

3 CONSULTATION REVIEW

3.1 Consultation Outcomes

3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.

3.2 Summary of Comments and Responses

3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Topic	Comment / Question	Gladman's Response
Housing	Will there actually be affordable homes in this development?	40% of the homes would be affordable, in line with the council's policy requirement. This would be secured through a Section 106 legal agreement. Details of the tenure mix would be agreed with the local planning authority at reserved matters application stage.
	The affordable housing will not be affordable.	
	Further housing development should be to the west of the village.	The proposed development would be a sustainable and logical extension to the east of Buckden. The site lies circa 900m from Buckden village centre, where most of the local services are concentrated. The site is relatively well screened from the wider landscape on three sides and relates well to the village centre, with easy access via Mill Road.
	There is no need for any further housing in Buckden.	Gladman considers that the Council's claimed five-year supply is unrealistic and over-estimates the actual, realisable position. There is a need for new housing in sustainable settlements, such as Buckden, in the district.
	There are plenty of brownfield sites that should be considered before valuable and ever-decreasing Green Belt land is lost.	The Council's Local Plan to 2036 Sustainability Appraisal Scoping Report sets out that there is little brownfield land in the District and that some 79% of the brownfield land within the district is located at former RAF bases at Alconbury and Upwood, which are proposed allocations for development of mainly housing, with the land at Alconbury benefitting from outline planning permission. Therefore, the release of greenfield sites is necessary to meet housing needs. The site is not in the Green Belt.

Highways & Transport	Each house will have at least two cars exiting on to Mill Road, which will make access and egress to the site dangerous.	The application is made in outline, with all matters reserved except for access. The access details provide certainty that the site could be accessed acceptably and safely by vehicles, cyclists and pedestrians.
	Greenway is already a 'rat run' for traffic to Offord and will become more unsafe for both vehicular movements and for children going to school and playing.	The Transport Assessment submitted with the planning application has found that there are no road safety issues associated with the proposed development.
	The Buckden roads are already 'overloaded' and there are 500 new homes being built in Brampton, which will add to the problem further.	The Transport Assessment submitted with the planning application has found that there would be no material or severe traffic impacts associated with the proposed development, either within the village or at the nearby village crossing.
	Are you planning to improve access to the A1 at the roundabout or pay for a bridge over the level crossing?	The Transport Assessment has found that the A1 roundabout is congested but the impact of the proposed development on this would be modest. It is likely that improvements to this roundabout will be part of Highways England's longer term plans and the applicant would be willing to discuss making a CIL-compliant financial contribution towards such a project.
	The car parks for the two small supermarkets in the village are usually full, so extra cars would have nowhere to go.	Parking in the village is the responsibility of the council.
Air quality	The development would increase air pollution.	The Air Quality Assessment submitted with the planning application has demonstrated that the proposed development would not lead to an unacceptable risk from air pollution and there are no material reasons relating to air quality why the proposed scheme should not proceed, subject to appropriate planning conditions.
Economy	Building a large number of houses will bring benefits to local businesses.	It is agreed that the proposed development would contribute to economic growth in the area. The range of socio-economic benefits that could be expected to be generated are set out in the Socio-economic Sustainability Statement that accompanies this application.
	Incomers will use out-of-town supermarkets rather than the small village shop.	There is no evidence that this would be the case and in any event it has been demonstrated through the Socio-economic Sustainability Statement that the development

		would contribute to local economic growth.
Social infrastructure	The doctor's surgery is at full capacity. Are you planning to increase the capacity of the doctor's surgery? The local hospital is already overstretched and won't be able to cope.	Gladman would be agreeable to making a CIL-compliant financial contribution towards healthcare provision, should it be required. This will become apparent during the application consultation process.
	Buckden Primary School is already full. Are you planning to increase the capacity of the school? There is no space to expand it further.	Gladman would be agreeable to making a CIL-compliant financial contribution towards education, should it be required. This will become apparent during the application consultation process, during which the advice of local education authority will be sought.
Health	The landfill site could have implications for the health of residents of the site.	The Phase 1 Preliminary Risk Assessment that accompanies this application confirms that the nearest landfill site is circa 870m north east of the site. No known/licensed landfill sites have been identified within 250m of the study area.
Ecology	The development would cause considerable harm to wildlife.	As explained within the Ecological Appraisal, the site is of low ecological value. Subject to the delivery of proposed landscaping and ecological enhancement measures, it is anticipated that net gains for biodiversity are achievable.
	A green buffer should be maintained along the western boundary because there are an existing badger sett and badger trails in the north-western corner of the site.	The settlement edge of Buckden is currently made up of the rear of properties along Greenway; the proposed settlement edge would consist of a 20-metre landscape buffer and properties facing the wider landscape, thus improving the settlement edge. The development would be a positive addition to Buckden, complementing the character of the surrounding area in terms of scale, density, character and quality.
Character	The development would not respect the character of the village. The village character will be ruined by the destruction of a green space.	Whilst design is a matter reserved for future determination, the DAS demonstrates that the site could accommodate a scheme that would be in scale and character with its surroundings and Buckden through delivering dwellings of a suitable size and through utilising materials that reflect the local vernacular.
Land use	The land should be kept as agricultural land so it can be used for farming and food production in the future.	While the council considers that it can demonstrate a five-year supply of housing land, Gladman considers that it has over-estimated its supply.

		This means that suitable greenfield sites on the edge of sustainable settlements need to be developed in order for the council to achieve its minimum housing requirement, particularly as there is an acknowledged lack of suitable brownfield sites in the district.
Masterplanning	How would a 'trim trial' on the site be maintained?	The maintenance of a trim trail would be secured through provisions in a section 106 legal agreement.
	The security and privacy of properties on Greenway would be violated as development would directly abut existing properties, with public access along that boundary.	The final layout of the development would be determined at reserved matters stage. Nevertheless, as stated in the Design & Access Statement accompanying the application, dwellings would be sensitively positioned to ease the transition between the new built development and the surrounding land uses and would be required to meet ensure that the privacy and security of existing properties is not compromised.
Public consultation	The website link on the leaflet is incorrect.	Gladman has checked the link on the leaflet and can confirm that it is correct and that the website is operational.