



Buckden Neighbourhood Development Plan 2020 – 2036

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1.2 ACRONYMS

AECOM - a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental, energy, water and government.

AONB - Area of Outstanding Natural Beauty

BPC - Buckden Parish Council

Cambridgeshire ACRE (Action with Communities in Rural England) - the rural community council for Cambridgeshire and Peterborough

CAP - Community Action Plan

CCC - Cambridgeshire County Council

DP – The Development Plan which includes the Neighbourhood Plan, HDC Local Plan and Planning legislation

HDC- Huntingdonshire District Council

HNA - the Buckden Housing Needs Assessment

LP- Huntingdonshire District Council Local Plan 2036

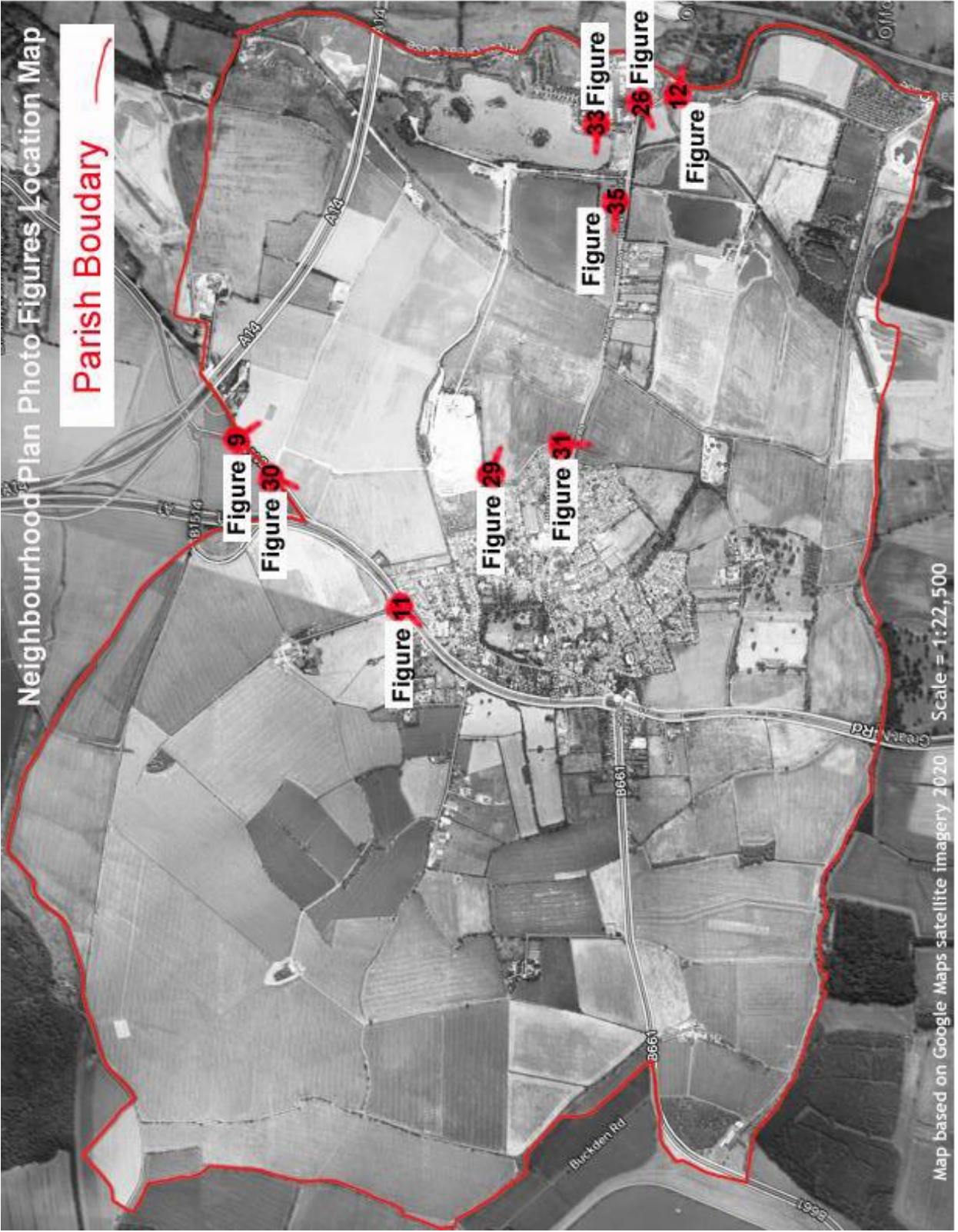
LCWIP – Local Cycling and Walking Infrastructure Plan

NPPF - National Planning Policy Framework June 2019

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2 Introduction

2.1 What is a Neighbourhood Plan?

- 2.1.1 Neighbourhood Plans were introduced in the Localism Act 2011 to give communities power to develop a shared vision for their neighbourhood and shape the development of their local area.
- 2.1.2 The principal purpose of the Neighbourhood Plan is to guide development within the village and provide direction to anyone wishing to submit a planning application for development within this area.
- 2.1.3 Neighbourhood planning provides a set of tools for local people to ensure that they get the right types of development for their community so that the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.1.4 Neighbourhood Plans must comply with the National Planning Policy Framework (NPPF) which sets out the Government's planning policies for England and how these are expected to be applied.
- 2.1.5 All new developments in Buckden must be in accordance with the NPPF, the planning policies adopted by the local planning authority, Huntingdonshire District Council, the HDC Local Plan, CCC's planning policies and this Neighbourhood Plan.
- 2.1.6 Paragraph 7 of the NPPF stated aim is to promote sustainable development "for present and future generations". Paragraph 8 identifies three overarching objectives to achieve this aim: Economic, Social and Environmental. For the Neighbourhood Plan this is primarily delivered through land use.

2.2 The Buckden Neighbourhood Plan

- 2.2.1 Buckden Parish Council set up a Neighbourhood Plan Working Group in September 2018. It consisted of four Parish Councillors, and several local volunteers. The Plan has been written using feedback from public consultation and the Neighbourhood Plan questionnaire to ensure that it accurately reflects the aspirations of the community. The Plan covers the period 2020 – 2036.
- 2.2.2 The Parish Council has taken advice from AECOM¹ in relation to the required housing type and mix in the village, and in relation to optimum housing development design, and from ACRE² who have provided input in relation to the demographic and socio-economic profile of Buckden and the planning regulations we must comply with. Government funding was obtained for these pieces of work.
- 2.2.3 The Council has also commissioned an analysis of wildlife and biodiversity in the Neighbourhood Development Area, from Mark Ward BSc Hons, an acknowledged wildlife expert and a Senior Manager at the RSPB.³
- 2.2.4 The Neighbourhood Plan is intended to set out a local blueprint for how Buckden should develop sustainably in the best interests of the village, within the context of the wider Huntingdonshire Local Plan.
- 2.2.5 National policy stipulates that neighbourhood plans should not promote less housing development than is set out in the HDC Local Plan or undermine its strategic priorities. As such, the HDC Local Plan has set a level of growth that will occur in Buckden and which the Neighbourhood Plan must support.
- 2.2.6 The Buckden Neighbourhood Plan creates a suite of policies that complement existing local, national and strategic planning policies. It provides additional detail, and reflects the special characteristics of Buckden, which cannot reasonably be addressed by higher-level policy. It should also help to secure the infrastructure that is needed to support growth and protect areas, landmarks and services that are most important to the community.
- 2.2.7 It is clear, given the planning allocations in the HDC Local Plan, that significant growth is likely to occur in Buckden. This Neighbourhood Plan is intended to ensure that:
- all development is sustainable for present and future generations, preserving and enhancing quality of life
 - new development fits the village context and delivers an appropriate mix and style of houses
 - development is supported by the necessary and adequate infrastructure, facilities and services
 - the important attributes of Buckden that the community holds dear are not lost
 - Buckden's individuality and distinctiveness is retained and strengthened.

¹AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental, energy, water and government.

²Cambridgeshire ACRE (Action with Communities in Rural England) is the rural community council for Cambridgeshire and Peterborough

³Mark Ward see Doc 22 Buckden Biodiversity and Ecology Appraisal for further details

2.2.8 Neighbourhood Plans are restricted to matters relating to land use and development planning.

However, the consultation process identified several issues and potential projects that could not be addressed through the policies in this document. These are captured in a Community Action Plan (CAP). This is available for review on the BPC website www.buckdenpc.org.uk. The Parish Council will try to ensure these issues and ideas are taken forward over time, where necessary in partnership with other organisations.

2.2.9 The Buckden Neighbourhood Plan has been produced by Buckden Parish Council, which is the approved Neighbourhood Planning body, on behalf of the community of Buckden.

2.3 Planning Context

The boundary of the Neighbourhood Area, which was formally designated on 5th September 2018, can be seen on the map below:

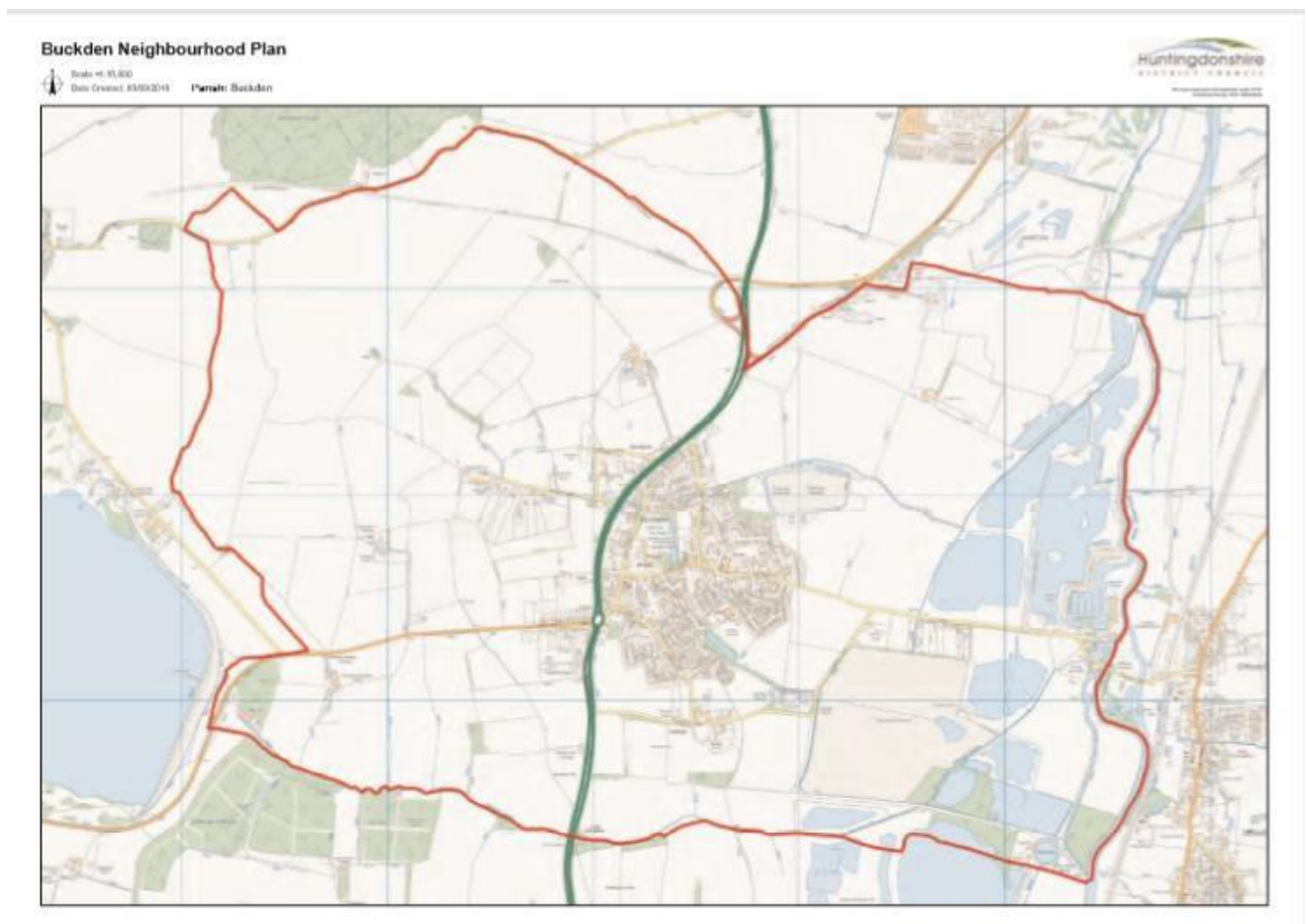


FIGURE 1 BUCKDEN PARISH NEIGHBOURHOOD PLAN APPROVED DESIGNATED AREA

- 2.3.1 This plan has been produced to align with the Huntingdonshire Local Plan which was adopted in May 2019. The Neighbourhood Plan does not seek to replicate policies in the Local Plan, but to build on them from a local perspective.
- 2.3.2 When adopted, the Neighbourhood Plan will have the same status as the Local Plan, becoming part of the Development Plan (DP). Decisions on planning applications must be determined in accordance with the DP unless material considerations indicate otherwise. As such this Neighbourhood Plan will provide an important framework for how Buckden should grow in the coming years.
- A Planning Policy Context⁴ document has been produced by ACRE on behalf of the Parish Council. The full document is available on request. However, in summary the Neighbourhood Plan must meet a set of basic planning conditions before it can be put to a referendum and be formally adopted.
- 2.3.3 Any Neighbourhood Plan meets the basic conditions if:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan
 - the making of the Neighbourhood Plan contributes to the achievement of sustainable development
 - the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority
 - the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, European Union obligations where appropriate; and
 - the making of the Neighbourhood Plan does not breach the requirement of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
- 2.3.4 In creating this Plan every effort has been made to comply with planning policy and guidance.

2.4 Evidence to Support the Plan

- 2.4.1 Many documents are referred to in this plan. These form the evidence upon which the plan is based. These are listed in Appendix 1.

