control. The application site can be accessed via sustainable methods of transport given its proximity to a bus stop and would generate the similar number of trips associated with 6 dwellings previously permitted on the site, so it is not considered that future residents would significantly add to the pressure of traffic congestion in the vicinity of the site.
- 7.40 Officers acknowledge concerns raised by third parties in regard to pedestrian safety. The proposed accesses would have the benefit of achieving 1.5 metre x 1.5 metre pedestrian visibility splays, and

a 1.2 wide pedestrian footpath is proposed into the site. The Local Highway Authority do not consider the widening and intensification of the existing access from serving 1 dwelling presently, to the 12 dwellings proposed, would result in any unacceptable highway safety dangers in this location. The site also previously had the benefit of planning permission for 6 dwellings on the site. Therefore whilst third party objections raised in respect of highways safety have been considered, in this instance Officers and the Local Highway Authority do not consider the proposal would result in unacceptable highway safety concerns, subject to the imposition of the recommended conditions.

- 7.41 The application is also supported with vehicle tracking. The submitted tracking demonstrates larger vehicles can enter and leave the site in a forward gear using the turning head proposed on site. The wheeled bin store would be located approximately 8 metres from the new access to allow refuse vehicles to reverse into the site and collect waste. The proposal is therefore considered to provide a safe and acceptable access arrangement that would not result in any highway safety dangers in accordance with Policy LP 17 of Huntingdonshire's Local Plan to 2036.

Vehicle and Cycle Parking

- 7.42 A communal car park area is proposed to the frontage of the buildings to accommodate 12 car parking bays, including 2 disabled, at the end of the access road. As the LPA do not have a specific policy stipulating the number of vehicle parking spaces required in relation to the number of bedrooms, however the one communal off street parking space per assisted apartment is considered acceptable in this instance. This is in line with the supporting material submitted with the application, as it is not anticipated that each resident of the flat would have a car. Given the application site is also in with 150 meters of a bus stop, offering regular services to the centre of Peterborough and Yaxley, Officers are satisfied that care givers, visitors and residents would have sufficient off-street parking.
- 7.43 The proposed layout also indicates a communal space for the storage of cycles. The stores should be sized to accommodate 1 bike per bedroom as per Local Plan Policy LP17. Cycle storage details are recommended to be secured by condition if Members are minded to grant permission.
- 7.44 The proposed vehicle and cycle parking is therefore considered to be in accordance with Local Plan Policy LP17, subject to conditions.

Biodiversity and Impact on Trees

- 7.45 Policy LP30 of the Local Plan requires proposals to demonstrate that all potential adverse impacts on biodiversity and geodiversity

have been investigated and ensure no net loss in biodiversity and provide a net gain where possible.

- 7.46 A Preliminary Ecological Appraisal (PEA) accompanying this application found the site to be of low ecological value. The site primarily comprising of hard standing, unsealed surfaces, modified grassland, hedgerows and scrub, offers limited habitat value for protected and notable species. Whilst the presence of bats and badgers have not been recorded on site the hedgerow boundaries may offer foraging opportunities for the protected species.
- 7.47 The six buildings on site have been assessed for their suitability for roosting bats and identified as having negligible to low suitability. The site visit conducted by the report ecologist found no evidence of roosting bats.
- 7.48 Chapter 6 of the PEA recommends precautionary working methods and tree protection measures during construction to mitigate any impacts to protected species or notable fauna. The report also offers enhancement measures such as native tree and scrub planting, installation of bird and bat boxes, native species rich hedgerow planting to offset the loss of modified grassland. Biodiversity mitigation and enhancement measures are recommended to be secured by condition to any granted planning permission.
- 7.49 This application for major development was validated 4th January 2024 and prior to the implementation of a mandatory 10% Biodiversity Net Gain. Whilst the submitted PEA recommends the implementation of biodiversity mitigation and enhancement measures which can be secured by condition to any permission, the obligation of 10% Biodiversity Net Gain is not considered mandatory in this instance.
- 7.50 In terms of tree removal, the application is accompanied with a tree constraints plan and tree schedule. The proposed development has been designed to avoid the removal of any trees or hedgerows. A condition seeking a Tree Protection Plan, Arboricultural Method Statement and Monitoring Schedule is recommended to be imposed to any granted consent, to ensure initial site operations do not harm any trees, shrubs and hedges to be retained on and adjacent to the site.
- 7.51 Overall, Officers are satisfied with the findings of the submitted appraisal and given the site as existing primarily comprises of unvegetated hardstanding, low value modified grassland, with hedgerow boundaries, the proposal is not considered to have adverse impacts on biodiversity and geodiversity. Conditions are recommended to be imposed if Members are minded to grant planning permission to ensure the development would be carried out in strict accordance with the recommendations of the PEA and British Standard Tree Protection Measures BS5837:2012. Subject

