

THE SITE

Introduction

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman in order to present the emerging development proposals for land at Buckden, Cambridgeshire to the local community. We are proposing a residential development of up to 250 homes together with new open public open space including a trim trail, an equipped play area, footpaths and drainage features.

The purpose of the public consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Huntingdonshire District Council.

Site Description

The site comprises the western part of a large arable field and is approximately 11.7ha. The site is enclosed by existing residential development along the western boundary and screened by existing vegetation to various degrees along the western, southern and northern site boundaries. The eastern site boundary follows the line of a former track and abuts an area of open land extending across an eastward facing slope. Any proposed development in this location would be seen in the context of the existing eastern settlement edge of Buckden. The nearest main vehicular route is Mill Road which runs directly adjacent to the southern site boundary. Generally, the site slopes from west to east with 4-5m height difference.

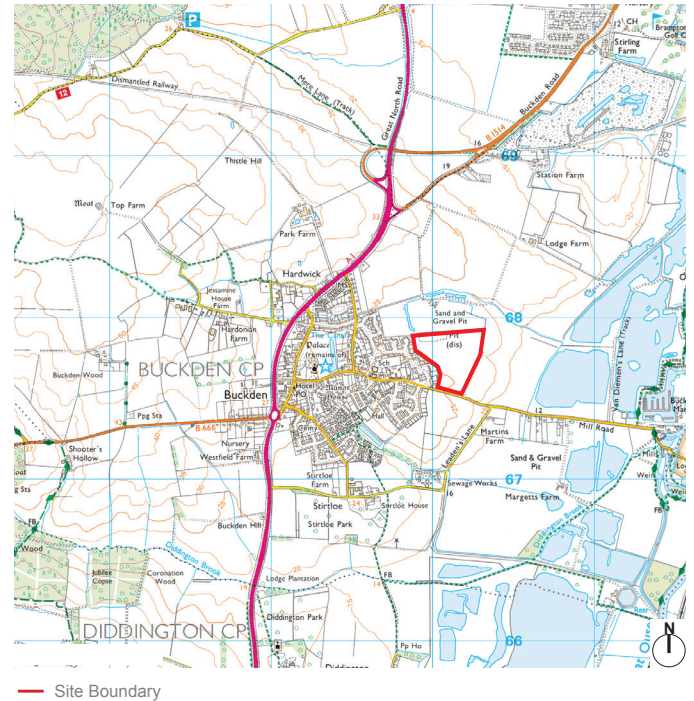
Planning Context

The Huntingdonshire Core Strategy was adopted in 2009 and is the primary element of the Local Development Framework, setting the spatial framework for Huntingdonshire up to 2026. It sets out the framework for long term change and development in Huntingdonshire, including the provision of housing development, services, economic growth and environmental improvements.

Huntingdonshire District Council are currently developing a new Local Plan which will cover the period up to 2036. The proposed submission was submitted for independent examination to the Secretary of State in March 2018.

The Need for New Housing

Every Council is required by the Government to significantly boost the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Huntingdonshire District Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the area.



Why is the site suitable for development?

The proposed development would form a logical extension to the east of the village, located within reach of a good range of local services and facilities within Buckden. The site is relatively contained and relates well to the village centre with easy access via Mill Road.

THE APPLICATION

Application Type & Submission Date

Gladman intends to submit an outline application for up to 250 homes to Huntingdonshire District Council during 2018. This would establish the principle of development with the access to be agreed, whilst all other details would form part of subsequent reserved matters applications.

Development Proposals

- Up to 250 new homes, including 40% affordable properties;
- Proposed new access point off Mill Road for pedestrians and vehicles;
- Provision of new open space including a trim trail and children's play area;
- Retention and improvement of landscaping to enhance the site and boundaries.

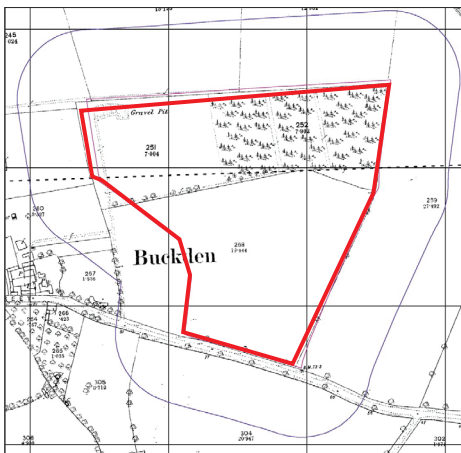
HISTORIC MAPS

The historic maps below show the proposed development site in the context of the growth of Buckden over the past century.