⁴Buckden Neighbourhood Plan - Planning Policy Context. Produced by ACRE August 2019

3 Local Area Context

3.1 Location

- 3.1.1 Buckden parish falls within the local area authority of Huntingdonshire District Council. The parish boundary extends well beyond the village and almost reaches Grafham Water to the west. To the east the boundary extends to the River Great Ouse which forms a natural boundary between Buckden village and The Offords. The parish also includes the hamlet of Stirtloe, to the south.
- 3.1.2 The village is largely bounded by the A1 to the west although there are a small number of properties, which lie to the west of the A1 in Perry Road, Taylors Lane and Hardwick. Buckden sits just south of the A1/A14 interchange, is about five miles north of St Neots and five miles south west of Huntingdon. Its nearest neighbours are villages of various sizes including Offord D’Arcy, Offord Cluny, Diddington, Hardwicke, Perry, Southoe and Grafham.
- 3.1.3 Much of the village centre falls within a Conservation Area and there are many listed buildings. The village enjoys a unique sense of place derived from the combination of landscape and built environment. Its position, between Grafham Water to the west and the Ouse Valley Landscape Character Area (currently under consideration as an Area of Outstanding Natural Beauty) to the east, combined with Buckden village’s, pre-Domesday Book history and nationally important late Saxon archaeology creates an unusual and highly attractive setting.
- 3.1.4 New man-made lakes, resulting from sand and gravel extraction, have created and will continue to create further diverse habitat to the north, east and south of the village.
- 3.1.5 Buckden is surrounded by a landscape of nature reserves and countryside, which have a rich, diverse and varied wildlife habitat full of endangered and rare species.

3.2 A brief history of Buckden

- 3.2.1 There has been a settlement in Buckden since pre-Roman times. In late Saxon times, it was the site of some of the largest buildings in England, but it is first formally referred to in writing in the Domesday Book. During Medieval times the village developed very much as would be recognisable today, The Great North Road formed the High Street with the Bishop of Lincoln’s palace and park on its east side flanked by the Parish Church. Roads leading down to the River Great Ouse, now Church Street and Mill Road, provided access to the other main thoroughfare, the River Great Ouse and to the mill built on its banks.
- 3.2.2 With the introduction of regular coach travel, the village’s position on the Great North Road became important as a rest and refreshment stop for both passengers and horses. During the Georgian period, the village expanded rapidly and many of the buildings which are now listed were erected during this time, including the George Hotel. The Great North Road was not the only source of wealth because there was also considerable barge traffic on the River Great Ouse. During this period the population of the village was just over 1,000 and there were thirteen inns and public houses.

- 3.2.3 In the 19th century the introduction of the railway replaced travel by horse and coach on the Great North Road and this contributed to Buckden's decline. Although the village became a much quieter place to live in, its prosperity did not diminish overnight, and many fine buildings were added. The village was served by two railway halts; Buckden Station to the north on the Kesteven Line and the other to the east at Offord, on the main east coastline. The population remained around 1,000
- 3.2.4 The new enthusiasm for the motor car in the early 20th century meant that the village became a regular stopping point for those on journeys via the main north-south road.
- 3.2.5 In the second half of the twentieth century considerable development took place. The population grew significantly to the present level of approximately 3,000. This was initiated by the building of the new A1 bypass through the west of the village and the rapid economic growth of Cambridgeshire. The new developments were characterised by houses that were well spaced with large areas of open space for grass and trees, giving much of Buckden its distinctive and pleasant feeling of spaciousness.
- 3.2.6 The lowlands of the Great Ouse Valley have changed over time. Large areas of traditional farmland have been replaced by wetland and reed-bed habitats, which have increased the biodiversity of the area. Despite the changes Buckden still stands in a largely unspoilt, mainly arable countryside.

3.3 Profile of the Community Today⁵

- 3.3.1 Buckden is a large village, home to approximately 3,000 residents and approximately 1,230 homes. On completion of the new development at Lucks Lane, that will rise to about 1,410. Almost one in three residents are aged 65+. Fortunately, Buckden's population, despite its age, is relatively healthy.
- 3.3.2 Only 15 per cent of Buckden's population are aged 20-39 compared with 26 per cent across Cambridgeshire (See Figure 2 below):

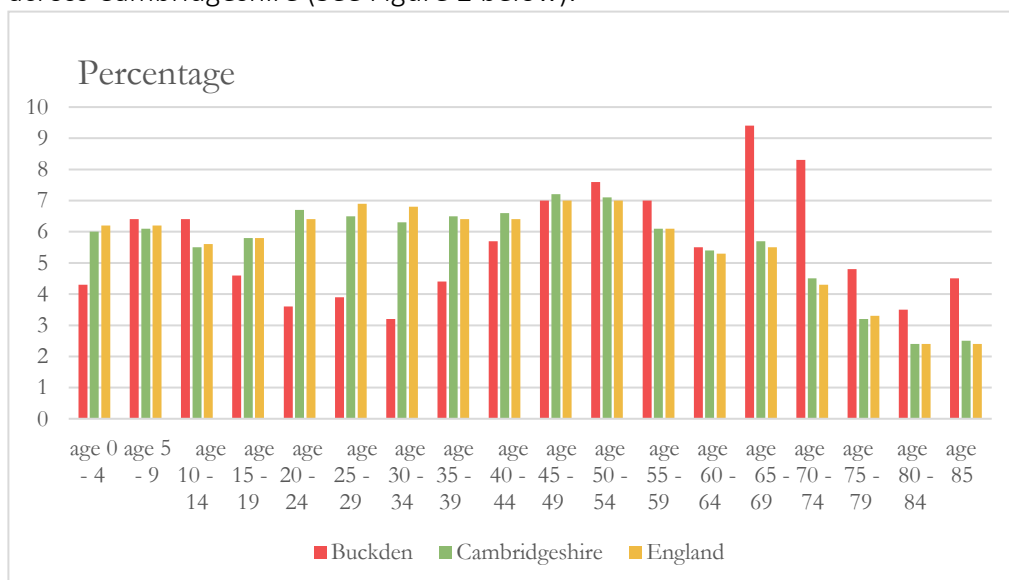


FIGURE 2 DEMOGRAPHIC DATA

⁵ A Demographic & Socio-Economic Review of Buckden

- 3.3.3 Buckden’s housing market is dominated by large (4+ bedrooms) detached properties. Most residents are owner occupiers (76 per cent). The shortage of private or social rented accommodation, and smaller market housing, makes it difficult for lower income groups to set up home in Buckden, as shown in more detail in Section 5.
- 3.3.4 Buckden’s very low employment rate reflects an ageing and retired population rather than a weak labour market. There are, however, few employment opportunities in the village. Many of Buckden’s employed residents work in managerial and professional roles.
- 3.3.5 Most working-age residents can secure employment close to home. About two-thirds are based in Huntingdonshire. However, London is a minor, but significant, destination for commuters, accounting for almost one in twenty work trips. South Cambridgeshire, Cambridge and Bedford also attract Buckden commuters and most people drive to work.
- 3.3.6 There is also a large and highly active retired community.
- 3.3.7 The numbers of working age people in Buckden claiming benefits is low and falling. Most benefits are related to health and disability issues (including caring for people with such issues). Most claimants are women and almost half are aged over 50.

3.4 Summary of Feedback from Residents⁶

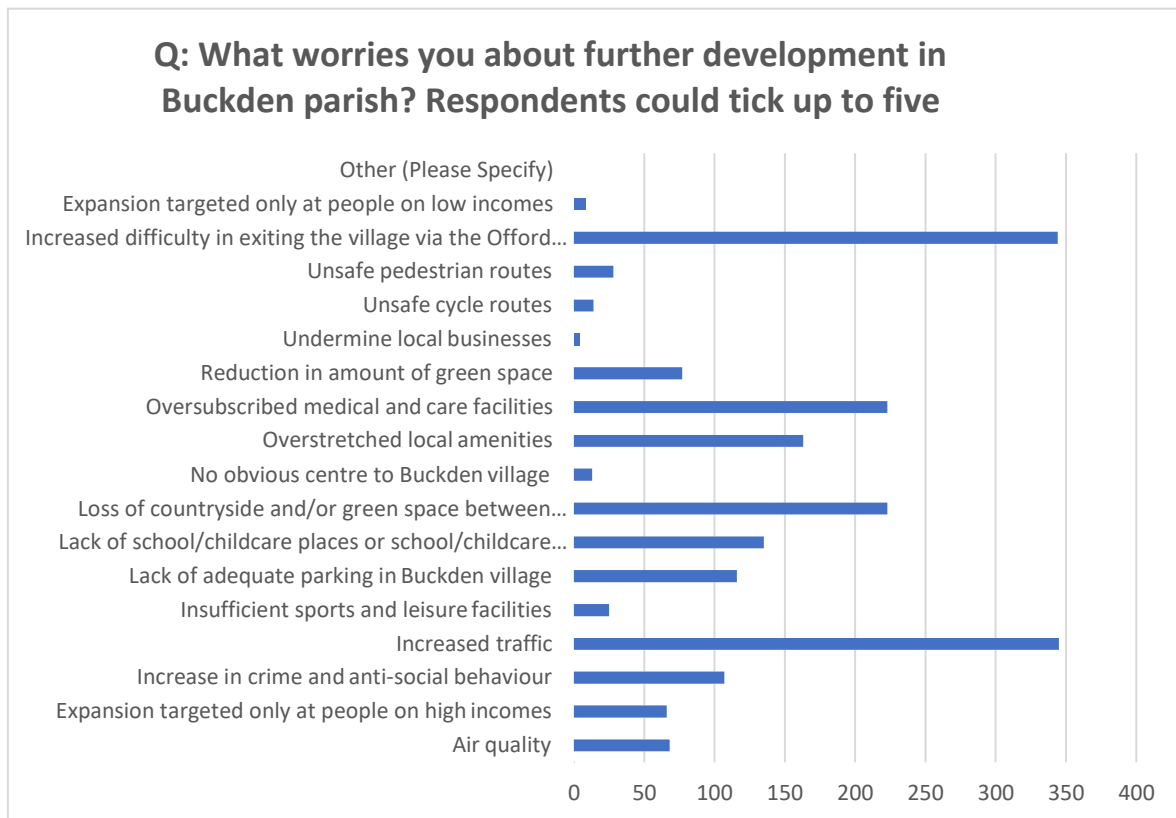


FIGURE 3 BUCKDEN’S NEIGHBOURHOOD PLAN QUESTIONNAIRE SHOWING CONCERNS ABOUT FURTHER DEVELOPMENT IN THE PARISH

⁶ Output from Scoping the Plan Workshop.

3.4.1 The key strengths of Buckden which residents judge must be protected and sustained are:

- the relatively small scale of the village
- the friendliness and sense of community
- the good range of local services (Doctors, Dentists, Pharmacy, School, Pubs, Restaurants, Hotels, Hairdressers, Post Office and Shops)
- good village facilities (Village Hall, playing field and sports facilities, Churches, Buckden Towers etc.)
- natural environment and wildlife
- historic centre
- an extremely active voluntary sector providing a wide range of support.

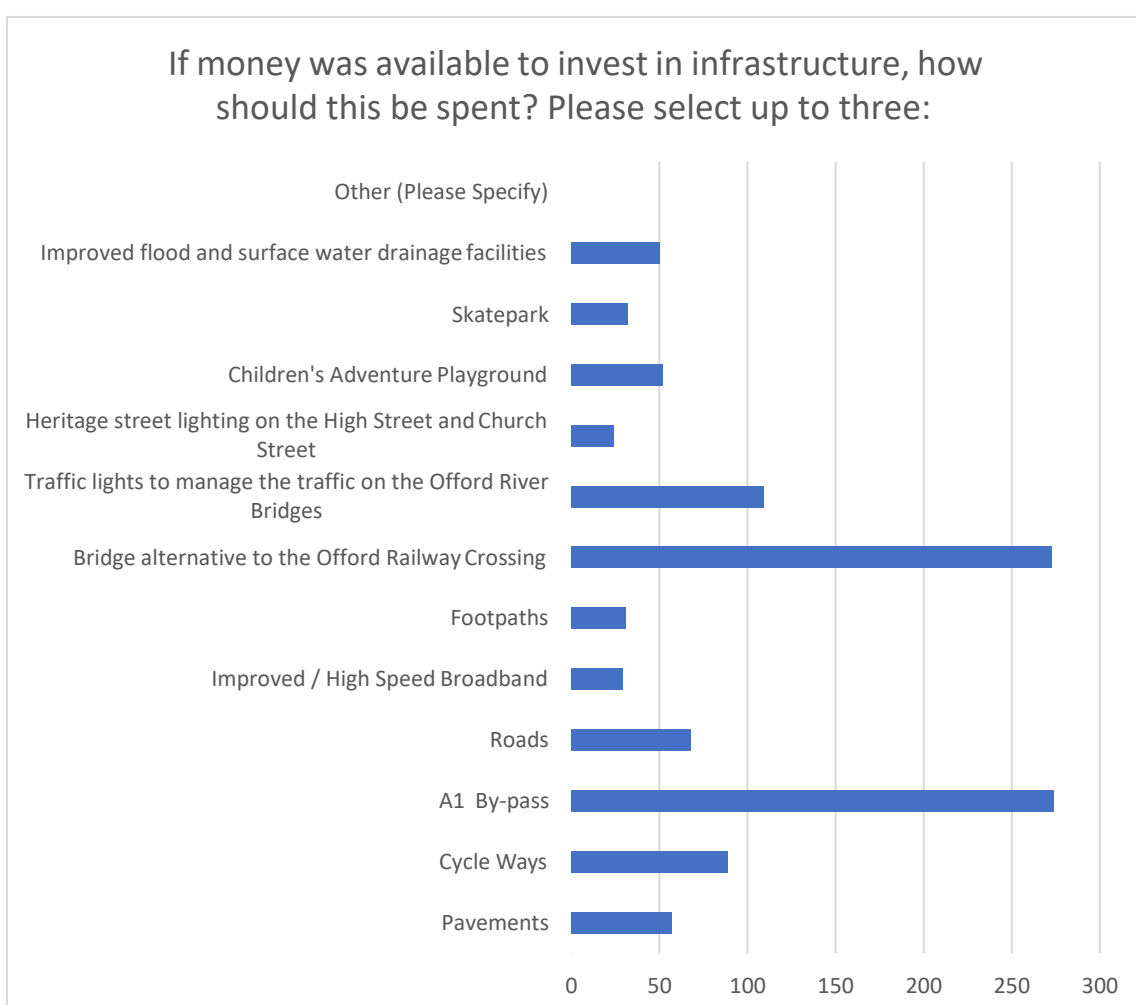


FIGURE 4 BUCKDEN'S NEIGHBOURHOOD PLAN QUESTIONNAIRE RESPONSE TO INFRASTRUCTURE INVESTMENT

3.4.2 Despite these strengths, Buckden currently faces several challenges which threaten sustainability and the future quality of life in the village.

