

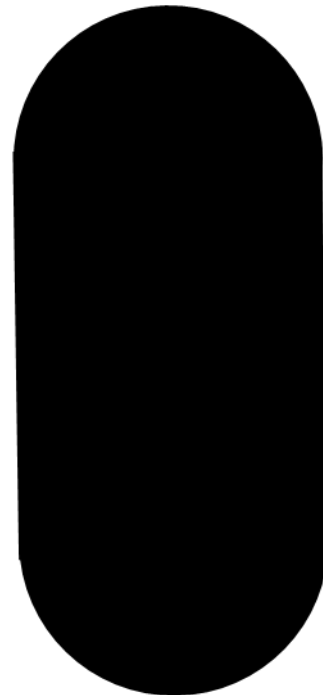
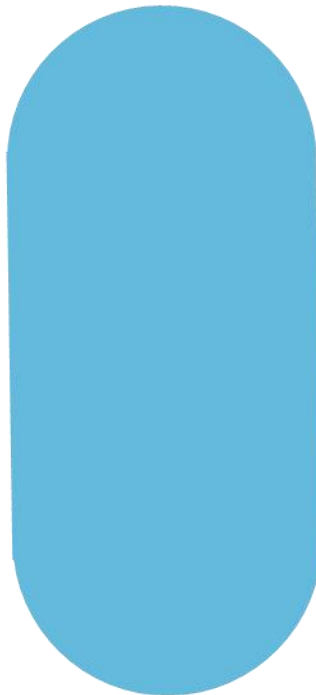
Huntingdonshire Local Plan Examination

Matter 3 – Development Strategy

Hearing Statement

Hallam Land Management Limited & Persimmon Homes

Respondent Reference: 1115486





This Hearing Statement is submitted on behalf of Hallam Land Management and Persimmon Homes (ref: 1115486) in respect of their interest in Land West of Peterborough Road, Farcet. Representations submitted to the Proposed Submission Local Plan, sets out their case in full.

Key Service Centres

6) Are the Key Service Centres appropriately defined, what is the basis for them?

1. No, Yaxley is not appropriately defined.
2. Yaxley is the largest Key Service Centre, with a range of services and facilities that means it is capable of accommodating development sustainably. However, due to its constraints only one residential allocation has been identified for some 10 dwellings which is significantly less than the other Key Service Centres. The Plan will therefore make a very limited contribution towards meeting future housing needs in the village and surrounding area to 2036, nor will it help to sustain its role as a Key Service Centre.
3. Paragraph 4.95 of the Plan recognises that many of the facilities in the Key Service Centres meet the needs of nearby villages. Residents of those nearby villages clearly help to sustain those facilities, and that is the case for Yaxley where there is a particularly strong inter-relationship with Farcet which will be evident from visiting the area. By way of example, the frequent bus services (every 20 minutes) that connect Yaxley to Peterborough also serve Farcet.
4. In a context where growth at a Key Service Centre is not possible, it is entirely appropriate to consider whether growth of a neighbouring village could sustainably help to sustain those services and facilities, and meet housing needs in the area (in accordance with NPPF Para. 55). Farcet is one such example, and it is entirely appropriate for the Key Service Centre to be re-defined as Yaxley/Farcet. This would be consistent with the approach taken in the Spatial Planning Areas, which includes main towns and related settlements where the physical relationship between settlements is no different than that between Yaxley and Farcet.

7) Is the approach to the scale and type of development set out in Policies LP2 and LP8 justified?

5. No, the scale of housing development proposed in Yaxley is not justified given its status as a Key Service Centre, and is not consistent with LP2 and the strategy to deliver 25% of the housing need in Key & Local Service Centres and Small Settlements. Furthermore, travel to work data identifies that the majority of employees in Yaxley/Farcet work in Peterborough, yet due to such low levels of housing being proposed to 2036 their housing needs will have to be met elsewhere, increasing the need to travel.

8) What is the scale of development actually planned (including commitments) in and is this in line with the distribution set out in Policy LP2?



6. There are no policies in place to demonstrate how 25% of the total Objectively Assessed Need (OAN) for housing will be delivered across the Key & Local Service Centres and Small Settlements as envisaged in Policy LP2. Whilst there is planned growth in these areas, which currently represents 15% of OAN, around 2,000 dwellings across the Key and Local Service Centres and Small Settlements would need to be provided as windfalls through the Local Plan's criteria based policies to achieve the Development Strategy. Given the relatively restrictive nature of these policies, past evidence of supply, and the thorough examination of sites through the HEELA process, it is unlikely this will be achieved.
7. Further allocations in the rural area would provide the certainty necessary to ensure the Plan meets in full its OAN in accordance with NPPF para 47.

Local Service Centres

9) Are the Local Service Centres appropriately defined, what is the basis for them?

8. The approach to the identification and definition of Local Service Centres is not justified. It is based on too simplistic approach to the sustainability of a village. There is no detailed settlement analysis within the Council's evidence base that takes into account the factors the Council have identified, and others such as the availability of employment in close proximity, potential to travel by means other than a private car, and the interrelationship settlements have with each other. Additional Local Service Centres could be identified that take these factors into account and through allocations help address the Development Strategy requirement for 25% of the OAN to be located in rural settlements over the plan period.
9. Were such detailed settlement analysis undertaken, Farcet would be considered a suitable Local Service Centre (if not already held to form part of the Yaxley/Farcet Key Service Centre).

Small Settlements

12) Are the Small Settlements appropriately defined, what is the basis for them?

10. No, there is a significant difference between the largest and most sustainable 'Small Settlements' and the smallest listed as a small settlement. A more granular approach to settlement hierarchy definition should be taken. The Policy could then be amended to allow allocations in those larger and/or more sustainable Small Settlements (such as Farcet) to provide the certainty necessary to ensure the Plan meets in full its OAN, and is not reliant on possible windfalls.

13) Is the approach to the scale and type of development set out in Policies LP2 and LP10 justified?

11. No, given the suitability of some of the smaller settlements to accommodate development sustainably, the absence of any allocations in the small settlements is not justified by the evidence and is not consistent with the strategy to deliver 25% of the housing need in Key & Local Service Centres and Small Settlements.



14) What is the scale of development actually planned (including commitments) in and is this in line with the distribution set out in Policy LP2?

12. As suggested above, it is recommended that additional allocations are made or further flexibility is provided to enable development to come forward.

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