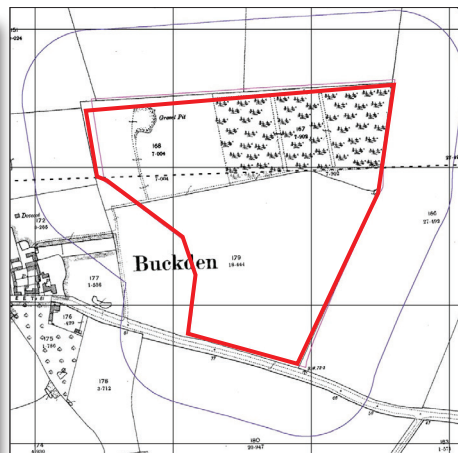
The 1888 map shows how built development reached about as far as the conservation area boundary reaches today, approximately 200m west of the site. The site itself comprised arable land with a gravel pit and a block of woodland to the northern section of the site. An access track defines the eastern boundary.

Development during the early part of the 20th century seems relatively limited, however, the latter half of the 20th century sees an increase in in built form of the village and the 1978 map illustrates how village development is expanding east to closely align with the urban edge that we see today including dwellings on Greenway, Hoo Close and Park Road.

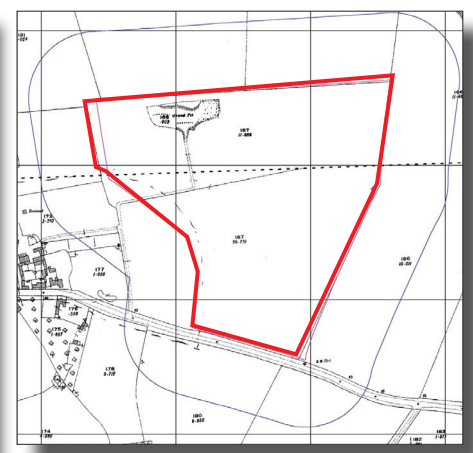
The site is in a logical location for the future growth of Buckden village. Development to the east of the village will not contribute to coalescence with neighbouring villages to the east and is not restricted by proximity to the Conservation Area.



1888



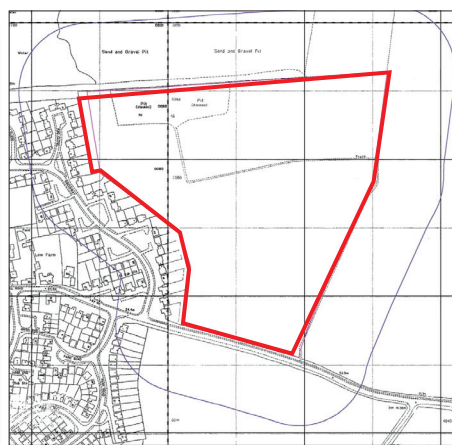
1901



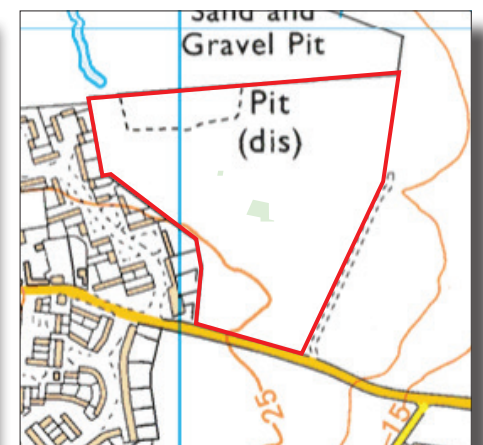
1926



1978-1981



1994



2018

SITE AND LANDSCAPE

Site & Setting

Located adjacent to existing residential development to the east of Buckden the proposals provide an opportunity to continue the existing urban pattern of Mill Road. The site slopes gently towards the east with few features of particular landscape value. An existing mature hedgerow lines the southern site boundary along Mill Road, a bund with associated vegetation extends along the northern site boundary and various degrees of planting are evident within the back gardens along the western site boundary. The site is not subject to any national or local landscape designations.