In summary, these are:

- a housing profile that does not match need, specifically lack of affordable housing for the young and age-appropriate housing for the elderly
- an increasingly congested traffic and road network resulting in serious traffic congestion at the A1 roundabout and the Offord Level Crossing. Many consequently avoid exiting the village by car.
- the potential impact of housing developments, including to that allocated in the Local Plan, on:
 - local services (school, GP services)
 - the historic character of the village
 - green spaces, the natural environment, wildlife and ecology
- a growing ageing population
- poor public transport
- lack of facilities for younger people
- increased air pollution
- a population that will change significantly as the local housing market changes, e.g. a growth in the number of pre-school children
- maintaining the nature of the village and its sense of place

This Neighbourhood Plan, together with the Buckden Community Action Plan, focuses on guiding development in a way that preserves and enhances the features which are most valued by residents and effectively managing and minimising the impact of the challenges faced by the village.

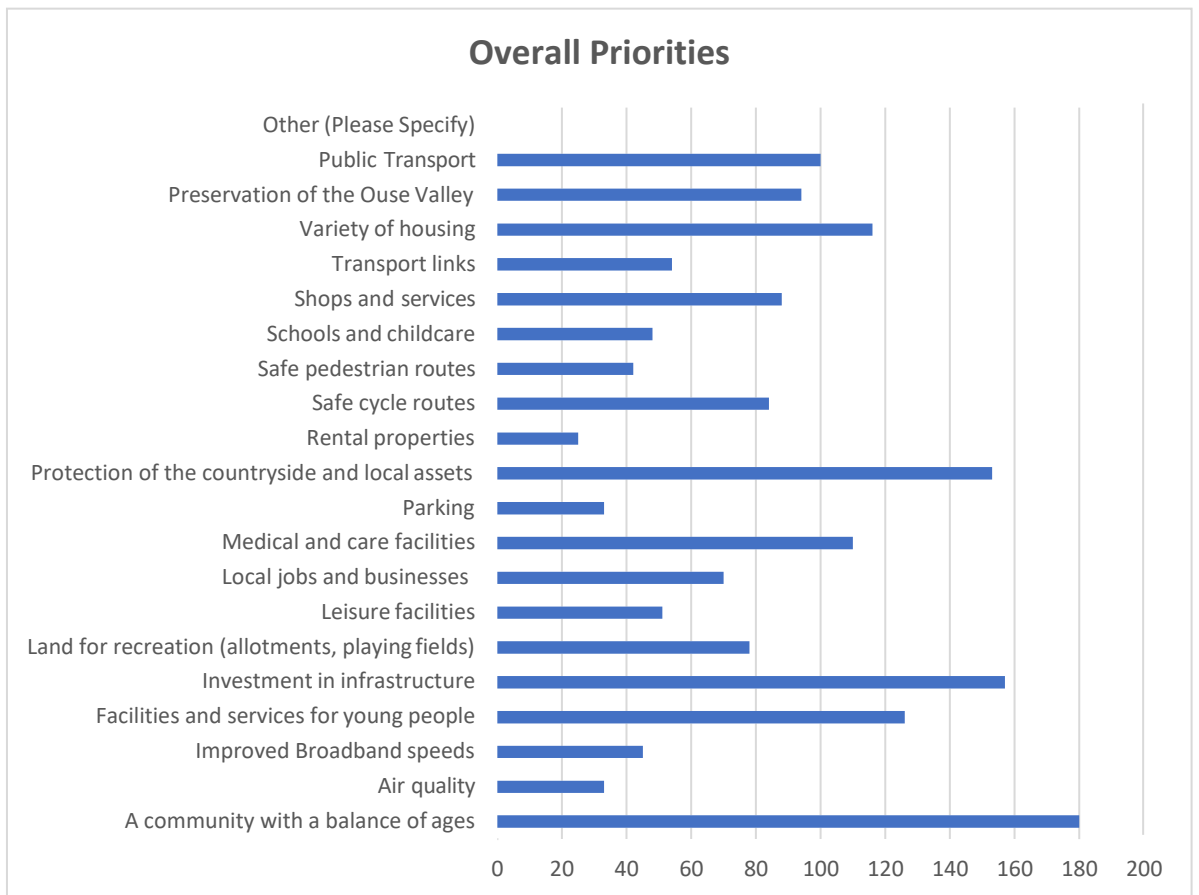


FIGURE 5 BUCKDEN'S NEIGHBOURHOOD PLAN QUESTIONNAIRE RESPONSE TO RESIDENTS' OVERALL PRIORITIES

3.4.3 "80% of residents who responded to the questionnaire want Buckden to remain as a village and feel threatened by the impact of the proposed rapid expansion of housing on the community" - Questionnaire feedback 2019.

4 Vision, Aims and Objectives

4.1 Vision

- 4.1.1 Buckden will remain a village where preservation of its rich environmental and historic heritage and rural character will be at the heart of providing a sustainable and high quality of life for present and future generations.

4.2 Aims and Objectives

- 4.2.1 The overarching purpose of the Buckden Neighbourhood Plan is to contribute towards the achievement of sustainable development and to enhance the quality of life for existing and future residents.

- 4.2.2 The specific objectives of the plan are derived from consultation feedback from both residents and local organisations. The objectives are:

Housing – To ensure new high-quality homes, which meet the needs of current and future residents, in terms of type, design, sustainability and tenure. This should be delivered without compromising the distinctive and attractive character of the village or the natural environment.

Transport - To deliver more efficient, safer, cleaner, and environmentally sustainable movement to, from and within Buckden with an infrastructure that promotes cycling and walking. This should help residents to access all areas of the village easily and safely without use of cars

Services – To maintain, and wherever possible enhance, key community infrastructure and services. These include, but are not limited to, the village pubs, restaurants, hotels, post office, businesses, the village hall, play equipment, sports and leisure facilities, public transport, schools, healthcare, nurseries and churches.

Business - To protect and support local businesses, to enable economic growth and to maintain a sustainable rural community.

Landscape and Environment –To protect areas and habitats of high biodiversity, scenic quality and sense of arrival to the village. This will include:

- Maintenance and improvement of the network of green corridors used by wildlife;
- The protection and enhancement of important sites for priority and protected species;
- To continue to protect the landscape features recommended for preservation in the 1995 Buckden Landscape Appraisal.

To preserve the “sense of place” and character of Buckden by ensuring that as many of its existing green spaces as possible are protected and that new developments also increase the number of green spaces.

To recognise, preserve and enhance Buckden's rare natural environment, linked to the Great Ouse Valley, for future generations.

To preserve the rural setting of the village and to ensure that access to the Great Ouse Valley, surrounding countryside and important rural views, landscape areas and open areas are both maintained and enhanced.

5 Housing

5.1.1 Aim: To ensure new housing development is of an appropriate scale and design. To provide the required mix of housing types, sizes and tenures to meet the needs of Buckden.

5.2 Context⁷

5.2.1 Much of the village centre falls within a Conservation Area and there are many listed buildings (See Section 6). Although new development is likely to be outside of the Conservation Area it should nevertheless respect the key features, characteristics, landscape, built character, local distinctiveness, scale, density and special qualities of Buckden.

5.2.2 There is currently considerably less demand to develop the village to the West of the A1. Access to the village from the west is problematic and is likely to remain so. It is only possible, on foot, via an unattractive underpass. By car it is necessary to navigate the highly congested roundabout or travel North up the A1 to the first intersection and come back South.

5.2.3 Once in the village there is very limited parking. Most leisure cyclists would not choose to navigate the roundabout.

5.2.4 Buckden's housing market is dominated by large (4+ bedroom) detached properties. The shortage of private or social rented accommodation, and smaller-sized market housing, makes it difficult for those, in lower income groups seeking to set up home in Buckden.

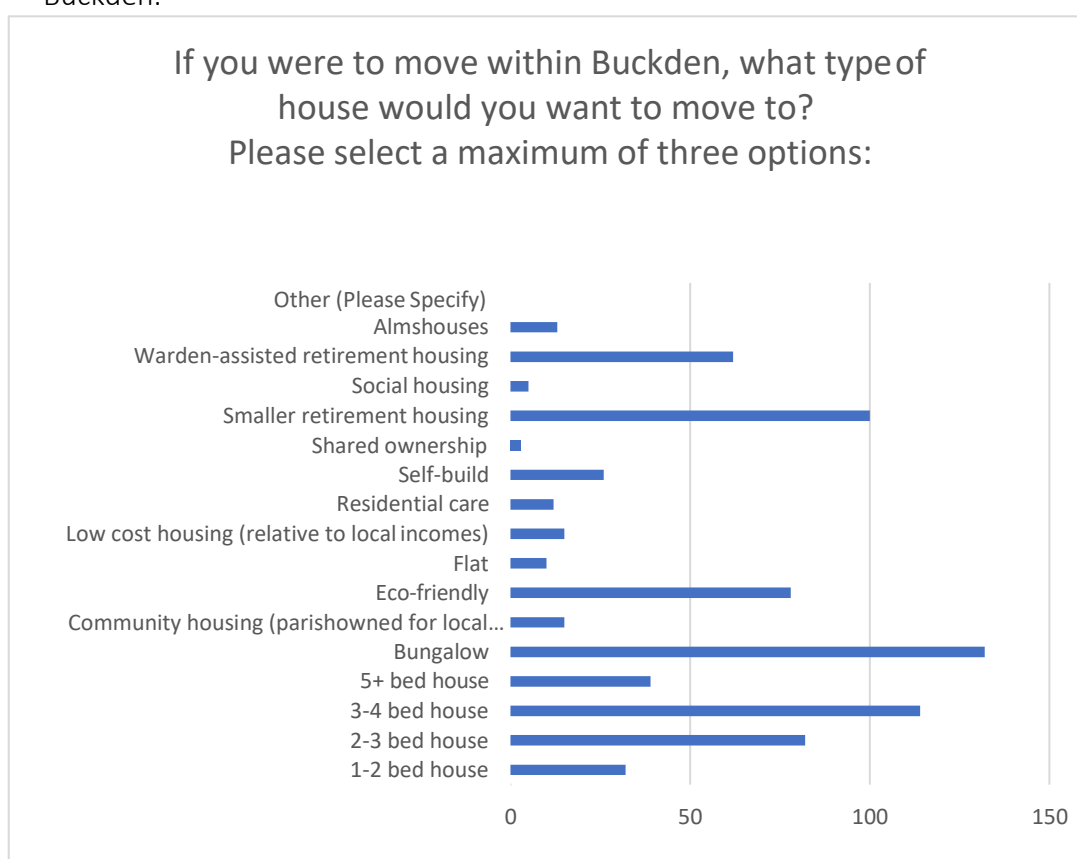


FIGURE 6 BUCKDEN'S NEIGHBOURHOOD PLAN QUESTIONNAIRE
RESPONSE TO HOUSING NEED

- 5.2.5 Buckden's housing tenure is dominated by owner occupation (76%). A relatively high proportion of owner occupiers own their property outright without a mortgage. This can be attributed to the age profile of Buckden – older people are more likely to have paid off their mortgage. According to consultation feedback there are a significant number of older residents wanting to downsize from larger properties but wishing to remain in the village. There is statistical support for this in the Housing Needs Assessment (HNA - see below).
- 5.2.6 Both the private- and social-rented sectors are under-represented in Buckden. At the time of the 2011 Census together they accounted for 11 per cent. There is also limited shared ownership property. There were seven shared ownership properties (one per cent of all housing) noted in that Census.
- 5.2.7 The rental market is slow. There is limited private rented sector accommodation available and the social rented properties that become available are heavily bid for. Between March 2008 and December 2013, only 31 affordable homes became available. These attracted an average of 42 bids per property, slightly higher than the Huntingdonshire average (41).
- 5.2.8 The lower quartile price for a 2-bed house in Buckden is £210,000 (2019 data). Households are likely to need an income of over £50,000 to be able to afford such a property. The average Buckden house price in February 2020 was about £318,000.
- 5.2.9 Housing affordability is therefore an issue in Buckden. This affects mobility and the variety of people who live in the parish. Young people and low-income households find it difficult to secure their own accommodation and older people may find their downsizing plans frustrated by the lack of suitable housing options. It is important that new housing developments cater for the specific needs of the local community.

5.3 Housing Need

- 5.3.1 The Local Plan to 2036 (HDC) identifies Buckden as a “Key Service Centre” and consequently determines that the village is capable and suitable as a location for some housing growth. That HDC Local Plan allocates a total of 450 houses across two residential sites in Buckden:
- 14.8 ha site at land east of Silver Street and South of A1 for approximately 270 homes (BU1.) A planning application has been made in respect of this site for 290 homes. An HDC criterion-based policy seeks the resolution of traffic impact, access, noise, sustainable transport and environmental considerations.
 - 10.3 ha site at Luck's Lane for approximately 165 homes. (BU2) Planning permission for 180 houses has been granted on appeal for this site and house building started in 2019. The HDC Local Plan policies again include criteria which seek resolution of noise, air quality, traffic impacts and safe access, sustainable transport and environmental considerations to inform their decision on the application.
 - The HDC Local Plan has a tolerance of 10% either side of the allocated numbers.

