

PLANNING APPLICATION No 18/02753/out

Silver Street Buckden

Buckden Parish Council Comments on Outline Consent Conditions

General: The Parish Council (Parish Council) is concerned that whilst the draft Conditions refer to a number of Huntingdonshire Local Plan to 2036 (LP) Policies, they do not refer to any of the Buckden Neighbourhood Plan to 2036 (NP) Policies. In the text below we reference applicable Policies and annexe a copy of them for your convenience.

Whilst it may be argued that these are not mandatory, we draw to your attention that this is not true in every case. For example, Policy HN3 states that a development of more than 10 dwellings “shall not”. Those words are mandatory. (In this case the requirement is dealt with in the proposed Conditions.)

If the NP is to have real meaning, then the Conditions should include all the relevant NP Policies. Some of these may be appropriate to detailed Consents, so if we make suggestions that should be contained in detailed or reserved matters, the Parish Council seeks an assurance that they will be contained in any detailed Consents.

We understand that it is now a requirement that the landowner is given the opportunity to comment on and approve the proposed Conditions. We are not clear where the balance of power lies in this respect i.e. if the landowner does not approve a proposed Condition, must the Huntingdonshire District Council (HDC) then amend or drop it, or can HDC require it to stand as drafted?

It would seem inappropriate to the Parish Council if the landowner could reject the Policies of the NP which adversely affect the development or the land value particularly when the NP was adopted, and therefore became legally binding, before this application was determined and the landowner proceeded without making any changes to its application or illustrative plan.

The following detailed comments are by reference to the Condition numbers in the draft Conditions. These are comments inviting amendment of the proposed Conditions. We do not have the expertise to attempt to rewrite the Conditions.

4. It is the view of the Parish Council that the development cannot be carried out in accordance with Plan SP2. It conflicts with a number of NP Policies, for example, Policy BD2 (shared usage roads). It does not comply with the Buckden Design Guidelines. As Mr Sands will recall, Mr Thelwall of the Parish Council discussed with him more than once whether the Illustrative Plan would be used as the actual layout plan of the development. Mr Sands assured Mr Thelwall that this would not necessarily be the case. The Parish Council feels the Illustrative Plan is dull and unimaginative. It is designed for ease of development, not, as the landowner suggests, to reflect the grain of existing development in the village. The most similar existing development is the area of Park Road and Vineyard Way. Those roads are very different in layout. Whilst it is acknowledged that there is only one access/exit at Silver Street, internally there is space for more spacious layouts that do reflect the grain of the most successful developments in the village.

As noted the Illustrative Plan does not comply with NP Policy SP2 in that it has more than 4 dwellings served by shared use roads in several places. Although the southern end of Greenway Buckden also has more than 4 dwellings using shared surface roads, these are all set well back from the road and have large green spaces in front of them. The Illustrative Plan does not have any such provision.

The PC therefore recommends that the Conditions should not state that the development should be in accordance with the Illustrative Plan but that a new Plan should be required and agreed by HDC and the Parish Council.

5. The Design Code should comply with the Buckden Design Guidelines in Policy BD2. In accordance with the NP, and the proposed Conditions, no home is to have more than 3 bedrooms. There is therefore no need for any dwelling to be above 2 floors. No dwelling of 2.5 floors should be permitted.

The plans should provide for wildlife corridors. The development should be conditioned to require compliance with the document "Biodiversity in new housing developments: creating wildlife friendly communities" published by the NHBC and RSPB.

6. WSI to include a requirement for community involvement in fieldwork.

13. Who will be responsible for maintaining visibility splay free from obstructions above 0.6 m? The Parish Council is very concerned that the hedge

will grow back to its present height, obscuring the sight line and endangering pedestrians, cyclists and vehicular traffic.

17. We request the Construction Traffic Plan to be submitted to Parish Council for comment before approval. The residents of the village have a greater and more detailed knowledge of the buildings in the Conservation Area and their vulnerabilities than any outside consultant. The Parish Council is also concerned that the Construction Traffic Plan for the development at Lucks Lane was not observed by all construction traffic, resulting in construction traffic coming through the village, when it should not have done. Therefore robust control arrangements are required.