The immediate landscape context comprises a residential area to the west, a gravel pit to the north and arable land to the east and south. Further east lies the River Great Ouse and the associated river valley.

Visual Environment

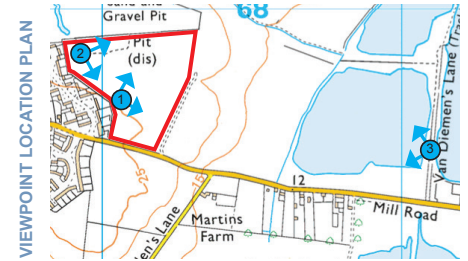
Due to the nature of the existing development and intervening vegetation, there are limited views into the site from residential and public vantage points. The existing mature hedgerow that lines the southern boundary creates a particularly effective screen to views from Mill Road resulting in a well contained site. Views of any proposed development would be viewed in the context of the existing edge setting.

In the wider visual context, due to the nature of the local landform, there are potentially views into the site from the east on rising land to the east of Buckden, they are however heavily filtered and again the proposed development would be seen in the context of the existing settlement edge.

LOCAL BUILDING STYLES

There are no listed buildings or statutory designations that cover the site. The local village vernacular is defined by a mixture of styles using modern and traditional building materials including, brickwork, render and timber construction with clay tiled and occasional thatched roofs.

Below: Examples of traditional built form and materials used within the surrounding area. The proposals will seek to reflect the existing built character so as to create an appropriate and sympathetic development in keeping with the character of the site and its context.



VIEWPOINT 1 / View north east from within site along western boundary



VIEWPOINT 2 / View south west from the site



VIEWPOINT 3 / View west from the Buckden Marina



LOCAL FACILITIES

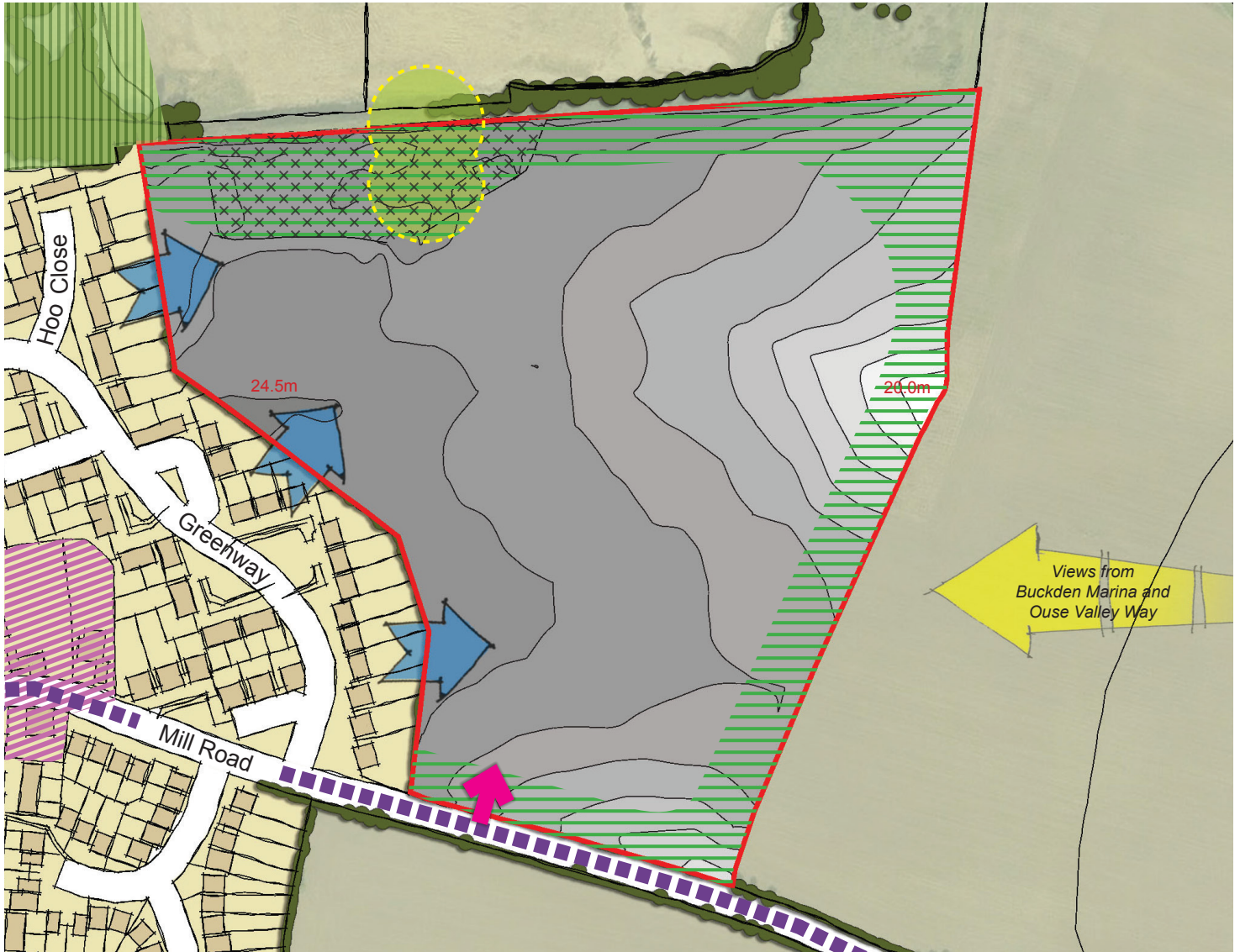
The site is sustainably located with good access to the village centre and surrounding community amenities. Existing facilities of the local area include a nursery, a primary school, local shops, pubs, a village hall and a health centre. The nearest bus stop is located on Mill Road providing links to St Neots, and from Buckden High Street there are buses to both Huntingdon and Eaton Socon. Huntingdon railway station is located circa 6km from Buckden village which provides connections to both London Kings Cross and Peterborough.



