

Large Scale Planning Advisory Group

Report to Buckden Parish Council

Propose Silver Street Development

1. New plans from Morris Homes arrived with the Clerk late morning on the 27th May. A meeting for the evening of the 27th had already been provisionally arranged as it was the only evening at least three members of the Group could meet before June PC meeting.
2. Therefore the Group members in attendance had had no time to examine the plans in detail before discussing them.
3. There are still disappointments. Although no 5 bed homes are now proposed, there are 52 private 4 bed houses. There is a long shared surface road, which substantial exceeds the NP restriction on such roads. The number of bungalows has been reduced.
4. Nevertheless the Group members feel that the new plans are considerable improvements on those presented last year. Looking at the two plans side by side, the new iteration is much more attractive. The cluster units with remote and vulnerable gardens have gone; the toddlers play area has been moved to a sensible position; the allotment parking is better positioned; there is space for a community orchard and additional allotments; there are new pedestrian/cyclist access points to the footpath to Brampton and the perimeter treatment is improved to enlarge it and provide more BNG. They also have one bedroom units, which the previous proposals did not and which were required by the Outline Planning Permission.
5. There is a number of accompanying documents, which the Group members did not have time to read in detail. One of them is a Non Technical statement about the surface water and foul drainage. In essence, it states that the surface water drainage is designed so that in the event of a 1 in 100 year storm lasting 6 hours, the rate of flow into Taylors Brook will not exceed the rate which it would discharge at naturally if the field was left unbuilt on. It also states that the design

meets all the statutory and planning permission requirements. It deals with what will happen if the pumps fails as well.

The view of the Group members is that these issues will be reviewed by the LLFA and AW and are beyond our limited knowledge.

6. It is clear that there have been two pre-app meetings between MH and HDC planning officers, in October last year and that these proposals are the result of those meetings and the representations that the Group made to MH in our meeting with them last year. The Group feels that the NP has been let down by the HDC officers, who, we assume, have given their blessing to the breaches of the NP, because we doubt that MH would have drawn up this specific layout unless the officers had indicated likely approval.
7. MH have said that they submitted these plans to HDC on 15th May. It seems probable that they have made their Reserved Matters applications and a Sec 73 application at the same time. At the time of writing (18th May) the Clerk has not received any notification from HDC of the applications, but that may be because the officers are “validating” them. It seems likely that BPC will receive notification of the consultation on this plans in the next couple of weeks. If the consultation period ends before the July meeting of BPC, we will need to request an extension of time.
8. The Group will consider the plans and any other documentation it receives, in detail, between now and the July meeting of BPC, with a view to reporting with recommendations at that meeting.