to the imposition of conditions, the proposal is considered to be in accordance with the objectives of Policy LP30 of Huntingdonshire's Local Plan and Section 15 of the National Planning Policy Framework.

Flood Risk and Drainage

- 7.52 National guidance and Policy LP5 of the Local Plan to 2036 seeks to steer new developments to areas at lowest risk of flooding and advises this should be done through application of the Sequential Test, and if appropriate the Exceptions Test (as set out in paragraphs 165-175 of the NPPF (2023)).
- 7.53 The application site is within Flood Zone 1 (at low risk from river and sea flooding), based on Environment Agency Floods Maps and at low risk of ground water flooding per the Strategic Flood Risk Assessment 2017. Given this and the site is less than 1 hectare in size, the submission of a flood risk assessment, sequential and exceptions tests for flooding are not required in accordance with the NPPF and NPPG.
- 7.54 The submitted application form states surface water will be disposed of through a sustainable drainage system and foul water will be discharged into sewer mains. The Lead Local Flood Authority have been consulted as part of this application and raise no objection in principle with the submitted surface water drainage scheme. Surface water from the development would be managed through the use of permeable paving, which would restrict surface water discharge to 2 litres a second (l/s) and would act as water quality treatment. Anglian Water have been consulted as part of this application and state there is capacity in the Peterborough catchment to treat foul water from this proposal and as such raise no objection.
- 7.55 Further drainage details are recommended to be sought by the LLFA Officer and Anglian Water and therefore, subject to the imposition of surface and foul water condition the proposed development is considered to be acceptable in accordance with the aim of Policies LP5, LP6 and LP15 of the Huntingdonshire Local Plan to 2036.

Accessible and Adaptable Homes

- 7.56 Policy LP25 of the Local Plan to 2036 requires proposals that include housing to meet the optional Building Regulation requirement M4(2) "Accessible and adaptable dwellings" unless it can be demonstrated that site specific factors make this unachievable. An email received from the agent on the 17th January 2024 confirmed the development would be M4(2) compliant. A condition is recommended to be imposed upon any granted planning consent to ensure that the development would

be built in accordance with these standards and maintained for the life of the development.

Water Efficiency

- 7.57 Policy LP12 of the Local Plan to 2036 requires proposals that include housing to comply with the optional building regulation for water efficiency, as set out in Approved Document G of the Building Regulations. A condition is recommended to be imposed upon any granted planning consent to ensure that the development would be built in accordance with these standards and that they are maintained for the life of the development.

Developer Contributions

Community Infrastructure Levy (CIL)

- 7.58 The development will be CIL liable in accordance with the Council's adopted charging schedule; CIL payments will cover footpaths and access, health, community facilities, libraries and lifelong learning and education.

Affordable Housing Provision

- 7.59 Local Plan Policy LP24 (Affordable Housing Provision) states a proposal which includes housing development will be required to provide a range of affordable housing types, sizes and tenures. *"A proposal will be supported where:*
- a. it delivers a target of 40% affordable housing on a site where 11 homes or 1,001m² residential floorspace (gross internal area) or more are proposed;*
 - 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."*
- 7.60 In instances, where it can be demonstrated that the affordable housing provision would not be 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.
- 7.61 As the development proposal seeks to erect 12 assisted living units for a single person or by people to be regarded as forming a single household (Use Class C3), the provision of 5 affordable dwellings is considered necessary to be policy compliant. However, in this instance the developer submitted a viability appraisal with associated calculations to claim the development would be unviable should 5 affordable dwellings be provided on site. An independent assessment of this viability appraisal was undertaken, which agreed with the findings of the report, that the

provision 5 affordable dwellings on this site would render the development unviable.

