

Large Scale Planning Group
Report to Buckden Parish Council

Silver Street

09.12.2025

A meeting was held with 2 people from Morris Homes and one from Savills on 26th November. JT, A HJ, GS and MW represented the Parish Council. AP was unable to attend.

MH presented their revised plan. Their hope is that the PC will indicate to them that this plan will not be strongly opposed by the PC when the reserved matters application is sent out for consultation. That is not to say that they would not expect the PC to comment at all on it.

It is important to MH to know if the plan will be opposed by the PC because they want to submit an application for approval of reserved matters in the near future.

They are aware of the roundabout issue of course. They want to get approval of reserved matters before instructing Pell Frischman to do further work on the roundabout as PF want a very chunky fee for doing that work.

Their major concern, as far as the PC's view is concerned, is the house types. The Neighbourhood Plan specifies that for developments of more than 10 dwellings, there should be a limit of 3 bedrooms for any dwelling. The existing planning permission specifies the proportion of 1, 2 and 3 bed homes and does not permit 4 or 5 bed homes. However, there is a get out of jail card that this can be varied to achieve "viability" of the development.

The MH plan has 14, 5 bed houses, 51, 4 bed houses. Of these 8, 4 beds are affordable/shared ownership.

There are 21 bungalows of which 11 are affordable/shared ownership.

So, the first and we think the most important, issue for the Council is whether this housing mix is acceptable or not. The view of the group is that this is a fight we are not going to win because the mix is acceptable to HDC.

Second, there are more than 4 units served by shared surface roads in various places. In fairness to MH, HDC wanted a lot more shared surfaces, as they create a “road hierarchy”. MH have resisted this and prioritised the NP in this regard. Again it seems a fight we are unlikely to win.

You will see that the drainage has changed radically from the first iteration. The large pond along the south side has gone and there are now two basins which are designed to cope with 1 in 100 year events.

We asked about a second access where the old field entrance is. They said they wanted one, but National Highways absolutely refused it.

There are various tweaks that we requested and which they were receptive to. Perhaps most important is to move the toddlers play area east, make a straight line for cyclists and pedestrians to the primary road and put the handyman’s and other sheds next to that road in the space created by those changes.

We also asked for a new cycle/pedestrian access at the north end, to the pathway to Brampton.

So this is not the final plan, but they are not willing to change it significantly.

The view of the Group is that it is an improvement on the first proposal, it could be worse and that it is unlikely we will achieve anything better.

The decision for the Council is whether to tell MH that, subject to tweaking, the Council will not recommend refusal of the application for reserved matter approval, or to tell them that the Council will recommend refusal.

One, seemingly unconnected, but important thought: the draft version of the new Local Plan does not include any new large development within Buckden Parish boundary. In considering this plan we do not need to consider how this development might interact with any other future large development.