

Large Scale Planning Group
Report to Buckden Parish Council
14th April 2026

At the time of preparation of this report (31/03/26), there has been an exchange of emails between Morris Homes and Cllr Thelwall.

In their email of 25/03/26, they said they are “hopeful of having an amended layout that we can take forward into the Landscaping and other ancillary plans in the next 2 weeks.”

They carried on

“This should leave us plenty time to have a revised package to present at your meeting and for us to do a separate presentation before that.”

I replied that the meeting was for the Parish Council to explain the history and background of the Outline Planning Permission as well as presenting the latest Morris Homes plans, we have, which are from last October. After consultation with other members of the Group and the Chairman, I suggested that Morris Homes should do a presentation on a date between 9th and 19th June, on a weekday, starting at 7.00 or 7.30 in the evening.

I also asked if they could let us have the new layout before 21st April so that the Parish Council presentation would be as up to date as possible.

At the time of writing this, we are waiting for a reply.

Attached to this report is a copy of the draft presentation for the 21st April. This has been through numerous drafts, and I am grateful to the other Group members and the Chairman for their improvements to the drafting. As will be seen, it is hoped we will be able to include updated plans in the actual presentation.

Whilst not wanting to inhibit debate, this is for information rather than approval as we do not want to start wholesale redrafting. If there are factual errors, please let me know. It has been assumed that many of the residents know little or nothing about the planning process, which is why it reviews the background and history leading up to the grant of the Outline Permission and highlights the conflicts with the Neighbourhood plan.

The allotments: again, at the time of writing, I have heard no more from Savills.