

APPENDIX 2 – RESPONSE TO THIRD PARTIES

Purpose

This document summarises, responds, and gives due consideration to the relevant interested third party representations submitted to Huntingdonshire Council as part of the planning application process. Responses to the planning application are summarised, together with the applicant's response in the table below:

Summary of Comments	
Village/Community/History/Culture	Response
<ul style="list-style-type: none"> The site will have an effect on heritage assets, such as the Buckden Conservation Area, Scheduled Monument, listed buildings and potential archaeology. Harm to the rural character and appearance of the countryside. The coalescence of Buckden and Stirtloe will erode the special character and independence of the latter. Buckden is a village, not a town. Future residents will not be seen as part of the community and will be excluded. 	<ul style="list-style-type: none"> Evidence will be adduced that the site would not affect the character and appearance of the Buckden Conservation Area or the Diddington Conservation Area. The LVIA considers that the proposed development of the application site will result in an overall minor-moderate effect in terms of landscape character. The Framework Plan has ensured that sufficient buffering has been provided between Buckden and Stirtloe.
Wildlife/Environment	Response
<ul style="list-style-type: none"> The development will cause noise and air pollution. Wildlife will be harmed. The development will result in the loss of prime agricultural land. Loss of greenbelt. 	<ul style="list-style-type: none"> The development will provide ecological benefits through the protection and significant enhancement of wildlife corridors through new infrastructure within development. The site is located on greenfield land not Greenbelt.
Highways/Traffic	Response
<ul style="list-style-type: none"> Local roads will be overloaded and the Transport Assessment does not reflect reality. Large vehicular impact on Buckden during construction phase. Increased parking demand within the village. Increased traffic could make the narrow lanes of Lucks Lane and Stirtloe Lane 	<ul style="list-style-type: none"> It is considered that the proposal would not adversely affect the safety and flow of the adjoining highway network. Conditions dealing with construction traffic will be included within any planning permission. The LHA is content that the proposed vehicular access junction with Lucks Lane, including footway, is satisfactory. In

<p>dangerous. Lucks Lane is popular with walkers and cyclists.</p> <ul style="list-style-type: none"> • The A1 already experiences congestion. • Increased queues across the railway line could lead to vehicles and trains colliding. 	<p>engineering terms, the physical site access junction is suitable and safe.</p> <ul style="list-style-type: none"> • The LHA is content that there are no safety issues regarding the railway line. • Parking would be a matter reviewed in a later reserved matters application, and is not included in the current application.
<p>Infrastructure</p>	<p>Response</p>
<ul style="list-style-type: none"> • School and surgery do not have capacity for the new residents. • Limited public transport service in the village. • The development will benefit local independent businesses and proximity to services, employment and transport networks. 	<ul style="list-style-type: none"> • The site is in a sustainable location and is well served by existing infrastructure, services and facilities. • The surgery is currently accepting new patients according to the NHS. • The primary school is not currently over capacity. • There are a variety of busses serving the village, including the hourly 66, running from Eaton Ford to Huntingdon. There are also less frequent services to St. Neots. • The development will enhance the social and economic sustainability of Buckden and Huntingdonshire.
<p>Policy/Demand</p>	<p>Response</p>
<ul style="list-style-type: none"> • District Council Planning Policy does not allocate the site and focuses housing development in other settlements, allowing only infilling in Buckden. • Council is able to demonstrate a 5-year housing land supply. • The development is not sustainable according to the meaning in the NPPF. • The development will address housing shortfall in the area and deliver affordable housing. 	<ul style="list-style-type: none"> • The proposal meets the three dimensions of sustainable development as set out in the NPPF (social, economic and environmental). • We consider that Huntingdonshire District Council are currently unable to demonstrate a five-year housing land supply. This is not acknowledged in the Annual Monitoring Report, despite completions failing to meet the emerging land requirement for the past three monitoring years and low anticipated completions in the coming year.

Flooding and Drainage	Response
<ul style="list-style-type: none"> • Site is a wet spot due to springs and varied combinations of clay and gravel soils. • Increased flood risk for The Osiers 	<ul style="list-style-type: none"> • The Flood Risk assessment confirms that the superficial soils are relatively permeable and the use of infiltration based SuDS is an appropriate technique of surface water management. • The Environment Agency have confirmed that the site is located within Flood Zone 1. This means there is less than a 0.1% chance of fluvial flooding.
Other	Response
<ul style="list-style-type: none"> • The layout does not constitute a high quality design and fails to meet the objectives of Building for Life 12. • The applicant's statement that there is no open recreation area is incorrect. There is a 4.86 hectare playing field and children's play area in the village. • The public benefits are over stated and could not be ring fenced to Buckden, for example, taxes. 	<ul style="list-style-type: none"> • The illustrative framework is indicative of a proposed layout. The details of layout and design will be formalised in a Reserved Matters Application at a later stage. • Buckden is deficient in play space when compared to the standards in the Developer Contributions SPD and therefore the provision of a locally equipped play area to serve the development is a positive attribute of the proposed development.