- Together these developments would deliver a 42 % increase in the number of properties in the village. They are expected to be essential to deliver the total number of homes within Huntingdonshire required during the plan period.
- 5.3.2 At the time of preparing this Neighbourhood Plan, a separate planning application is outstanding for land north of Mill Road (18/01395/OUT). The most recent Framework Plan (November 2018) details 195 dwellings with 4.59 ha of green infrastructure including parks / gardens, natural / semi natural green space and amenity space including an equipped play area (A Local Equipped Area for Play (LEAP) 400sq m).
- 5.3.3 An almshouse is a unit of residential accommodation (usually a house or flat) which belongs to a charity and is provided exclusively to meet the charity's purpose such as but not limited to the relief of financial need or infirmity and is occupied or is available for occupation under a licence by a qualified beneficiary who may be required to contribute a weekly sum towards its maintenance. An almshouse charity is a charity which is established to provide one or more almshouses
- 5.3.4 Whilst this application conflicts with a number of the policies in the Local Plan and therefore may not be granted, further sites for large scale housing development may come forward during this Neighbourhood Plan period. The purpose of this Housing Section is to guide and help developers to deliver housing that meets the Vision and Aims of this Plan to ensure that development enhances the village.
- 5.3.5 The Local Plan sets out the criteria for successful development of the two allocations which should be satisfied in full.
- 5.3.6 The public consultation conducted by the Parish Council, showed that any large-scale development in Buckden, (including the allocated sites in Lucks Lane and Silver Street) is a matter of major concern for a significant majority of the residents.
- 5.3.7 This concern is driven by:
- The inevitable increase in traffic created by any significant increase in housing, (See Section 7),
 - The fear of an unacceptable increase in pressure on local services, most notably GP services and primary education services (see Section 9).
- 5.3.8 However, given the combination of the relatively high cost of housing and the ageing demographic profile of the village the Parish Council supports the allocations in the Local Plan, provided that the conditions in BU 1 and BU 2 are met. In particular, there is a need for:
- Smaller properties, including social and affordable housing, and,
 - Large, one and two-bedroom, higher quality properties suitable for existing older residents to downsize into.
- 5.3.9 The Parish Council therefore supports development on the allocated site BU1, provided that there is a plan developed in collaboration with the local community. The plan will be expected to illustrate the following aspects:
- Provision for the satisfactory resolution of its additional traffic impacts on local roads.
 - How it will meet the Policies set out in this Neighbourhood Plan.

- Its relationship to and integration with existing housing in the village, to ensure that it does not become an isolated pocket development.
- How it satisfies the applicable Local Plan policies.

5.3.10 Recent investigation by the Parish Council has shown that there are no remaining parcels of land within the built area which would accommodate small housing developments. There have been several smaller developments in recent years and most infill plots have already been developed.

5.3.11 The Parish Council commissioned a Housing Needs Assessment (HNA)⁸ to determine the numbers and types of dwellings required over the plan period:

- First, it should be noted that the HNA is a technical study and there may be reasons why the housing mix it recommends is not ideal in terms of the NPPF's social objective (para 8.b) and the desirability of developing mixed, socially inclusive communities.
- Second, the HNA does not clearly recognise that people's aspirations and desire for choice in housing, particularly to occupy large homes, may currently be, and may continue for the future to be, inhibited by affordability constraints.
- In summary, the HNA has determined that Buckden is likely to have a misalignment in housing stock by 2036.
- There is a need for significantly more one, two- and three-bedroom housing appropriate for the elderly and for the lowest quartile income households and that there should be no more dwellings with more than three bedrooms.
- There is also a strong local demand evidenced by questionnaire and consultation feedback for more Almshouses.
- The Parish Council will therefore seek to identify possible Rural Exception Sites and work with local landowners to support the provision of affordable housing including Almshouses.

1.1.1 The aim is to ensure that new developments provide the types of housing that the village needs as determined by the HNA specifications and to ensure the sustainable future of the village community for all its residents.

However, it is accepted that developments must be financially viable and the Parish Council would always wish to engage with developers to try to agree a viable housing mix, which clearly serves the housing needs of the village and the development's financial viability.

⁸ Buckden Housing Needs Assessment. Produced by AECOM June 2019. It should be noted that there are some incorrect reference numbers concerning the Policies of the Local Plan in the HNA, but the Policies themselves are correctly quoted.

5.4 Housing Need Policies

<p>Housing Need 1 - Development outside the existing built up area</p>	<p>Housing development outside the LP allocations and the existing built area of Buckden shall only be supported in the case of Rural Exception Sites as currently outlined in the National Planning Policy Framework, LP 28 of the LP or within the limited and specific opportunities referenced in LP 10 of the Local Plan.</p>
<p>Housing Need 2 - Rural Exception Sites</p>	<p>Residential development that is proposed in accordance with Policy LP28 of the LP 2036 is supported in the following circumstances:</p> <ul style="list-style-type: none"> • where it clearly meets the evidenced market and affordable housing needs of Buckden, at the time of the relevant need; and • where a significant proportion (to be determined by reference to the current Housing Needs Assessment or any subsequent Housing Needs Survey within the Neighbourhood Plan area) of the market and affordable housing is appropriate for meeting the needs of the elderly, disabled and infirm; or • where it is exclusively for Almshouses; <p>Planning applications for residential development led by the community through a community development organisation or in partnership with the applicant will be supported provided that they meet the Policies set out in the LP and Neighbourhood Plan.</p>
<p>Housing Need 3 - Housing Mix</p>	<p>Proposals for residential development will be supported where a mix of size, type and tenure of housing to meet local needs identified in the Housing Needs Assessment and any subsequent Housing Needs Survey is provided.</p> <p>Proposals for residential development of more than 10 dwelling shall not include dwellings with four or more bedrooms unless there is demonstrable evidence that the inclusion of such dwellings is necessary to achieve viability of the development.</p>
<p>Housing Need 4 - Affordable Homes</p>	<p>A proposal in accordance with Policy LP24 of the LP 2019 will be supported in the following circumstances:</p> <ul style="list-style-type: none"> • 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.

Affordable Homes Continued	Planning applications for affordable housing led by the community through a community development organisation or in partnership with the applicant will be supported
Housing Need 5 – Lifetime Homes	Buckden Parish Council will support proposals where properties are fully adaptable to meet the needs of older, infirm or disabled residents in accordance with the Lifetime Homes Standards Design Criteria ⁹ and to the design standards developed by the Housing our Ageing Populations Panel for Innovation (HAPPI) ¹⁰ to the extent that those are compatible with the M4(2) standard as required in Local Plan Policy LP25.

5.5 Building Design

- 5.5.1 Huntingdonshire District Council’s Housing and Economic Land Availability Assessment (October 2017) contains the following overview of the setting of Buckden in its landscape:

“Buckden is situated on the eastern edge of the Southern Wolds Landscape Character Area, and the landscape around the village contains features associated with this character area, including gently undulating topography, large arable fields, and significant modern influences such as the A1 and associated development. Land to the east of the village lies on the edge of the Ouse Valley Landscape Character Area and there are views out across the valley, including views of gravel workings, wetland vegetation and a marina from the eastern edge of the village. The agricultural landscape to the south provides a rural fringe to the village which can be seen from Stirtloe Lane. The narrow strip of land to the east and west of Lucks Lane provides a landscape gap between the village and the small hamlet of Stirtloe to the south. The majority of land surrounding Buckden comprises relatively ordinary agricultural land which is typical of many areas of Huntingdonshire. To the east the landscape is mainly comprised of large arable fields containing little vegetation in the form of trees or hedgerows. To the west of the A1 the fields are generally smaller and enclosed by trees and hedgerows. The smaller scale and presence of vegetation gives the area a more intimate and varied character and the landscape is of inherently higher quality.”

⁹ Lifetime Homes Standards Design Criteria

¹⁰ Housing our Ageing Populations Panel for Innovation (HAPPI)

- 5.5.2 This supports and underlines the importance of the Vision of Buckden as having a rural character which should be preserved.
- 5.5.3 The Vision of this Plan is to preserve and enhance the existing character of the village and to ensure sustainability as a village. To achieve this, and the aim of ensuring an adequate supply of Affordable Housing and housing suitable for the elderly, innovative and energy efficient house designs will be encouraged so long as they are sympathetic to, and enhance, the sense of place of the existing village. They must also fulfil the Policies set out in this Plan.
- 5.5.4 As stated in NPPF, February 2019 (Revised) Para 125:
“Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.”
- 5.5.5 Similarly, no apology is made for repeating the written ministerial statement (Housing Policy:Written statement - HCWS925):
“Critically, progress must not be at the expense of quality or design. Houses must be right for communities. So, the planning reforms in the new Framework should result in homes that are locally led, well-designed, and of a consistent and high-quality standard.”
- 5.5.6 Housing development must also comply with the design principles set out in the Huntingdonshire Design Guide (2017). For Buckden, the following principles are core requirements:
- Reinforce or 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 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

- 5.5.7 Our consultants, AECOM have written a report¹¹ Buckden Design Guidelines (May 2019), which has shaped and guided the Policies set out below.
- 5.5.8 It is expected that all new developments (including non-housing developments) will follow the guidelines set out in this section and applicants will be expected to demonstrate how they have taken account of them, in line with the Local Plan Strategic Policies.
- 5.5.9 In addition, all new development should demonstrate it meets the Industry-endorsed Building for Life (Doc 12) initiative.
- 5.5.10 Based on the reasons set out in the AECOM Buckden Design Guidelines the following principles should guide and be observed by all developers:
- Feeling of openness
 - Connection to greenery
 - Sensitively accommodating the car
 - Appropriate materials and building details
 - Sustainability and eco design
 - Diversity in design
 - Housing for an ageing population and for lower income groups.

5.6 Building Design Policies

Building Design 1 - Context	<p>A proposal for development will be expected to demonstrate that it responds positively to the following core principles:</p> <ul style="list-style-type: none"> • 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	<p>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.</p>

¹¹ Buckden Design Guidelines Produced by AECOM May 2019

<p>Building Design 2 – Implementation</p> <p>continued</p>	<p>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.</p> <p>A proposal will be supported, where it can be demonstrated that it responds positively to the following principles identified in the Buckden Design Guidelines:</p> <p><u>Streets and spaces shaped by buildings:</u></p> <ul style="list-style-type: none"> • 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; <p><u>Ease of getting around:</u></p> <ul style="list-style-type: none"> • 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
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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.

5.7 Flood Risk and Drainage Policies

- 5.7.1 Buckden lies on and is surrounded by important mineral resources comprising of river sand and gravel deposits (terrace and sub-alluvial deposits). These mineral deposits are highly permeable and act as an aquifer in the area. Wells dug into this aquifer have been used by villagers for centuries to provide their water supply.
- 5.7.2 The names of roads such as Weir Close, The Osiers and Spring Close indicate the closeness of the water-table to the surface and highlight the propensity for flooding and upwelling. In addition, any development holds the possibility of worsening flood risk in the surrounding areas as more water could run over hard surfaces.
- 5.7.3 This Neighbourhood Plan seeks to ensure that flood and excess surface water mitigation measures including for example, Sustainable Drainage Systems (SuDS), are incorporated into developments where there is need to mitigate the risk of aquifer upwelling and lower the risk of foul sewers or other drains becoming overwhelmed due to flooding.
- 5.7.4 New developments should consider including a green area that can be used for recreation and increasing biodiversity when not holding water.
- 5.7.5 Detailed guidance on flood assessment and provision of SuDS within developments is provided in the Cambridgeshire Flood and Water Supplementary Planning Document. The Cambridgeshire Surface Water Management Plan (2014) identifies Buckden as a surface water flooding wetspot and should be referred to for specific information.
- 5.7.6 As part of the Neighbourhood Plan consultation process Anglian Water supported the requirement for applicants to include the provision of Sustainable Drainage Systems (SuDS) so as not to increase flood risk and to reduce flood risk where possible.
- 5.7.7 The use of SuDS would help to reduce the risk of surface water and sewer flooding. However, they asked for the plan to note that use of SuDS is also applicable to non-housing development proposals within the Parish. The Neighbourhood Plan has been amended to make this clear.

Details of Anglian Water’s Surface Water Policy is available to view at the following address: <https://www.anglianwater.co.uk/developers/development-services/surface-water-policy/>

5.8 Flood Risk and Drainage Policies

Flood Risk and Drainage Policies 1 – Surface Water	The design of any new development shall respect the fragile nature of Buckden’s drainage network and minimise surface water flood risk by demonstrating that the run-off rate is consistent with the guidance outlined in the Cambridgeshire Flood and Water SPD and Anglian Water’s Surface Water Policy. SuDS shall be designed to meet the standards identified by the adopting body.”
Flood Risk and Drainage Policies 2 – Local Aquifers	Any development in an area at risk of flooding, due to Buckden’s high water-table or due to excess surface water, should be safe for its lifetime, taking account of climate change and its impact on local aquifers.

<p>Flood Risk and Drainage Policies 3</p>	<p>In addition, to Policy LP 5 in the Local Plan, and due to the high water table and associated aquifers that underlie Buckden, BRE (Building Research Establishment) Digest 365, or any superseding standards that occur during the lifetime of this Neighbourhood Plan, are expected to be used for the pre-testing, design and construction of soakaways and calculation of rainfall design values and soil infiltration rates. This provision does not apply to smaller soakaways as outlined in Part H of the Building Regulations.</p> <p>Developers should provide information about, and provision for, maintenance, inspection and monitoring of drainage post development. This requirement applies to all SuDS features including soakaways.</p>
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6 Conservation Area and Historic Assets

6.1.1 Aim: To protect the conservation area, heritage assets and the historic character of the village

6.2 Context

The Centre of the village is a designated Conservation Area. There is a total of 63 listed buildings in the village, (see Figure 7 and Appendix 4).