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|------------------------------|-------------------------|----------------------------|--|
| Bus Stops | Primary School | Place of Worship | 400 metre distance offset from site centre |
| Public House | Day Nursery/ Pre-School | Nursing & Residential Home | 800 metre distance offset from site centre |
| Hotel/ Restaurant/ Take Away | Surgery | Post Office | Site Boundary |
| Village Hall | | Shops/ Pharmacy | |



KEY CONSIDERATIONS



- | | | | |
|-------------------------------|--|-----------------------|----------------------------|
| Site boundary (11.7ha) | Existing contours | County Wildlife sites | Gravel arisings |
| Existing settlement | Conservation area | Flooding zones 2 & 3 | Potential landscape buffer |
| Existing main vehicular route | Short distance views into site from existing dwellings | Potential site access | |
| Existing hedgerows / trees | Medium distance views (filtered) from Buckden Marina and Ouse Valley Way | Wildlife buffer area | |





DESIGN PRINCIPLES

The assessment of the site and its setting has helped to inform the preparation of a Development Framework for the site. A number of design principles have influenced the development proposals. These principles include:

- Delivering a high quality “place” which is sustainable, safe, and attractive;
- Delivering a mix of housing up to 250 new dwellings, offering 2-5 bedroom properties, comprising a range of house types from linked townhouses to detached properties which can respond to local housing need;
- Establishing a legible environment through the inclusion of interconnecting streets and pedestrian routes to link to the surrounding area. The scheme will provide connectivity from the site into Buckden and the surrounding countryside;
- Providing an integrated network of public open spaces with formal and informal recreational facilities;
- Including structural planting to the eastern perimeter of the site to provide a new softened edge to the existing settlement and a more gentle transition to the countryside; and
- If required, provide a site wide sustainable drainage strategy that responds to the natural topography of the site.

HAVE YOUR SAY

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to Huntingdonshire District Council who will take these into account before making their decisions on the planning application.

You can keep up to date on the progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Thank you for taking time to view our proposals.

Comments can be sent via:

www.your-views.co.uk/buckden

How do I comment?

You can respond by email:

comments@your-views.co.uk
(Using 'Buckden' in subject line)

or by post:

Your Views - Buckden
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

