*25/00892/OUT - Outline application with all matters reserved except for access via Peterborough Road for the demolition of 107 Peterborough Road, and the development of up to 185 dwellings (Use Class C3), public open space and associated infrastructure, Land West Of Peterborough Road Farcet*

Farcet Parish Council has reviewed the applicant's latest submissions, including revised highway drawings, updated ecology and drainage reports, and third-party consultee responses.
The Parish Council **maintains and strengthens its formal objection**. The new material does not remove the planning harms and in several respects confirms them.

**Conflict with National and Local Planning Policy**
The proposal remains contrary to:

- the **National Planning Policy Framework** (sustainable development, highway safety, residential amenity, biodiversity, prematurity), and
- the **Huntingdonshire Local Plan to 2036**, particularly the spatial strategy, transport safety, design, and biodiversity policies.

**The site is not allocated in the updated Local Plan**
The site is **not included** in the updated Huntingdonshire Local Plan development sites for Farcet. The village is **not identified** for strategic growth. Approval would be speculative and would undermine the emerging plan.

**Highway mitigation fails to address Farcet's needs**
**St Mary's Street – Strong resident opposition**
There is **strong local objection** to the proposed 4-metre shared cycleway and footway. Residents do not want:

- their verges removed,
- their street urbanised,
- their green frontage lost,
- or traffic brought closer to their homes.

The verges currently provide amenity, drainage and safety. Their loss would permanently harm the character and livability of the street. This scheme is **not needed and not wanted** and does not meaningfully mitigate development traffic.
**Gazeley Gardens**
The proposed narrowing of this junction is unnecessary and will make it more hazardous.
**Cumulative and diverted traffic**
The transport evidence does not account for:

- diverted A1 traffic through Yaxley and Farcet,
- background growth,
- and other nearby developments.

**Severe cumulative highway impact**
Independent evidence from PCC shows that Peterborough Road / A605 (Junction 68) would exceed capacity once this development is added, requiring a £491,137 payment to avoid refusal. This confirms that the scheme creates severe cumulative harm. PCC's claim that they would drop their objections if the contractor contributed £491,000.00 via a S106 agreement and then state that if the proposed roundabout works do not go ahead within five years the money should be used to upgrade public transport on Peterborough road is farcical. PCC are unlikely to find the additional estimated £2,000,000.00 plus inflation in the next five years and increasing public transport to even one bus every fifteen minutes, would not alleviate the harm this development will cause

**Harm to residential amenity**
The development will cause a nuisance and residents opposite the site entrance will suffer:

- headlight glare into their homes,
- noise,
- night-time disturbance,
- loss of tranquillity,
- pollution from traffic fumes as vehicles wait to access Peterborough Road,
- and light pollution.

These impacts have not been mitigated.

**Ecology and lighting**
Bat corridors remain unenforceable and dependent on resident behaviour. Buffers and lighting controls are not secured.

**Drainage**
Drainage remains conditional and unproven in a flood-sensitive area.
**Parish Council not consulted**
The Parish Council has not been consulted on bus shelters or MVAS and does not agree to maintain them.

This proposal remains unsustainable, unsafe, harmful to residents, harmful to village character, and contrary to planning policy.