

Buckden Parish Council

Planning Application No: 26/00956/REM

Resolutions proposed by

Large Scale Planning Advisory Group

1. That Buckden Parish Council recommends REFUSAL of the application for the following reasons:
 - a) The Parish Council supports the LLFA in its objections to the surface water drainage proposals and recommends refusal of this reserved matter.
 - b) Anglian Water has not yet responded as consultee, but the Parish Council recommends refusal of this reserved matter for the reasons submitted by District Councillor Martin Hassall in his responses to this reserved matter application, unless Anglian Water, having addressed those responses satisfactorily, recommends approval.
 - c) The proposed layout plan (Drawing No: M3989-PA-01-V01) is in breach of Buckden Neighbourhood Plan and in breach of the Outline Planning Permission (18/02753/OUT) both of which restrict the maximum size of dwellings to 3-bedroom units (HN 3). Further, Condition 25 of the said Outline Planning Permission specifies the percentages of 1-, 2- and 3-bedroom dwellings required in the housing mix and this application does not comply with that Condition.
 - d) Buckden Neighbourhood Plan specifically (and for good reasons) restricts the number of dwellings that can be serviced by shared surface roads to 4 (BD2). This layout has 31 dwellings served by a shared surface road, in breach of BD2. Further BD2 expects shared surface roads to be built to adoptable standards. The application states only that primary roads will be built to adoptable standard.
2. That the Parish Council further comments that
 - a) It reserves its position in respect of the traffic impacts on traffic through the village and at Buckden roundabout until the applicant submits its proposals in respect of these matters; and
 - b) The Parish council notes the statement at paragraph 4.5 of the Planning Statement of May 2026 authored by Marrons, that the District Council has confirmed that the proposals are “generally acceptable” and the overall layout is “broadly supported”. The Parish Council is deeply concerned that planning officers should find them acceptable and support serious breaches of the Outline Planning Permission and Buckden Neighbourhood Plan and give the impression that these are already approved before consultation has taken place.
3. That the LSPAG be authorized to submit further recommendations, observations and questions in respect of the details of the reserved matters applications provided these do not conflict with the reasons for refusal detailed above.