

Questions – Parish Meeting – 21st April 2026

Responses by Cllr John Thelwall during the meeting.

Resident 1

1. Current status of the application

Could the Parish Council please clarify the current formal status of the development, including whether any Reserved Matters applications have been submitted or are expected, and the relevant deadlines associated with the outline permission? - [Dealt with](#)

2. Nature of the drainage proposals

From the information available to date, is it correct to understand that the detailed drainage design has not yet been finalised or submitted for formal assessment? [Dealt with that](#)

3. Culvert capacity and local context

Has any site-specific assessment been provided to demonstrate how the Silver Street culvert would accommodate additional discharge from the development, particularly given local experience of high-water levels during heavy rainfall? I [don't know and we have to refer to the flood group](#)

4. Emerging drainage options and watercourse works

It is understood that further engineering investigations are currently taking place in relation to the Silver Street culvert and potential drainage solutions. Could the Parish Council confirm whether any options involving alteration of the watercourse (for example widening or deepening) are being considered, and how such options would be assessed in terms of their impact on flood risk both locally and upstream? [We just don't have that information. The flood group can take it up with the LLFA.](#)

5. Pumping and system resilience

Is there any information currently available on how the proposed drainage system would operate in the event of pump failure or extreme weather conditions, and how risks to neighbouring properties would be managed in such scenarios? [We have no information](#)

6. Opportunity for community understanding

Would it be possible for the detailed drainage proposals and supporting information to be made available to residents for review before any formal

decisions are taken? [There is no requirement or process for that to happen, obviously they will be on planning portal HDC or contact the LLFA](#)

7. Understanding the August deadline

Could the Parish Council clarify its understanding of what is required to maintain the existing planning permission beyond August, and whether this depends on submission or approval of Reserved Matters? [Dealt with](#)

Resident 2

It is clear that the Village infrastructure is coming under pressure, not only from the new developments in place or proposed but from the ageing of work undertaken in the 1960's and 1970's to support the estates built then.

There are problems with sewage, drainage road maintenance (outside of the need to improve the A1 roundabout). The electrical supply also cause problems at times

Does the PCC consider it reasonable to develop a resilience programme to tackle the issues above rather than rely on ad hoc decisions when a problem arises?

[I will bring it to the attention of the PC for them to consider](#)

Resident 3

1. Have we seen any plans at all? [Yes. I have shown the most up to date one we have on screen. We were given some other plans at the same time, but they are technical and don't add anything.](#)

2. What is the rationale for this development? Is it in the HDC housing plan? [Dealt with](#)

3. If BPC wants to fight Silver Street, then the reasons for objection need to be set out very clearly for residents. I would like assurance that these are legitimate reasons vis a vis HDC. Can BPC set these out ahead of the meeting so that WE are prepared, not merely the PC and developers. [Because outline planning permission has been granted it is not possible to fight it.](#)

4. What density is planned, relative to, say, Lucks Lane so that people can get an idea of scale. [Within the national guidelines](#)

5. Could we please see a master plan of the site, as well as details of the housing proposed and communal spaces. I think the plans will be available on the [Planning portal when they apply for Reserved Matters consents and make a Sec 73 application.](#)

6. Urban & Civic master planners have done excellent jobs on nature infrastructure at Alconbury Weald, Withington and Rugby. How does Gladman's plan compare, especially on walks and nature areas? [We haven't got final plans – they will be judged on their own merits.](#)
7. Will the housing facades be varied so that the development is not a depressing monolithic site? [I think they will be varied](#)
8. Are there any shops planned in the area proposed? [No](#)
9. How will the developer meet the mandatory BNG requirement of 10% uplift? Onsite or buying credits offsite? [Not sure at the moment](#)
10. How will they enhance CPCA LNRS strategies? [Not sure but we will be following up](#)
11. What contribution will they make to Buckden other than CIL? [There are the Sec 106 Agreement obligations, but otherwise none.](#)

Resident 4

I should like the availability of suitable homes for the many retired people living in Buckden who would like to downsize and remain in the Village. Not everyone is looking for community living, but decent bungalows are just not available in this village and never have been. [14 Market bungalows are on the plan](#)

Resident 5

Please could the question be asked regarding drainage and flooding. Historically, the houses on Taylors Lane have flooded and yet the proposal talks about pumping water into the Taylors Lane Colvert. Please can you clarify exactly what that means and give assurance that this new development will not put our houses at greater risk of flooding. Can't clarify as I don't know. – [flood group must exercise their expertise](#)

Questions written on the night -

Resident 6

Lack of advertising – [it was quite widely advertised.advertised](#)

Schools and surgery – [views were sought when the original outline application was made.](#)

Negotiations and discussions – [there have been no negotiations. Negotiations mean give and take, but there has not been any.](#)

Resident 7

Will planning include Solar Panels on all homes unlike the Bloor estate and also heat pumps? [That is a matter of Building Regulations](#)

Will Morris Homes provide funds to Anglian Water to expand sewage works which currently are inadequate? [We don't know.](#)

Can we as a Parish Council / Community Village submit a vote of no confidence in HDC's decision on this development? [No.](#)

Resident 8

When will the developer do the works at the Roundabout? [They must complete them before any houses are occupied, so presumably at an early stage.](#)

Resident 9

What are the conditions of roundabout satisfying planning and why is north exit still prohibited? [NH do not want additional traffic using the B1514 to access and exit the A1.](#)

Alternative access/exit via Buckden Road Roundabout to ease traffic congestion. HW England apparently refused but why. Would this not ease congestion as well as giving access to pedestrians and cyclists. [That is a matter for the Church Commissioners and landowner of the next field.](#)

Anglian Water admits its sewage systems cannot cope with current housing load. Does this count in this proposal – investment in facilities funded by developers. [AW will need to answer this.](#)

Resident 10

What if the works get done on the roundabout and they fail but the homes then get sold and occupied. – [this unfortunately happens and there is nothing anyone can do about it.](#)