6.2.1

The most notable are Buckden Palace also known as the Towers, (Scheduled Monument under the Ancient Monuments and Archaeological Areas Act 1979 as amended) which is of national importance. Also the Parish Church, The Great Tower and its inner gate house, all listed Grade 1 and in addition Grade 2 listed Manor House and Field House

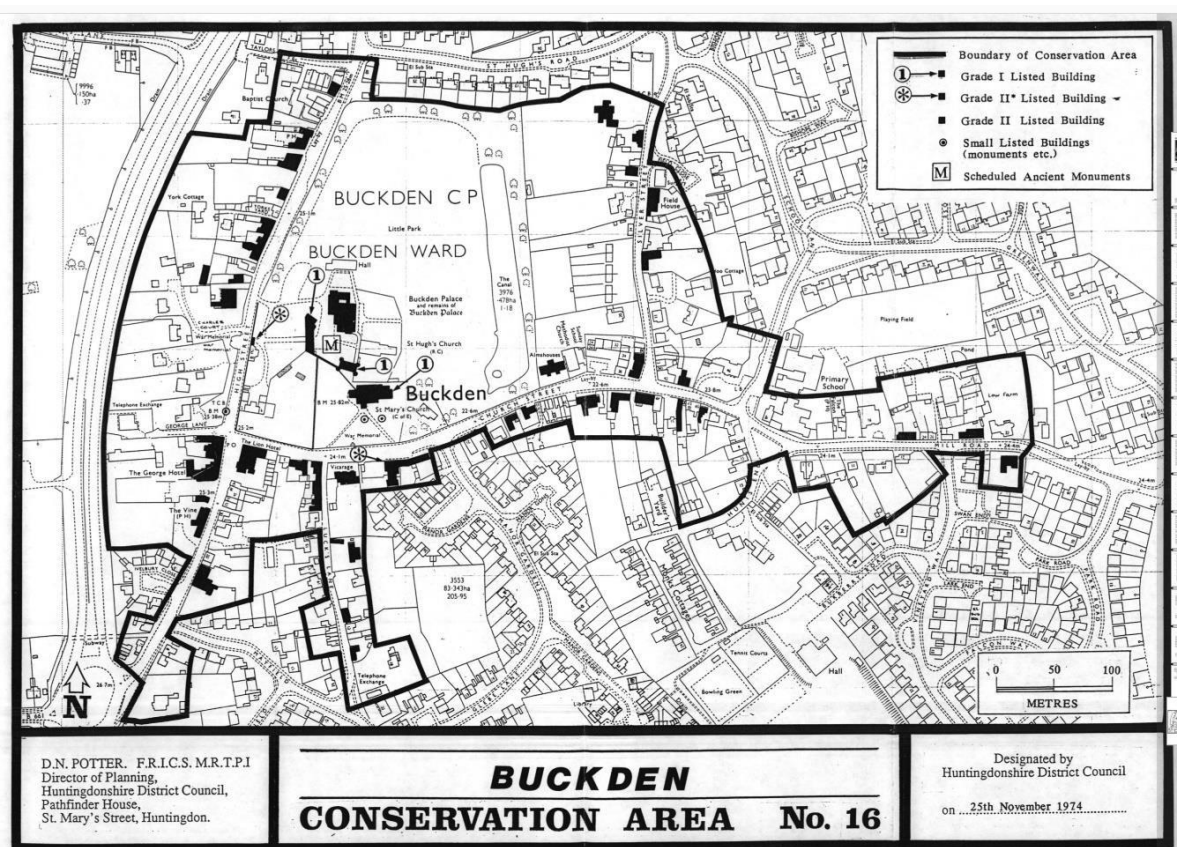


FIGURE 7 BUCKDEN CONSERVATION AREA AND LISTED BUILDINGS

6.2.2 The conservation area encompasses the High Street, Church Street Lucks Lane, the eastern part of Mill Road and the southern part of Silver Street.

6.2.3 The Church and the Palace (Great Tower), inns and pubs, gentry houses, yeomen's farmhouses, cottages and cottage rows all demonstrate a wide variety of styles and age and are mixed together along the older village streets.



FIGURE 8 BUCKDEN TOWERS AND CHURCH

- 6.2.4 Most buildings date back to pre-1900 and include elegant Georgian and medieval architecture with a few Victorian buildings. Roads are relatively wide, usually with footpaths on either side but sometimes with none. This is the case on High Street and around Buckden Towers and the Church of St. Mary.
- 6.2.5 Around these monuments, hedgerows are used to create soft boundaries. The medieval structures are rather asymmetrical, probably due to ageing, with steep roofs, smaller windows and doorways. Georgian buildings, on the other hand, are grander with more symmetrical building proportions. Further detail is available in the Buckden Conservation Area Character Statement¹²
- 6.2.6 The centre of the village is dominated by the twin towers of the parish church and the adjacent Tudor tower with its surrounding walls and gatehouse. The Towers sits in parkland which is the second largest green area in the village. It accommodates a modern Roman Catholic Church and a listed Victorian house. The large open green area is surrounded by mature woodland which includes the oldest Plane tree in England. A relatively recent addition is the replica Tudor knot garden built on the site of the original garden. The Towers is owned by the Order of St Clare, an international order which includes not only the United Kingdom and Ireland but also Portugal, Spain and the Canary Islands. It offers facilities for religious retreats, family and group events, training for novitiate priests and is visited by nearly six hundred groups during the year as well as offering facilities for clubs and outside organisations. The Parkland is open to visitors, by permission of the owners
- 6.2.7 The historic and heritage assets bring many visitors to the village and are integral to the prosperity of many businesses. However narrow streets and on-street parking make navigating the village problematic. Large lorries, in particular, struggle to turn at the Church Street, High Street junction. The main through route in the village, via Church Street and the High Street, is lined with listed buildings which are vulnerable to damage from collision and vibration.
- 6.2.8 Many of the employment opportunities within the village are located in the Conservation Area and several businesses operate from listed buildings. These are primarily roles within retail and hospitality.
- 6.2.9 The Huntingdonshire Design Guide notes that views to landmarks should be respected and reinforced. The key landmarks in Buckden are The Towers and the Church which are visible from many locations in the village and add considerably to the overall character of the village.
- 6.2.10 Archaeological excavations have been carried out in and around Buckden for over 100 years¹³ and have revealed a surprising record of humans living here for over 300,000 years. The earliest finds have been two Stone Age flint hand axes, one found near the Village Hall and another near the junction of Church and Silver Streets. A Bronze Age (c.2,500-1,000 BC.) settlement was uncovered by the A14 dig north of Mill Road in 2015 and another north-east of Bishops Way in 2016.

¹² Buckden Conservation Area Character Statement, Document 17 In Appendix 1.

6.2.11 The major excavation of 2019 off Lucks Lane revealed Buckden to be an important village in times past, including the Stone Age period (many flints were found) and the fifty Bronze Age cremations dating to around 1,500 BC recovered near the Shell Garage indicating another Bronze Age settlement, possibly between there and the parish church. A large, Iron Age (c.800 BC–42 AD) double-ditched enclosure was found extending under Springfield Close and The Osiers. The excavation also revealed evidence of a major late Saxon settlement including one of the largest wooden buildings ever found in England.

6.2.12 An Orlit 'B' Royal Observer Corps Post, an aircraft reporting Post, is located in Buckden. This represents a unique part of the UK's Cold War history. These concrete structures are now very rare when in good condition.

There are very few in the East of England and this is an excellent example. The Neighbourhood Plan supports the listing of this site which is located on the left-hand side of the road going between Brampton and Buckden, close to the Southbound A1 junction. This land is part of Lodge Farm. For more information see the ROCA Heritage website:

www.roc-heritage.co.uk

6.2.13 Next to the above ground

Post there is also an underground nuclear Post (bunker) that closed in 1968. The underground Posts are more common as 1,500 were built. If the above ground Post is listed, then this should protect the underground one.

6.2.14 Many of Buckden's historic and heritage assets are covered by national protection under legislation (Listed Buildings and Conservation Areas Act 1990) and Local Plan Policy 34. We have not sought in this plan to duplicate provision under planning law that already provides protection.



FIGURE 9 AN ORLIT 'B' ROYAL OBSERVER CORPS POST, AN AIRCRAFT REPORTING POST, IS LOCATED IN BUCKDEN

¹³ Archaeological Notes for Buckden Parish Council Neighbourhood Plan (Barry Jobling 2020) Document 19 in Appendix 1

6.3 Conservation Area Policies

<p>Conservation Area 1 – Local Character</p>	<p>Development proposals within the Conservation Area are expected to be based upon the principles in the Buckden Design Guidelines (May 2019) and in particular to demonstrate that they are sympathetic to the surrounding buildings including listed buildings in terms of scale, design and amenity.</p> <p>Development proposals should reinforce the local character including the grain, scale, density and architectural distinctiveness.</p>
<p>Conservation Area 2 – Key Landmarks</p>	<p>Developments are expected to ensure that views to landmarks are respected and reinforced.</p> <p>The key landmarks are St Mary’s Church and the Towers, glimpses of which can be enjoyed throughout the village and the vistas of the High Street and Church Street.</p>
<p>Conservation Area 3 – Heritage Statements</p>	<p>The location and relationship of heritage assets to the existing road network is of key importance to the village. Where required, a Heritage Statement shall assess and report on the potential impact of any proposal on affected heritage assets and their settings.”</p>

7 Transport

- 7.1.1 Aim: To ensure that the impact of housing development does not create increased traffic congestion and pollution in the village. The philosophy is to deliver more efficient, safer, cleaner and environmentally sustainable movement to, from and within Buckden.
- 7.1.2 90% of Buckden residents, who responded to the questionnaire, ‘Strongly Agreed’ that ‘No new housing planning applications should be considered until the impact of the planned houses in the new Lucks Lane development on the exits, to and from, the village and other facilities are analysed.’
- 7.1.3 ‘If money was available for investment in infrastructure, Buckden would primarily wish it to be invested in an A1 bypass of the village and/or a bridge over the level-crossing at the Offords’

Ref: Buckden Neighbourhood Plan Questionnaire, November 2018

7.2 Context

- 7.2.1 Buckden is a village that has a nationally important history and environment with a very challenging and unusual traffic problem. The village effectively only has two viable ways to enter and exit the village.
- 7.2.2 From a traffic perspective, Buckden can be considered an island. It is bounded on the west by the A1, on the north by the new re-routed A14, on the east by the River Great Ouse and the main line railway, and on the south by open countryside and the flooded land of Paxton Pits.
- 7.2.3 There is no direct access to the south except via the A1 or through the level crossing on the East Coast rail mainline.

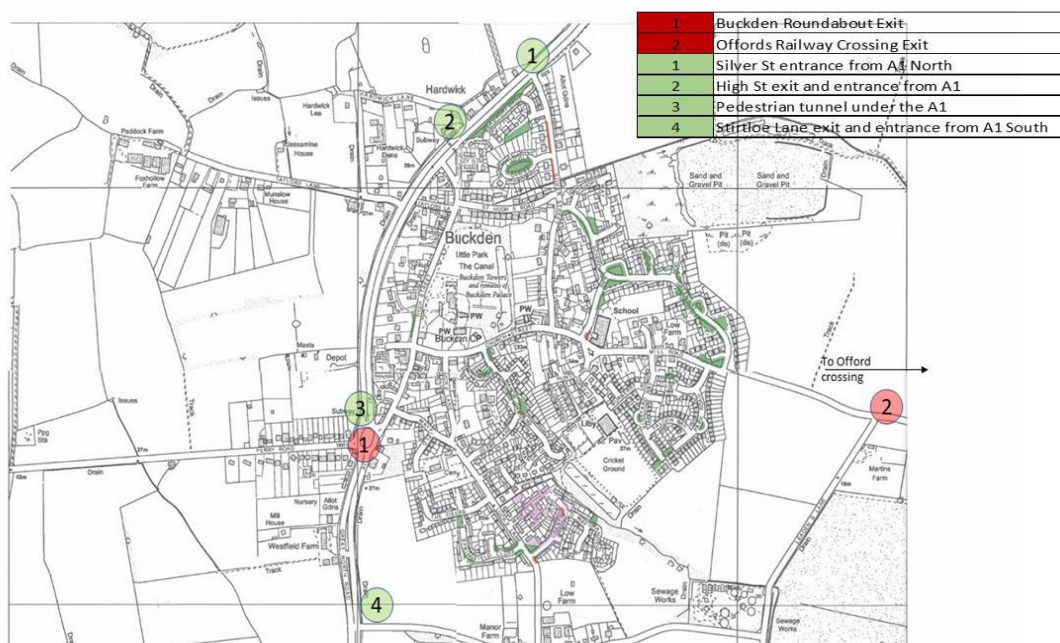


FIGURE 10 ENTRY AND EXIT POINTS BUCKDEN

- 7.2.4 The primary entry and exit route is via the A1 Roundabout. The roundabout is the first on the A1 south of Berwick on Tweed. It is now too small for the size and numbers of modern transport vehicles having been built in the 1960s.
- 7.2.5 Several transport surveys and Highways England have identified that the roundabout is operating at 'over capacity'. This already leads to long queues at peak times on the High Street, Perry Road and the A1. This severe traffic situation is currently preventing Local Plan (BU2) development in the village.

7.3 Buckden Roundabout Exit

- 7.3.1 The model presented in the Pell Frischmann Traffic Assessment ¹⁴, in May 2019, indicated that junctions of the Buckden Roundabout were performing beyond capacity at the AM and PM peaks in 2018. In the AM peak the High Street and both A1 approach arms were operating significantly over capacity, whilst in the PM peak both the A1 approach arms are operating over capacity. At the time of writing the over-capacity Buckden Roundabout has been acknowledged by Highways England (Ratio to Demand Flow to Capacity (RFC) over 1.0). Two proposed development applications have been put on hold since November 2018 by Highways England due to the likelihood of developments contributing to A1 capacity issues. Appendix H of the above mentioned, developer-commissioned, Pell Frischmann Traffic Assessment¹⁵, modelled peak hour queues in the village of over 300 cars seeking to exit via the High Street by 2026 if the proposed development (18/02753/OUT) goes ahead.
- 7.3.2 The Cambridgeshire County Council Transport Assessment Team have also acknowledged the traffic concerns associated with the A1 roundabout, the local roads and the secondary exit from the village via the Offord Railway Crossing.
- 7.3.3 They too have also put the current proposed development applications on hold.