20. Please confirm that Condition 20 will not be accepted as complied with until National Highways have confirmed that they are satisfied with the scheme for Buckden Roundabout. The Parish Council has had meetings with National Highways on the subject. Currently National Highways state they have major concerns about some aspects of the proposed scheme, particularly in respect of safety issues.

24. Is the percentage of affordable dwellings to be provided on the site governed by LP Policy 24? There is no specific requirement in these Conditions for the provision of affordable dwellings at all. The Parish Council considers that for the avoidance of doubt, it is good practice to include a specific percentage allocation of affordable dwellings in the Conditions. The Parish Council also recommends and requests that the Condition include reference to Policy HN4. Whilst the sizes of market dwellings are specified, there is no such provision in relation to Affordable Housing. The Parish Council considers there should be in order to comply with the NP and for the benefit of those in need of a mix of affordable housing.

The NP requires that Affordable Housing units are mixed in with the market dwellings, in order to avoid “ghettoisation” of Affordable Housing. How will this requirement be enforced?

The Parish Council also recommends that the Condition also prohibits Permitted Development of Affordable Housing to ensure that the affordable dwellings are not increased in value to take them outside the affordability limits.

25. The Parish Council requests that delivery of replacement allotment facilities takes place before removal of existing facilities and includes a shed of not less

size than the existing and parking for 6 No cars. Such parking facilities to be clearly designated for use by allotment holders only. They should be protected by collapsible posts.

26. The Condition should also refer to NP Policies BD 1 and BD 2

29. The Condition should require the development to be in accordance with the document referred to in 5 above and Policy BNG 2. It should also specify what metrics are to be used to measure the net gain in biodiversity. The Parish Council requests that the Condition also requires the developer to consult with the Parish Council regarding the biodiversity plan.

30. The Parish Council recommends the circular route is more clearly defined and that it is Conditioned to require access from the site directly onto the footpath/cycleway to Brampton, alongside the A1, so that cyclists and pedestrians do not have to use Silver Street to access that path/way. It should be designed and constructed in accordance with Department for Transport's Local Traffic Note 1/20.

34 – 36. The site has ground water in underground aquifers which are a flood risk. All references to surface water drainage throughout these Conditions should include reference to ground water drainage and the works required to prevent flooding from surface water should include ground water. For example (and not just limited to this example) 34.ii., line 1, should read “.....entire proposed surface water and ground water drainage system.....”

34. iv. The Condition should be amended to include flood risk to off site dwellings. The Spinney, Silver Street is particularly vulnerable as it is very close to the watercourse on the south side of the site, is low lying and has no foundations.

The Parish Council has been in detailed discussion with the LLFA regarding the flood Conditions. It is aware that the LLFA is seeking significant changes to the Conditions, particularly with regard to groundwater risks and the Parish Council supports this.

The Parish Council draws attention to the fact that the LLFA required bore hole measurements to test the groundwater levels to be taken over a period of a year and that the application was brought forward for decision before the year was completed. The landowner cannot claim to have been unaware of the issue and therefore entitled to dispute the imposition of Conditions relating to

groundwater drainage. The Parish Council is sure that HDC does not want a repeat of the problems at Lucks Lane.

36. Line 6 - “.....details approved pursuant to.....” – appears to have some missing words.

It is suggested that all dwellings commenced after the Future Homes Standard comes into force in 2025 should be built to comply with those requirements.

ANNEXE

Housing Need 4 - Affordable Homes

A proposal in accordance with Policy LP24 of the LP 2019 will be supported in the following circumstances:

- it provides a range of affordable housing types, sizes and tenures appropriate to meet the requirements of the local community considering the Buckden Housing Needs Assessment 2019 and any subsequent Housing Needs Survey.
- it provides 70% of the new affordable housing units as social or affordable rented properties and 30% as Low-Cost Ownership or other affordable tenure options.

Planning applications for affordable housing led by the community through a community development organisation or in partnership with the applicant will be supported.