- 7.62 As viability has been taken into account, in order to deliver this specialist housing, a condition/legal agreement is recommended to ensure that the proposed apartments would remain solely as assisted living accommodation for this need group in perpetuity, and not revert to open market housing at a future date.
- 7.63 The Housing Strategy Officer was consulted as part of this application and recommended a section 106 agreement which would obligate the developer to give priority to people of Huntingdonshire with these needs.

Open Space Contribution

- 7.64 As per the Developer Contributions SPD, Green space land contributions will apply to residential developments of 10 or more units. In this instance the proposed development is applicable to provide an on-site provision of land for open space within the development which is split into formal and informal open space.
- 7.65 As per the calculations in the Developer Contributions SPD, the proposed development of 12 apartments would derive a total population of 14.52 people. An onsite provision of 308 meters squared of informal space including 158 meters squared of amenity green space would be required. The proposed development would overprovide the onsite contribution by approximately 100 square meters of amenity green space available for the community use.
- 7.66 This major development of 12 units also requires an onsite provision of allotments, community gardens and equipped play spaces. These contributions are considered excessive to meet the needs of the development, noting the development overprovides on other forms of open space. Officers consider the proposed extent of open green space to be acceptable and would provide and appropriate balance in amenity open space to service the needs of the community. In addition, contributions would be required towards maintenance depending on the party that adopts the green space on site, to be calculated in accordance with the updated costs in Appendix 2 of the SPD.
- 7.67 As the proposed development would cater for adults with learning difficulties and physical health disabilities it is anticipated the communal open space on site would be privatised. The proposed development would provide ample amenity open space for residents and carers however, members of the public would not be able to access the site.

S106 Summary

- 7.68 Overall, of the obligations that have been identified and requested, the following are considered to meet the tests in 122 of the CIL

Regulations and would accord with Policy LP4. They are recommended to be sought through a S106 legal agreement in the event of a resolution to approve 23/02502/FUL;

- At least 308 square meters of informal open space.
- A contribution towards wheeled bins of £3345.00 (5 communal bins).
- Prioritise rental to individuals with a connection to Huntingdonshire.
- The accommodation remains solely for this needs group in perpetuity.

Conclusion

- 7.69 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.70 The proposal seeks to demolish No.93 Peterborough Road (a semi-detached dwelling), the associated ancillary buildings and barn to the rear. The application seeks planning permission for the erection of three two-storey apartment buildings to provide assisted living accommodation for adults from 18-65 with learning, mental and physical difficulties (Use Class C3).
- 7.71 The proposed development would contribute to the districts housing supply as a windfall site and address an identified need for specialist housing. The site is within the built-up area of the sustainable village of Farcet and the principle of residential development on the site is acceptable.
- 7.72 It is considered the proposed apartment blocks would integrate well with adjacent dwellings and respond positively to the edge of settlement context.
- 7.73 The delivery of policy compliant affordable housing has been proven to be unviable with this development proposal. On balance, the benefits of the delivery of this specialist housing to meet an identified need in the district and county, would outweigh the harm resulting from lack of affordable housing in this instance.
- 7.74 The proposal would also be acceptable in regards to highway safety, flood risk, residential amenity, trees and biodiversity.
- 7.75 Having regard to all relevant material considerations, it is concluded that the proposal would accord with local and national planning policy. Therefore, it is recommended that planning permission be approved.

RECOMMENDATION 23/02502/FUL – Delegated powers to APPROVE subject to conditions as set out in Appendix B and completion of a S106.

OR

REFUSE in the event that the obligation referred to above has not been completed and the applicant is unwilling to agree to an extended period for determination, or on the grounds that the applicant is unwilling to complete the obligation necessary to make the development acceptable.

APPENDIX B

Conditions

- Time
- Drawings
- C3 Dwellings for assisted living for specialist needs group to remain in perpetuity
- Details of how the side elevation of No.95 is to be made good and finished, following the demolition of No.93
- Cycle storage details to be submitted
- Landscaping and maintenance
- Materials
- Architectural Details
- Street lighting
- Finished floor levels
- Tree protection details
- Construction Environment Management Plan (CEMP)
- Compliance with recommendations of PEA
- Surface water drainage strategy
- Managing surface water during construction
- Foul water drainage strategy
- Removal of permitted development rights for gates over access
- Access laid out and constructed with access specification
- Parking and servicing laid out prior to occupation.
- Public highway clear during construction
- Visibility splays
- Access drainage
- Building Regulations M4(2) "Accessible and adaptable dwellings
- "Document G "water efficiency" compliance.