FIGURE 11 CONGESTION ON THE A1 SOUTHBOUND AT THE ROUNDABOUT

Thus, this is preventing development as per the Huntingdonshire Local Plan.

¹⁴ Pell Frischmann - Land at Buckden - Transport Assessment - Final Report 101321, November 2018.

¹⁵ Pell Frischmann - Land at Buckden - Transport Assessment - Final Report 101321, November 2018.

7.4 Offords Railway Crossing Exit

7.4.1 The secondary route is to the east via a narrow chicane introduced for traffic calming purposes. Traffic must cross three channels of the River Ouse over narrow single lane bridges with blind bends, to a level crossing. This crossing is often closed for up to 40 minutes in an hour.

There are no other river or railway crossings between Huntingdon and St Neots.

7.4.2 The Offord's route is closed to Heavy Goods Vehicles (HGV), but it is a principal route for many vehicles trying to reach the areas to the east of the River Great Ouse.



FIGURE 12 CONGESTION AT THE OFFORDS RAILWAY CROSSING

7.4.3 This Neighbourhood Plan considers a 15-vehicle queue, on the East side of the railway crossing, when the crossing is closed to vehicles, to be a "severe impact".

7.4.4 The effect of 15 vehicles is that it takes the queue to the west side of the single-track white Offord bridge. This increases the risk of vehicles meeting on the bridge and being unable to pass. In turn this increases the risk of west bound vehicles stopping on the railway line. A similar queue on the High Street to the Roundabout will also be considered a "severe impact".

7.5 Other Transport Challenges

7.5.1 There are four access roads from the A1 into the village. From the southbound A1, the first slip road is sign posted as the route to The Offords, the second enters the village at the north end of the High Street, the third is via the roundabout and the fourth via the narrow Stirtloe Lane.

- 7.5.2 Access to the north, south and west of the village is only possible from the north end of the High Street, the A1 roundabout and Stirtloe Lane.



FIGURE 13 BUCKDEN'S BUSY HIGH STREET – JUNE 2018

- 7.5.3 The two main routes through the village are the High Street and Church Street, which becomes Mill Road. These roads are part of the village's history, designed for horse-drawn traffic of past times.
- 7.5.4 Neither is suitable for the high volume and size of vehicles that now use them. At most times, and particularly in peak hours, large sections of these key thoroughfares are effectively single lane, due to on road parking, and therefore slow moving due to the need to give way to oncoming traffic.
- 7.5.5 The Neighbourhood Plan does not recommend having double yellow lines all along the southern section of High Street as this will adversely affect the trade of local businesses and merely move the problem elsewhere.
- 7.5.6 Silver Street, Church Street and the High Street are lined with listed buildings (See Figure 3). Most notable is the Scheduled Monument, Buckden Palace, on the corner of Church Street and High Street.
- It is critical that these heritage assets are protected from the impact of increased traffic. The high wall surrounding this monument is particularly vulnerable to impact from turning traffic. Whilst Church Street is already signed as not suitable for HGVs compliance is poor.
- 7.5.7 At peak times there are lengthy traffic queues and the situation is made considerably worse when there is an accident or other delay on either the A1 or A14 which results in vehicles using the village as an alternative route.
- 7.5.8 This current situation is predicted to worsen significantly, with the impact of significant development in the village.
- 7.5.9 The frequent long queues of slow moving and stationary traffic will inevitably cause more air pollution which is not only dangerous for people, especially children, but also affects the fabric of the many historic listed buildings in the village. It also makes walking and cycling less attractive on congested roads which are difficult to cross.

- 7.5.10 The transport infrastructure clearly has a major impact on the quality of life of Buckden residents. Exiting the village by car is very difficult, particularly at peak times. Some older drivers consider the A1 roundabout to be a 'no-go area'. Given the increasing age profile of the village this is likely to have serious negative impacts on mobility, leading to increases in social deprivation and loneliness among the elderly. An increase in housing numbers will result in more residents including the elderly and vulnerable having to travel, by car, to the second surgery for the Mayfield GP practice in Little Paxton, four miles away.
- 7.5.11 The people of Buckden have consistently responded to consultation to the effect that proposals for development must not increase the volume of traffic, congestion and disruption that the entering and exiting the village causes to daily life, particularly at peak times.

7.6 Potential Solutions

7.6.1 The strategic solutions to these problems are outside the scope of this plan but are very heavily supported by residents and the Parish Council. These are:

- A bypass of the A1, probably to the west
- A bridge over the Offord level crossing

7.6.2 Until these solutions are achieved the village faces very significant transport issues. The success of this Neighbourhood Plan will therefore be measured by the implementation of carefully designed traffic mitigation measures and controls that have a beneficial impact on the entrance and exit problem and the flow of traffic through the village. Transport policies are focused on the following:

- Management of peak-time congestion
- Reduction in HGV traffic
- Placing pedestrians and cyclists at the core of the plan by promoting cycle and foot paths and adopting a "Healthy Streets Approach"¹⁶ putting human health and experience at the heart of planning new streets and improvements to existing ones.
- Improved internal movement of all types of transport
- The need to manage, measure and improve air-quality and noise pollution - focused on the High Street, Church Street, Mill Road and the houses near the A1 and A14
- Reduction in the emission of Greenhouse Gases (GHG)

¹⁶<https://healthystreets.com/home/about/>

7.7 Measurement

- 7.7.1 This Neighbourhood Plan notes that, as detailed at paragraph 109 of the NPPF (February 2019, Revised -Ministry of Housing, Communities and Local Government): *‘Development should only be refused on highway grounds if there would be, “an unacceptable impact on highway safety”, or the, “residual cumulative impacts on the road would be severe”. However, the NPPF does not define what a “severe” traffic impact is. It is assumed that this is because it is difficult to be specific considering the complexity of the UK’s road network’.*
- 7.7.2 For Buckden specifically, this Neighbourhood Plan defines a ‘Severe’, residual cumulative impact on Buckden’s roads or road to be as follows:
- 7.7.2.1 Any increase in traffic at a junction that increases the Ratio to Demand Flow to Capacity (RFC) to be over 1.0 or, where a junction already has an RFC of over 1.0 should not increase the ratio further;
- 7.7.2.2 Proposed solutions for signal-controlled junctions should not exceed a ‘Degree of Saturation’ of 100%. For signal-controlled junctions, in terms of ‘Degrees of Saturation’, expressed as a percentage (%) a ‘Degree of Saturation’ of equal or greater than 100% will be taken to indicate that it has either reached or exceeded its theoretical capacity;
- 7.7.2.3 Any increase in traffic that degrades or further degrades a road’s Level of Service (LOS) to a Category E or Category F of the Highway Capacity Manual (HCM) at peak or non-peak times.
- 7.7.3 The HCM is a worldwide reference for transportation and traffic engineering scholars and practitioners. Definitions of Category E and Category F are as follows:
- 7.7.3.1 *Category E: “unstable flow, operating at capacity. Flow becomes irregular and speed varies rapidly because there are virtually no usable gaps to manoeuvre in the traffic stream and speeds rarely reach the posted limit. Vehicle spacing is about 6 car lengths, but speeds are still at or above 50 mi/h(80 km/h). Any disruption to traffic flow, such as merging ramp traffic or lane changes, will create a shock wave affecting traffic upstream. Any incident will create serious delays. Drivers' level of comfort becomes poor”;*
- 7.7.3.2 *Category F: “forced or breakdown flow. Every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Travel time cannot be predicted, with generally more demand than capacity”y.*

Ref: Highway Capacity Manual, Sixth Edition: A Guide for Multimodal Mobility Analysis, or HCM 2016, or HCM6, October 2016

7.7.4 *By email dated 29th October 2019 the Principal Transport Officer – Major Development stated:

7.7.4.1 “Cambridgeshire County Council does not define a severe impact in its transport assessment guidelines.”

7.7.5 Therefore, this Neighbourhood Plan has adopted a common-sense approach to the question, taking into consideration relevant local factors such as:

7.7.5.1 the difficulty of entering the roundabout;

7.7.5.2 the length of time drivers will have to wait to do so;

7.7.5.3 the length of time drivers will have to queue to reach the Offord level crossing; and

7.7.5.4 The expected increase in closure times of Offord crossing due to the introduction of digital signalling on the East Coast Main Line.

7.7.6 Degree of Saturation and ‘Ratio of Demand Flow to Capacity’ (‘RFC’) are already being used as an appropriate measures of traffic impact.

This is evidenced by the Pell Frischmann Traffic Modelling response to Highways England and Cambridgeshire County Council on junction capacity assessment in Buckden. Their results were presented, for non-signalised junctions, in terms of ‘Ratio of Demand Flow to Capacity’ (‘RFC’), expressed as a factor of 1.00 and for signal-controlled junctions, in terms of ‘Degrees of Saturation’ (‘DoS’), expressed as a percentage (%).

Ref: Pell Frischmann, Project No: 101321, Response to Cambridgeshire County Council, 08 May 2019 – Client: Church Commissioners for England.

7.8 Public Transport

7.8.1 There is very limited public transport provision in the village and most people need to drive to work. The very successful local school attracts pupils from outside the village adding to the significant ‘school run’ congestion.

7.8.2 Improvements to the public transport network that links Buckden to its surrounding area, towns, hospitals, railway stations, etc., particularly in the evenings and weekends will be supported.

7.9 Transport Policies

Transport 1 Traffic Impact Assessment	Proposals that will have a significant impact on the highways network shall be accompanied by a Transport Assessment or Transport Statement as appropriate to the scale of the development proposed. This shall include consideration of direct impacts including cumulative impacts upon free flow of traffic, potential to exacerbate conditions of queueing, conflict with larger vehicles, parking stress, and access for emergency services at peak traffic times. Where development is likely to have a significant impact upon the transport network, the following access routes have been identified in
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	<p>previous Transport Assessments to be significant and are expected to be specifically assessed:</p> <ul style="list-style-type: none"> • The junction between the High Street and the Buckden Roundabout; • The junction between the High Street and the A1; • The junction between the Stirtloe Lane and the A1; • The Offords' Railway Crossing and Mill Road; • The junction at Church Road and the High Street; • The junction at Mayfield and the High Street; • The junction at Silver Street and Church Road/Mill Road; • The junction of A1 and Silver Street; • The junction of Perry Road and the A1; • The Offords' Railway Crossing and associated narrow bridges. • The junction of Leadens Lane with Mill Road <p>The location and relationship of the heritage assets to the existing road structure is of key importance to the village. Traffic Impact Assessments are expected to specifically assess and report on the potential impact of any proposal on the heritage assets affected and their settings.</p>
<p>Transport 2 Traffic Impact Mitigation</p>	<p>Development proposals shall provide for the satisfactory resolution of their additional traffic impacts on local roads. Any development which, taken with all existing, allocated and permitted but unbuilt development will have the effect of increasing the queue of traffic along the High Street in Buckden to the roundabout with the A1 and/or increasing the queue of traffic at the railway crossing at Station Lane from the present average peak of seven vehicles to an average of more than 15 vehicles at peak times shall be considered to represent a severe impact to the road network.</p> <p>Where a transport assessment demonstrates that the proposal will have a negative or cumulatively adverse impact on the local transport network, particularly through the Buckden Conservation Area, it is expected that mitigation measures including traffic calming, improvements to junctions (particularly at the north and south ends of the High Street and the A1) and improvements to public transport, will be delivered which demonstrate that the impact of development will be negated.</p> <p>It is expected that in respect of any junction detailed in Transport Policy 1 that has a current Ratio of Demand Flow to Capacity in a peak hour of over 1.0 at the time of the full or outline planning application, proposals for development will demonstrate how the current Demand Flow to Capacity value will not be increased.</p> <p>Any increase in traffic that degrades or further degrades a road's Level of Service (LOS) to a Category E or Category F of the Highway Capacity</p>

	<p>Manual (HCM) at peak or non-peak times shall be considered to represent a severe impact to the road network.</p> <p>If traffic lights are considered to be a potential traffic mitigation measure in the village, proposed solutions for signal-controlled junctions should not exceed a 'Degree of Saturation' of 100%. For signal-controlled junctions, in terms of 'Degrees of Saturation', expressed as a percentage (%) a 'Degree of Saturation' of equal or greater than 100% will be taken to indicate that it has either reached or exceeded its theoretical capacity.</p>
<p>Transport 3 Construction Management Plans</p>	<p>It is expected that Developers will ensure that Construction Management Plans associated with any planning application, or development, minimises any harmful effects of traffic entering the village's Conservation Area.</p>

8 Accessibility, Footpaths and Cycle Ways

- 8.1.1 Aim To ensure that Buckden has an infrastructure that promotes cycling and walking to enable residents to easily and safely access all areas of the village without use of cars and to access walks and cycle routes to promote health, fitness and mental well-being.
- 8.1.2 *'Buckden residents are 'Strongly in Favour' of the provision of cycle-ways in the village and the wider parish'*

8.2 Context

- 8.2.1 Huntingdonshire's rural nature means that a significant proportion of journeys are by car. However, more than a quarter of all journeys to work In Huntingdonshire are less than 5km (3 miles) in length. Given the level of traffic congestion in the village the Parish Council strategy is to encourage cycling and walking as alternatives to journeys by car.
- 8.2.2 For many people, walking or cycling could be a feasible alternative to using cars for journeys such as these. Even for longer trips there is the opportunity to make part of the journey by walking or cycling.
- 8.2.3 Despite the demand from residents, evidenced by questionnaire and workshop feedback, Buckden is not currently well served for cycle ways.
Existing paths are poorly constructed and not 'fit for purpose'. In some cases, they are dangerous. They compare very unfavourably with the new style of path seen within the A14 development areas.
- 8.2.4 Cycle paths are a critical part of Buckden's strategy to reduce vehicle traffic and manage congestion and pollution within the village.