Building Design 1

A proposal for development will be expected to demonstrate that it responds positively to the following core principles:

- Reinforce and enhance the established village character of streets, greens and other spaces;
- Harmonise with, and enhance existing settlement in terms of physical form, architecture and land use;
- Reflect, respect and reinforce local architecture, the conservation area, listed buildings and historic distinctiveness;

- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Integrate housing tenures;
- Promote sustainable drainage systems; and
- Positively integrate energy efficient technologies.

Building Design 2 – Implementation

The character of proposed development will be expected to be of a high quality, reinforce local distinctiveness and demonstrate how an understanding of the surrounding built and natural environment has affected the design of the scheme to reflect Buckden's special character.

Building Design 2 – Implementation continued

New development will be expected to be well designed based upon the principles set out in the Buckden Design Guidelines (May 2019) or any successor document.

A proposal will be supported, where it can be demonstrated that it responds positively to the following principles identified in the Buckden Design Guidelines:

Streets and spaces shaped by buildings:

- Be appropriate in layout and density and sympathetic to a rural village, not one suited to an urban environment;
- Minimum dimensions for homes and residential streets;
- Minimise street signage;
- No dwellings of more than 2.5 storeys;
- All street lighting must be designed and engineered to reduce light pollution to the minimum possible and be as energy efficient as possible at the time of installation;

Ease of getting around:

- Shared usage roads are expected to be built to adoptable standards, be used only for the lowest order of roads, serve no more than four dwellings and avoid acting as a through link to other streets.
- Streets are designed to meet the needs of pedestrians over and above the car;

- Adopt “people friendly” principles for streets;
- All dwellings to have off street parking for 2 family size cars;
- Garages conform to the minimum widths laid down in Huntingdonshire Design Guide or successor documents;
- The cycling and walking infrastructure conforms to Buckden’s Local Cycling and Walking Infrastructure Plan and shows adequate connectivity with the rest of the village by road, cycle and foot paths;
- Adequate cycle parking is provided in accordance with the requirements of the Local Plan;
- Paths are safe for use at night;
- Safe pedestrian access is provided to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities;
- Resident and visitor parking schemes on development sites are well designed to ensure that parking raises no safety and movement issues, is not visually intrusive and avoids unplanned, anti-social use of verges and amenity areas.
- In largescale developments (more than 50 dwellings) sufficient and well-designed visitor parking spaces are provided to ensure streets and pavements are not obstructed by parked vehicles.

Well-designed public spaces:

- incorporate the good balance of public, semi-public and private open green space;
- Green space is integrated;
- planting consists predominantly (meaning not less than 75%) of native British species and varieties endemic to the area of Buckden;
- incorporate extensive tree planting on streets and within public open spaces and in private gardens;
- have wildlife corridors to enable wildlife to move easily between breeding habitats migration routes and feeding areas;
- recognise and comply with the 5 ecological objectives set out on p112 of the Huntingdonshire Design Guide, 2017.

Sustainable design and construction methods:

- at the appropriate stage of the planning process (more probably at the stage of the initial detailed planning

application) provide gaps in the external skin of the walls, with bird boxes for Swifts, House Sparrows and Starlings built into the wall cavity;

- all development requiring parking provision is designed, unless there are exceptional design reasons for not being able to do so (e.g. listed building constraints or site-specific factors), to incorporate facilities for electric plug-in and other ultra-low emission vehicles, or as a minimum the ability to easily introduce such facilities in the future;
- maximise the potential for use of renewable energy, for individual dwellings and communal schemes such as ground source heating and demonstrate an ability to comply with the government's requirement to stop using gas for domestic purposes and be carbon neutral by 2050 by incorporating energy efficient and ecological design.

Biodiversity 2

Net Gains

All developments will be expected to provide net gains at both habitat and species level, (i.e. increasing species diversity), that does not come from the detriment of Priority Species and the important wildlife sites in the Parish identified in this Plan.

Developments will be expected to design in green infrastructure measures that are sensitive to the Parish's particularly rich biodiversity with generous biodiversity Implementation and Management Plans part of design and layout.