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:

Enquiries about this report to **Charlotte Dew Senior Development Management Officer – charlotte.dew@huntingdonshire.gov.uk**

From: [REDACTED]
To: [DevelopmentControl](#)
Subject: Planning observations
Date: 07 February 2024 12:13:45

Good afternoon,

Farcet Parish Council planning observations are:

23/02502/FUL- Erection of 12 single bedroom assisted living apartments (Use Class C3) with ancillary office and communal area requiring the demolition of a dwelling, retail unit and equine facilities, 93 Peterborough Road Farcet Peterborough
Farcet Parish Council would recommend refusal due to highways safety for vehicle access on/off Peterborough Road with narrow access to property. Lack of community facilities for residents, with additional pressure onto GP surgery and lack of public transport.

[REDACTED]

Kind regards

[REDACTED]

Parish Clerk

Farcet Parish Council

[REDACTED]

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[REDACTED]

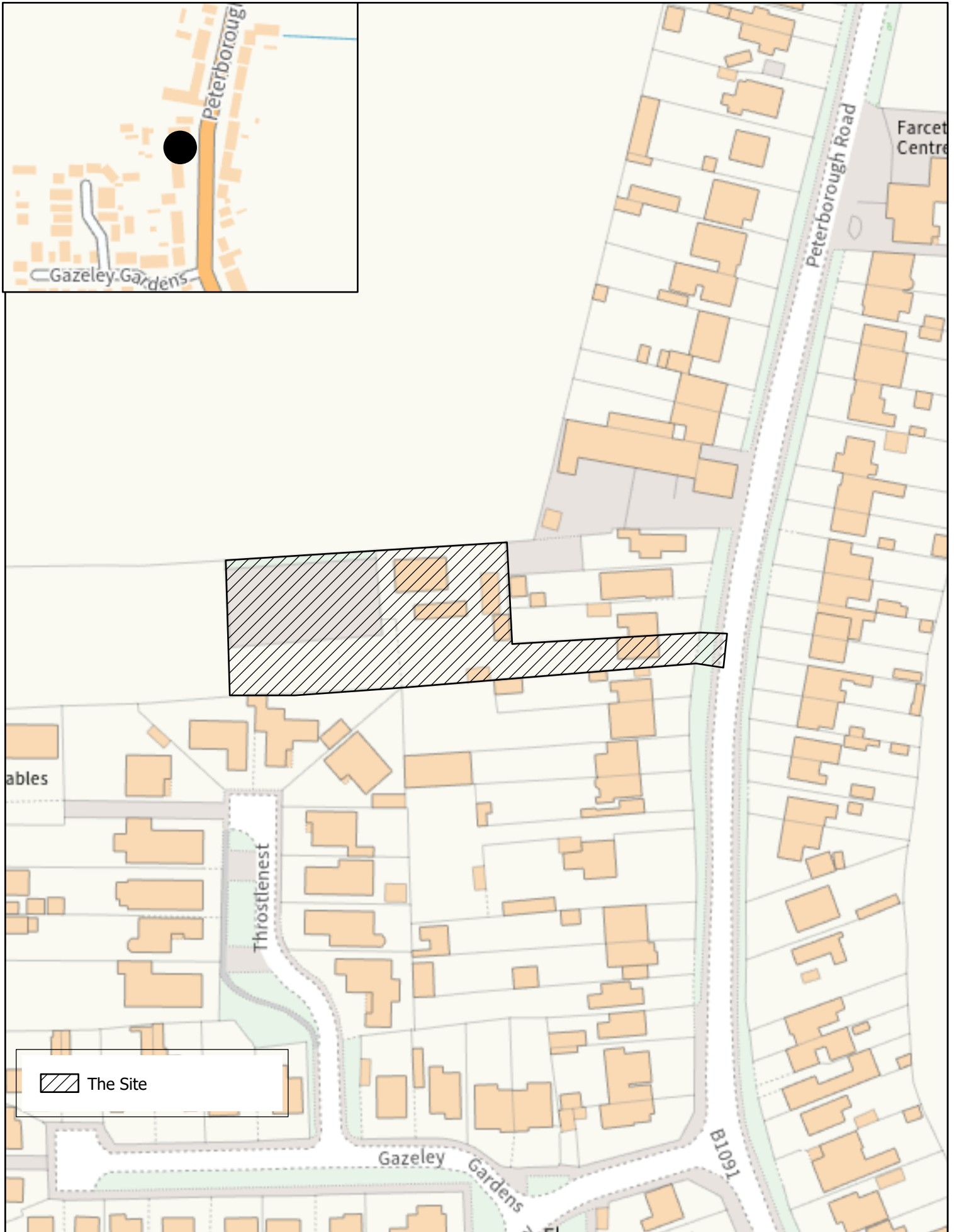
Development Management Committee

Application Ref: 23/02502/FUL



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Date Created: 03/09/2024

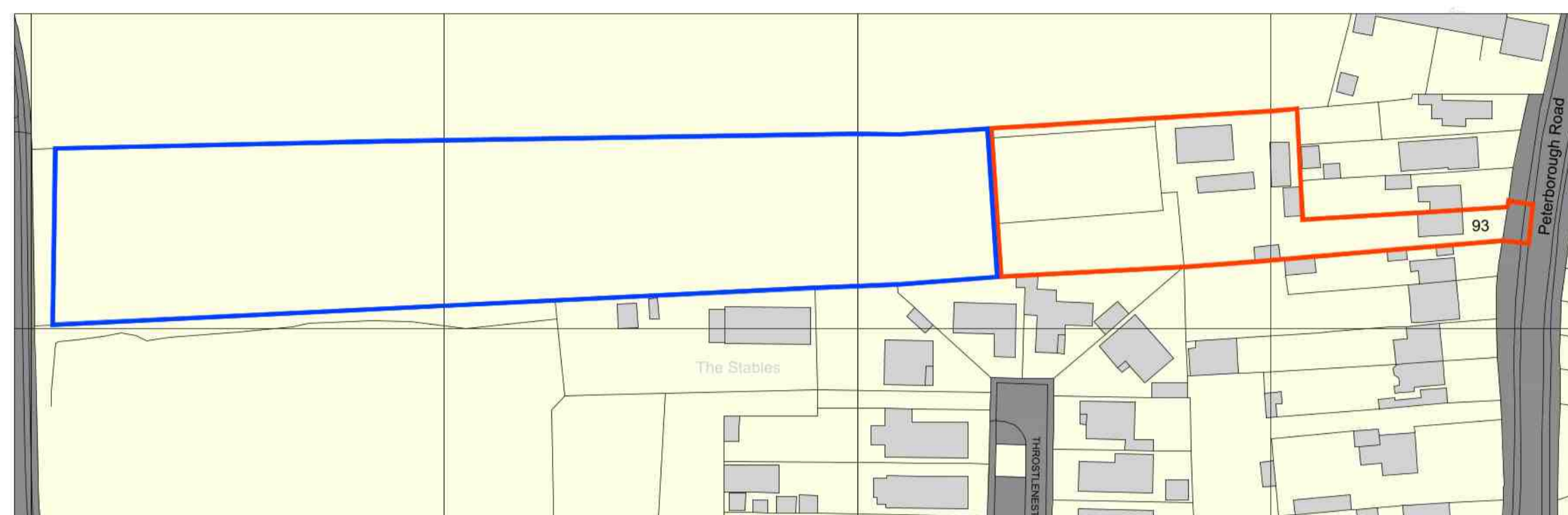


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North point:

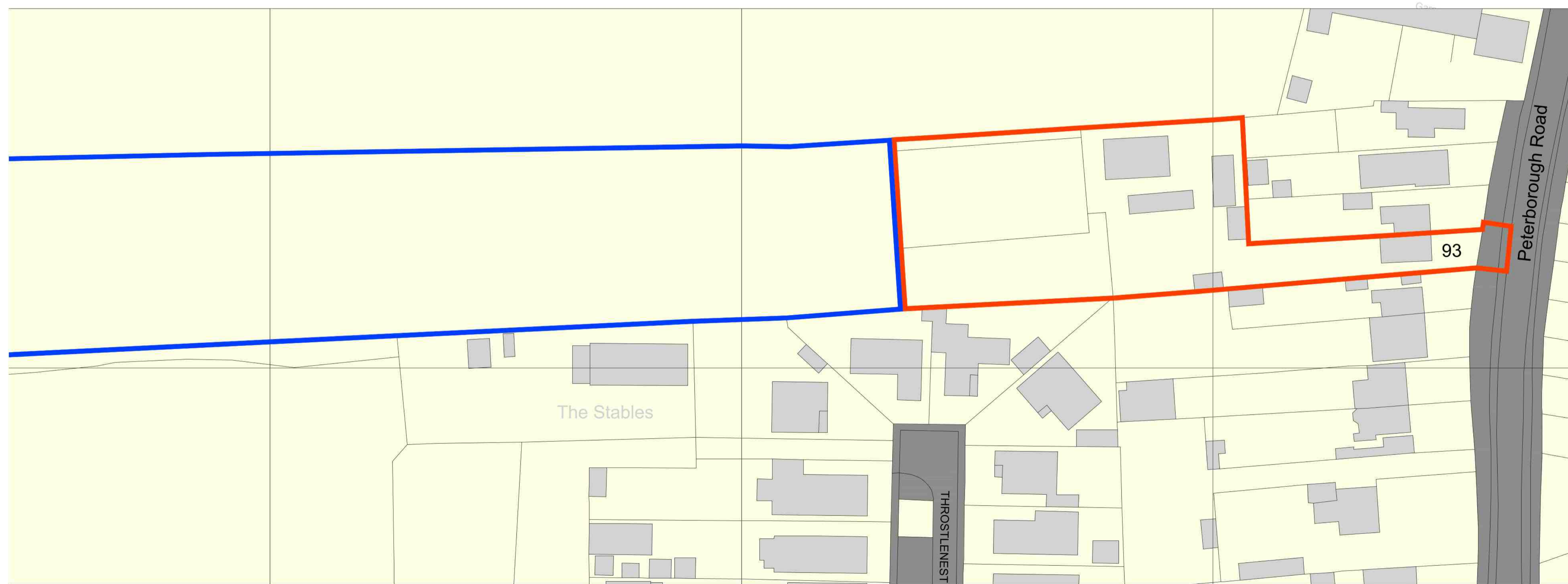


Notes:



Location Plan

0 12.5m 25m 37.5m 50m 62.5m 75m 1:1250



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Location Plan

0 5m 10m 15m 20m 25m 1:500

Revision Log:

Rev:	Description:	By:	Date:
P01	Redline Amended	DJG	19.12.23

Project:
 93 Peterborough Road,
 Farcet,
 Peterborough

Client:
 Lynn Waldron

Scale:
 VARIOUS

Drawn by:	Checked:	Date:	Paper Size:
DH		Aug '22	A1

Drawing Title:
 Location Plan

Drawing Status:
 PLANNING ISSUE

Drawing Number:	Revision Number:
5448/LW/22/001	P01

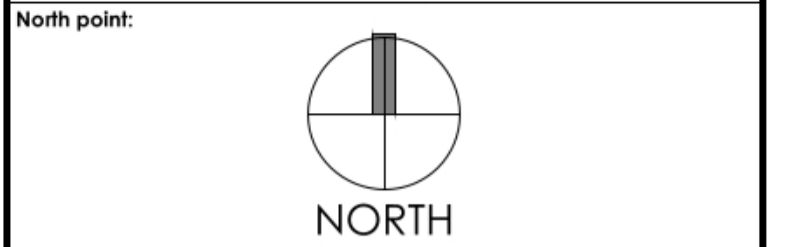


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Notes:

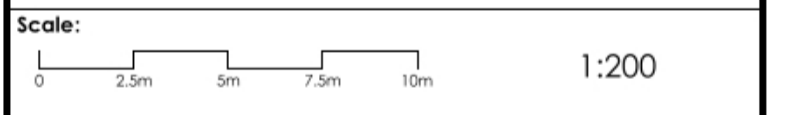


Revision Log:

P03	Updated in accordance with Highways Authority Comments	DJG	02.07.24
P02	Updated in accordance with Highways Authority Comments	DJG	02.07.24
P1	Planning Issue	AO	Feb 24
Rev:	Description:	By:	Date:

Project:
 93 Peterborough Road,
 Farset,
 Peterborough

Client:
 Lynn Waldron



Drawn by:	Checked:	Date:	Paper Size:
DJG		DEC 23	A1

Drawing Title:
 Proposed Site Plan

Drawing Status:
 PLANNING ISSUE

Drawing Number:	Revision Number:
5448/LW/22/15	P03

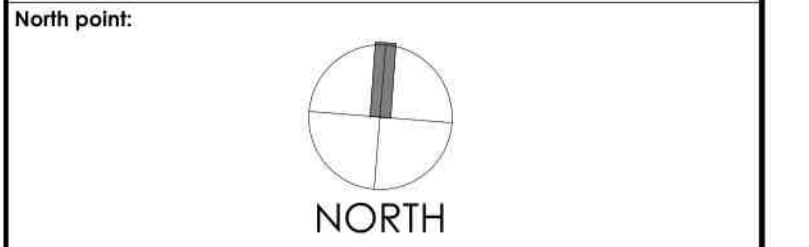


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Proposed Site Plan

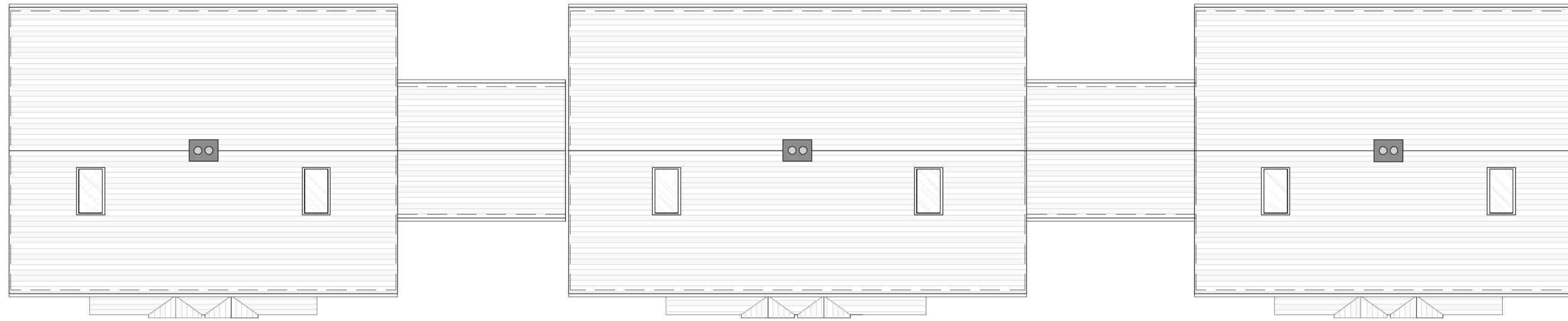
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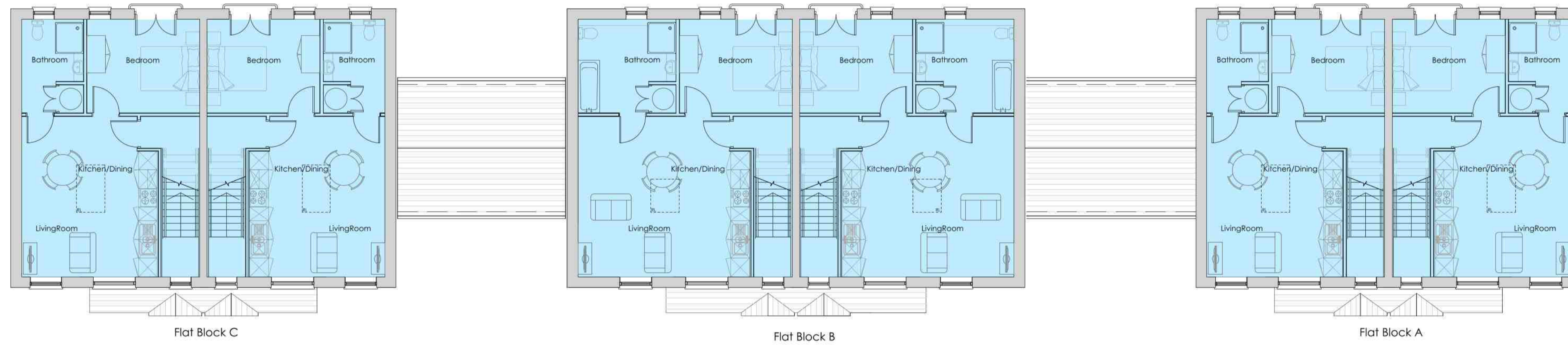
Notes:

Location	sq. M ²	sq. Ft ²
Block A - GF	80.75	869.19
Block A - FF (incl stairs)	96.83	1042.2
Block B - GF	100.08	1077.2
Block B - FF (incl stairs)	116.14	1250.1
Block C - GF	80.75	869.19
Block C - FF (incl stairs)	96.83	1042.2
Communal Block - GF	18.6	200.21
Office Block - GF	18.6	200.21
Total - GF	298.78	3216.06
Total - FF	309.8	3334.68

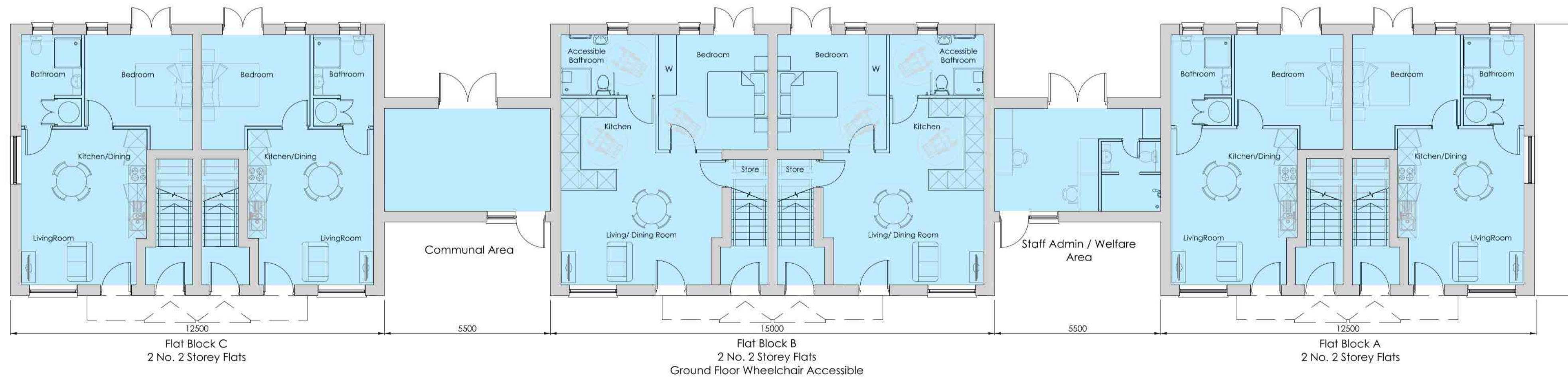
All units to meet min M4(2) accessible and adaptable standards.



Roof Plan 1:100



First Floor Plan 1:100



Ground Floor Plan 1:100

Revision Log:

Rev.	Description	AO	By:	Date
P1	Planning Issue			Feb 24

Project:
 93 Peterborough Road,
 Farset,
 Peterborough

Client:
 Aquila Specialist Housing Ltd

Scale:
 0 1m 2m 3m 4m 5m 1:100

Drawn by: OS
 Checked: []
 Date: Dec '23
 Paper Size: A1

Drawing Title:
 Proposed Plans

Drawing Status:
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North point:



Notes:



Front (North) Elevation 1:100



Rear (South) Elevation 1:100



Side (East) Elevation 1:100



Side (West) elevation 1:100

Revision Log:

Rev:	Description:	AO	By:	Date:
P1	Planning Issue			Feb 24

Project:
 93 Peterborough Road,
 Farset,
 Peterborough

Client:
 Lynn Waldron

Scale:
 1:100

Drawn by: DJG
 Checked: [blank]
 Date: Nov '22
 Paper Size: A1

Drawing Title:
 Block A Plans and Elevations

Drawing Status:
 PLANNING ISSUE

Drawing Number: 5448/LW/22/17
 Revision Number: P1



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