FIGURE 14 CYCLING IS A FEASIBLE ALTERNATIVE TO CARS IF CYCLE PATHS ARE IMPROVED

8.2.5 A Local Cycling and Walking Infrastructure Plan¹⁷ (LCWIP) was completed in August 2019. The plan was developed in consultation with local residents and the relevant local parish councils and follows the Department of Transport guidelines. The plan identifies the strategic linkages to neighbouring areas and includes proposals to develop strategic plans for walking and cycling in and around the Parish.

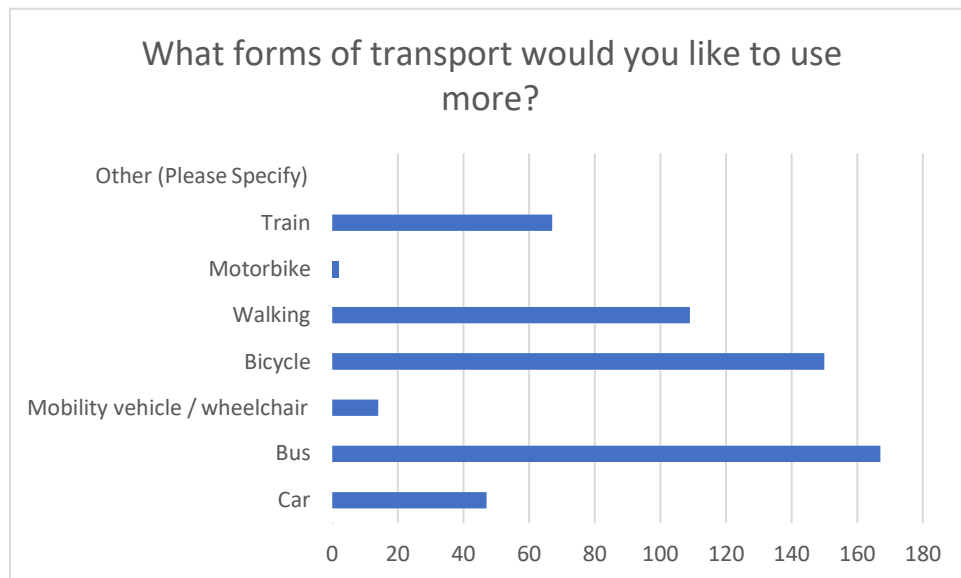


FIGURE 15 BUCKDEN'S NEIGHBOURHOOD PLAN QUESTIONNAIRE RESPONSE ILLUSTRATING THE STRONG DESIRE FROM RESIDENTS FOR IMPROVED WALKING, CYCLING AND PUBLIC TRANSPORT LINKS TO THE VILLAGE

8.2.6 At very modest cost compared with road building an outstanding network can be provided across the Parish and beyond for people on foot and cycle. The cost of building active travel networks is minimal when the huge benefits they bring are considered, which include savings to health and social services and the opportunity to avoid building intrusive roads across our countryside.

¹⁷ Local Cycling and Walking Infrastructure Plan Document ???

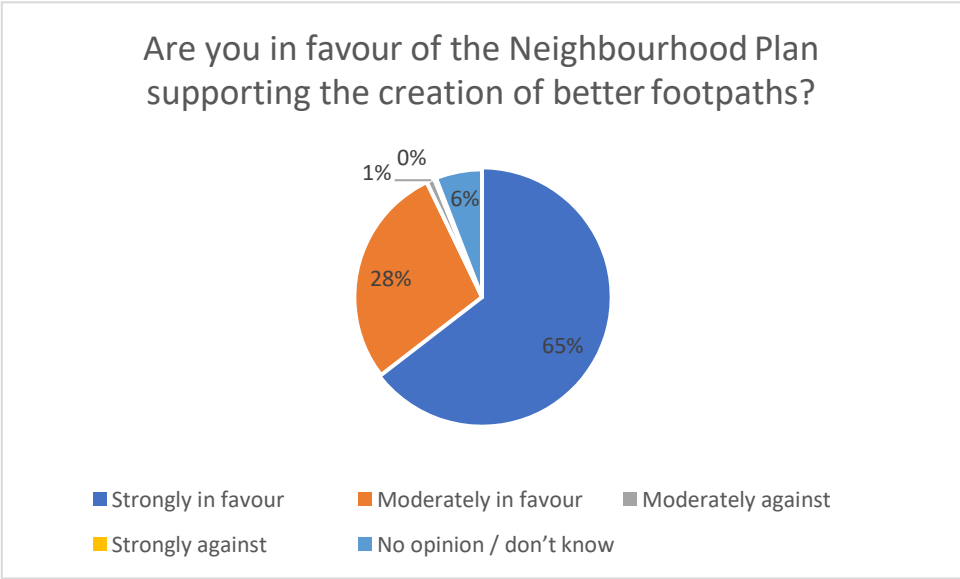


FIGURE 16 BUCKDEN'S NEIGHBOURHOOD PLAN QUESTIONNAIRE RESPONSE ILLUSTRATING THE STRONG DESIRE FROM RESIDENTS FOR IMPROVED FOOTPATHS

8.2.7 The key high priority proposals in the plan are:

- An improved walking and cycling route between Buckden and Huntingdon.
- Access to Hinchingsbrooke and Station. (SN1 on map)
- A new walking and cycling route through Paxton Pits, towards Little Paxton and St Neots. This includes a link via Diddington and the planned Paxton Pits circular cycle route. (SN2a)
- An improved walking and cycling path from Buckden to the Offord's. (SN3)
- A new leisure route linking Buckden and Brampton with Grafham Village and the reservoir via Brampton Road or Church Commission land. (SN4a and SN4b)
- Accessibility and road danger reduction measures throughout Buckden. These are aimed principally at making the village more accessible for pedestrians and those with restricted mobility.

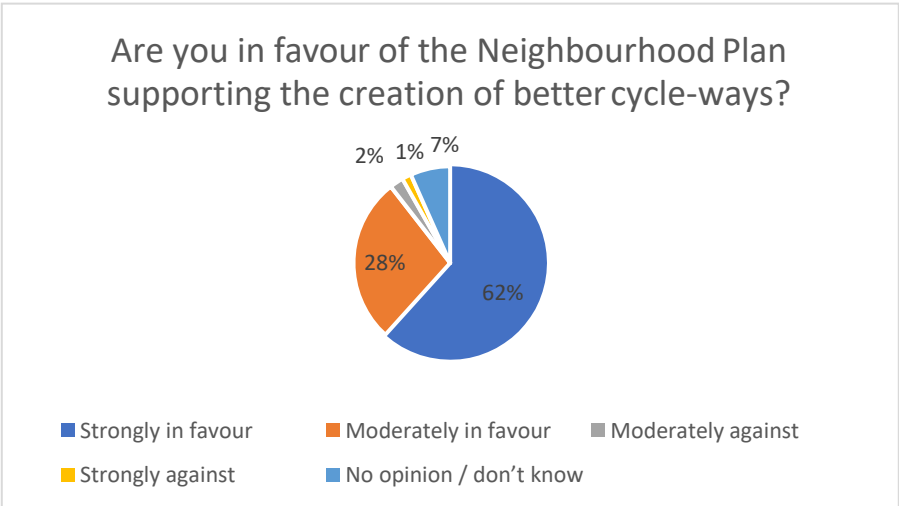


FIGURE 17 BUCKDEN'S NEIGHBOURHOOD PLAN QUESTIONNAIRE RESPONSE ILLUSTRATING THE STRONG DESIRE FROM RESIDENTS FOR IMPROVED CYCLE-WAYS

8.2.8 Sections of each proposed route fall outside of the neighbourhood plan area, however the full proposal is included to provide context.

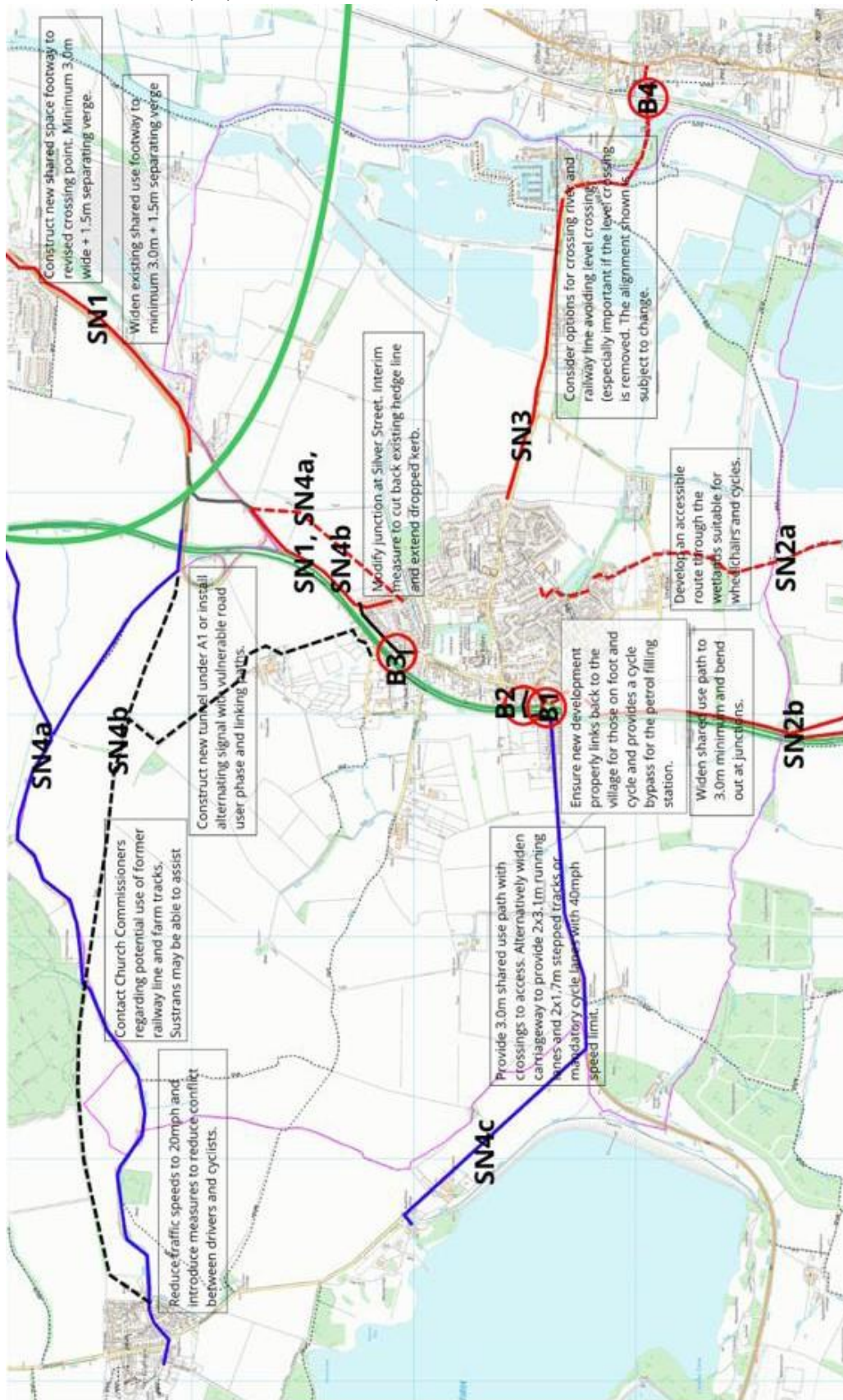


FIGURE 18 PROPOSED STRATEGIC CYCLING NETWORK

- 8.2.9 Walking has been actively promoted in the village for many years and is a key part of village life. However, the underlying foot path infrastructure is of insufficient quality and requires significant upgrade.
- 8.2.10 The Parish Council has for several years promoted the village footpaths through a footpath leaflet outlining the Rights of Way Paths in the parish. This is available on the Parish Council website. There is a Footpath Warden who together with the members of the Rights of Way and Tree Group checks the accessibility of the paths and reports the need for remedial action, where required. The Parish Council have sought to work with the Cambridgeshire County Council Rights of Way Officer to develop the walks in the village and to work with landowners to ensure paths are accessible. Part of the Ouse Valley Way is within the Buckden parish boundary and the Council is a member the Great Ouse Valley Trust. A significant objective of this membership is to ensure that the path is well maintained.
- 8.2.11 The Council was successful in bidding for funds from the A14 Community Fund to put in place an 8km circular walk using existing Rights of Way. The Parish Council has representatives on the Paxton Pits Quarry Liaison group and will be working with the developers and Paxton Pits to promote the new footpaths that the developers will be putting in place, working to develop a network of paths for residents to access. The GP surgery promotes walks for health in the village and there are Health Walk leaders who organise and lead those walks.
- 8.2.12 The following paragraphs of the NPPF are referenced:
- 8.2.12.1 Paragraph 35 of the NPPF says that “developments should be located and designed where practical to ... create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate creating home zones”.
- 8.2.12.2 Paragraph 69 of the NPPF says that “Planning policies and decisions ... should aim to achieve places which promote ... safe and accessible developments, containing clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.”
- 8.2.13 The Highways Act 1980 places a responsibility on all Councils to protect Public Rights of Way. Public Rights of Way are also a material consideration in the determination of any planning application.
- 8.2.14 Policy Paper: Rights of way circular (1/09) - Version 2 October 2009 advises that paths should be retained on their existing routes wherever possible. Equally, the Town and Country Planning Act 1990 section 257 states that diversions should only be made if it is considered that it is `necessary to do so to enable development to be carried out`. There is every expectation therefore that the existing Public Right of Way should stay where they are, particularly in large development sites, where the layout of the new build should be designed to accommodate the path alignment.

1.1.2 Planning policies for supporting the introduction, enhancement and maintenance of foot and cycle paths are included in this Neighbourhood Plan. The detail of specific projects is included in the Community Action Plan. A priority is the cycle path from Buckden to Hinchingsbrooke School which enables children to cycle to school. (SN1 above).

8.3 Footpath and Cycling Policies

Footpath and Cycling 1	<p>In so far as they fall within this Neighbourhood Plan area, proposals that enhance the footpath, cycleway and bridleway network will be supported where they:</p> <ul style="list-style-type: none"> • extend public rights of way, enable opportunities to connect public rights of way into the wider public rights of way network or deliver new public rights of way in suitable locations • develop links to other forms of sustainable transport such as bus or rail • improve existing pavements to make them more accessible for all users including children and the disabled. • provide cycle routes which enable direct, convenient and safe connection to other routes including Paxton Pits Circular Route; and the routes to Brampton, Grafham and Hinchingsbrooke; • allow for pedestrian and cycle connectivity between new developments and the Conservation Area; • ensure mixed use cycle and pedestrian paths are at least 3m wide; • provide segregated cycle paths as joint pavements/ cycle ways in new developments; • ensure that roads proposed within new developments do not mix cyclists and traffic where traffic speeds or volumes are high; • ensure new streets, and improvements to existing streets meet the 10 Healthy Streets Indicators. <p>In some circumstances, where necessary to achieve a good quality and accessible walking and cycling environment to meet the needs of the users of the development, it may be appropriate to secure external contributions towards these initiatives.</p>
Footpath and Cycling 2	<p>Developments affecting existing public rights of way shall seek to retain the existing route unless an alternative would significantly enhance the public enjoyment of using the route.</p>

9 Community Services and Facilities

9.1.1 Aim: To maintain, and wherever possible enhance, key community infrastructure and services, including but not limited to the village pubs, restaurants, hotels, post office and businesses, the village hall, play equipment, sports facilities, public transport, schools, doctors, nurseries and churches.

9.2 Context

9.2.1 Buckden is identified as a Key Service Centre in the Local Plan. The High Street has a good range of services and shops. Several of these businesses are located within historic and listed buildings. The loss of services in these buildings could have a negative impact on the sustainability and upkeep of heritage assets. The historic assets (see section 6) make a significant contribution to Buckden's environment, quality of life and attract both residents and visitors to use these services. These facilities are currently well used. Nevertheless, Buckden High Street is under pressure from wider retail sector changes, online services and larger 'out of town' facilities.



FIGURE 19 THE GEORGE HOTEL, HIGH STREET, BUCKDEN

9.2.2 There are additional shops at Hunts End by the village green, including a pharmacist. There are also other important services elsewhere in the village such as the village hall, primary school, GP practice and dentist.

9.2.3 Services are generally very well used. Consultation with residents clearly demonstrated that they value, and in many cases are highly dependent, upon the range of services and community facilities provided locally. These enable people to be self-sufficient within the village. In turn this reduces the need for car travel, encourages walking and creates an overall sense of independence. Whilst true for all residents it is particularly relevant for older residents many of whom are reluctant to drive beyond the village given the challenging traffic situation at both exits to the village. It is considered important to retain local services and maintain the vitality and vibrancy of the High Street and Hunts End and to protect and enhance other key services.



FIGURE 20 THE LION HOTEL, HIGH STREET, BUCKDEN

9.3 Health Services ¹⁸

- 9.3.1 Buckden's population has grown in recent years and the demand for health services has increased. The village's age profile shows that it has a higher percentage of residents over 65 years old than the average for the rest of Cambridgeshire and this increases demand.
- 9.3.2 The GP Practice operates across two sites, Buckden and Little Paxton, four miles apart, and provides a broad range of services. Buckden patients are increasingly required to travel to Little Paxton for appointments.
- 9.3.3 The proposed local developments in Buckden would lead to an increase in the patient list of approximately 1,248. These additional patients could not be accommodated within the existing facilities.
- 9.3.4 The practice also accepts patients from outside the Buckden area. Further development is anticipated in and around Little Paxton and considerable further housing development in Alconbury and Brampton is likely to lead to additional registrations as patients look to maintain access and avoid overwhelming other local GP services.
- 9.3.5 The local new housing developments will deliver a change in the demography of patients with an increase in younger families and working age patients. To support this, there is a need to establish acute Same Day Services to provide these patients with fast and effective access to services supported by a Duty Doctor and additional Advanced Nurse Practitioner capacity.

The practice does not consider the current surgery building on Mayfield to be sustainable to provide safe, effective and reliable patient services to an increasing list size beyond the next 2-3 years. This main reasons for this are:

- The need to accommodate the equivalent of an additional full-time GP with associated nursing and supporting administrative services to serve an anticipated increase of at least 1,248 patients.
- The current consulting and clinical room capacity means that the surgery is already working at full capacity and is unable to provide a full range of patient services from both locations. Clinics and clinicians are currently moved between sites to optimise space utilisation which can impact the volume of patient-facing services provided.
- The internal plan and construction of the current premises means that internal reconfiguration is not possible. An external expansion would therefore be required to provide additional space.
- Additional waiting and patient reception space would be required to accommodate an increased patient list and activity levels.
- Vehicular access to the current site is limited but could be improved through better planning and the widening and resurfacing of the car park. Current capacity is not sufficient for patient activity levels with limited disabled access. Many staff

¹⁸ Document 18 Letter from Managing Partner of Buckden GP Service

are currently asked to park off-site and parking concerns limit the availability of additional clinics and services.

- 9.3.6 Funding will be required to enable this expansion. Further supporting information is included in Document 18.
- 9.3.7 There is also concern that the extra traffic created by these developments will make it more difficult for patients to reach the surgery. Parking is already a problem at peak use times leading to patients parking on the road in Mayfield. That creates a risk that emergency vehicles may not be able to access the surgery quickly and adversely affects residents in Mayfield whose driveways are blocked by parked vehicles. Transport between the two surgeries is a key priority which is included in the CAP and may be a candidate for CIL funding.
- 9.3.8 Buckden benefits from having Hinchingsbrooke Hospital within a short car journey. Specialist services are provided at Addenbrookes Hospital in Cambridge and Peterborough City Hospital. Neither of these have a direct or easy bus routes.

9.4 Education

- 9.4.1 Buckden has one school providing Primary education. The Buckden Church of England School (Primary Academy Trust) is rated as Outstanding by Ofsted and attracts pupils from outside of the Parish. It is situated in a central position and has a large green play area and recreational area. The recent provision of a zebra crossing has improved road safety but the school's position adjacent to the busy Mill Road and opposite the village green and village shops makes it potentially dangerous for both parents and pupils. The situation is made worse by the number of parents who park badly when delivering or collecting their children.
- 9.4.2 Many pupils come from other villages and this increases the number of cars. The inherent problem is not just road safety, but the pollution caused by slow moving vehicles and stationary vehicles with their engines running. Proposals for addressing this are included in the CAP and the LCWIP.
- 9.4.3 The School has a capacity of 350 pupils (2020/2021).¹⁹ Due to an influx of children from outside of the catchment area the school will be full from the beginning of school year 2020/2021. Once a child has been accepted to the school, they have the right to remain for the duration of their primary education, up to 7 years.
- 9.4.4 The village also has a nursery school, situated in Mill Road and a pre-school in the village hall.
Analysis by Cambridgeshire County Council shows that there will be a significant undersupply of places for both 0-3-year olds and 3-4-year olds.
- 9.4.5 Transporting children into the school from outside of the catchment area and conversely transporting children from Buckden to other schools e.g. Spaldwick, Offord and Brampton, will exacerbate both the existing parking and pollution problems at the school and traffic congestion in the village.

¹⁹ Cambridgeshire County Council Emerging Education Requirements 27/02/20

- 9.4.6 The Cambridgeshire County Council Emerging Education Requirements Document predicts that the Lucks Lane development will create demand for 53 new primary spaces and the Silver Street development a further 116 spaces. Should the Mill Road development proceed this will generate a demand for another 78 spaces. This means that although the school is likely to be able to accommodate children moving into the new developments in reception groups, as catchment area children have priority under the schools admissions policy, there are unlikely to be places for other age groups as the existing year groups are full.
- 9.4.7 Cambridgeshire County Council have undertaken a feasibility study to expand the school to 420 or 630 places. The expansion to 630 places has been deemed not financially viable for the CC and potentially unviable from a Highways perspective. Expansion to 420 spaces with additional early years provision may be viable. The cost of expansion is approximately £3,000,000 to provide 60 primary places and 52 early years places. The CC will seek contributions from developers for this.
- 9.4.8 The school and Buckden Parish Council will continue to seek provision of primary and early years education facilities, within the village, to meet the recognised needs of development, in agreement with Cambridgeshire County Council.
- 9.4.9 There is no secondary school in Buckden. Year 7-11 pupils travel to Huntingdon. Most secondary school age children attend Hinchingsbrooke School. Some primary and secondary age pupils travel to Peterborough, Kimbolton, Bedford and Cambridge to attend religious or independent schools. There are regular school buses for the pupils at Hinchingsbrooke and Kimbolton Schools. There appears to be sufficient capacity for secondary age children.

9.5 Shops, Hotels and Public Houses

- 9.5.1 Buckden is well served by local shops in two localities. Facing the village green there is a small super-market, a ladies and gentlemen's hairdresser, a Chinese take-away and a chemist/pharmacy. At the other end of the village along the High Street there is a small super-market incorporating a post office, a lady's dress shop, a lady's lingerie shop, a lady's shoe shop, a butchers/green grocers and nail salon. In addition to the shops there are two hotels and a public house. There is also a hairdresser and a beauty therapy salon in Church Street.
- 9.5.2 The public house (The Vine) has an order on it to prevent it being changed into a private dwelling.
- 9.5.3 At Buckden Marina, on a 93-acre site, to the east of the village and adjacent to the River Great Ouse, there is a leisure club with a range of facilities including swimming pool, gyms, etc. The site provides access to the Ouse Valley Way public footpath.
- 9.5.4 The clubhouse contains a café - bar which is open to non-members. This is used as a meeting place for all age groups, with informal seating areas overlooking the boats in the marina. The club, café - bar, and other businesses within the club's buildings, provide a variety of options for health and well-being, readily available for residents without having to tackle the village exits onto the A1 or via the level crossing.
- 9.5.5 All these businesses are appreciated and well used by residents and are within easy walking distance for most residents. The loss of any of them would have a detrimental effect on the amenities available for residents.

9.6 Village Hall and Recreation Ground

- 9.6.1 The Hall complex and the surrounding car park, sports and leisure facilities, a total area of 4.25 hectares, are owned and managed by the Village Hall Trust through a small group of volunteer trustees.
- 9.6.2 The Hall offers its facilities 7 days a week, and is heavily used by both residents as a focal point for social activities as well as numerous health based activities, weddings and Village events (music festivals, pantomimes, annual fete, fitness classes, Womens' Institute (WI), Parish Council, dog-training, blood donations, balance and blood pressure monitor clinics). A wide age range is catered for, from pre-school to senior citizens. The Hall has also developed its commercial conference business as a means of raising funds. The Hall is dependent on this income and donations to maintain its facilities and services.
- 9.6.3 It is expected that the demographic profile of the village will change as a result of new development as younger people with young families are attracted to the village. The Hall has limited facilities for young children and adolescents
- 9.6.4 Village Halls are now seen as a vital conduit in delivering County and regional care and social delivery mechanism as part of the Regional Transformation Policy spearheaded by Cambridgeshire County Council. This, together with the planned new housing developments, will create significantly more demand on the Hall.
- 9.6.5 The HDC Sports Facility Strategy (2016-2021) states that 'the priorities of the strategy reflect the need for a safe and sustainable environment and the need to support people throughout their lives, from a positive start for children to keeping older people independent, safe and well. Priority 5, highlights the importance of the built environment, ensuring that new developments consider health and wellbeing and encouraging the use of green, open spaces.'
- 9.6.6 A recent review undertaken by the Trust and supported by consultation in the village, identified several issues which will need be addressed to accommodate increased demand. The enclosed central site of the recreation ground makes it difficult to expand. The focus is therefore to make the best possible use of existing space. In particular the trustees want to address the following:
- The playground is small and caters only for younger children. This needs to be expanded. A facility for older children is required. A recent Village survey identified wide-spread dissatisfaction with both the children's play provision and the lack of any activity area for children 12 years and older.
 - The lake is 'silted up' and the surrounding area is under-utilised. This could provide a nature trail, fishing, fitness trail etc. to tie into national school curriculum priorities. However, this is a multi-year project requiring significant project management skills, funding and development.
 - The football and cricket playing fields are overcrowded and poor drainage limits availability. The HDC Sports Facility Strategy (2016-2021) highlights Buckden as deficient in provision of grass pitches. It also identifies Cricket and Football as Priority 1 areas for funding provision.
 - The sports pavilion needs considerable refurbishment and facilities for storage of sports and ground maintenance equipment is not fit for purpose.

- The tarmac footpaths around the grounds are an integral part of the Round-about-Buckden footpath and should offer the mobility-impaired and elderly an opportunity to enjoy an open-air nature reserve. The state of the paths is in such a very poor state of repair that access for all but the able-bodied is severely restricted, in breach of diversity and access policies.
- The main hall floor, flat roof, gas boilers, sanitary facilities and fixtures and fittings (curtains, tables, chairs) are all at the end of their life and must be replaced at substantial cost. This is now rendered urgent by increasing health & safety legislation; for example, testing all 100 water taps for Legionnaires Disease.

9.6.7 The Trustees are in the process of raising significant donations from various sports bodies but managing those donations and raising additional funds for other projects remain a challenge.

9.6.8 Actions to address the above issues are covered in the CAP. This is also a key area for potential allocation of CIL funding. (See Appendix 6).

9.6.9 It is important that the land owned by the VHT is retained as a village asset for the future and it is proposed that the playing field be designated as Green Space in Section 11.

9.7 Bus Services

9.7.1 The level of early morning and evening bus services in the village are perceived as poor. They do not connect with commuter train services which results in high numbers of car journeys. See Buckden’s Community Action Plan (CAP).

9.8 Facilities for Children

9.8.1 There is significant demand for additional play facilities for children. Much of this is covered in the Community Action Plan but it is important that new developments, which will bring additional children into the village cater for this demand.

9.9 Community Service Policies

Community Services 1 – Provision of Infrastructure Capacity	<p>Planning proposals will be supported where they demonstrate that infrastructure capacity meets the needs generated by the proposed development. Development proposals are expected to consider all the infrastructure implications of a scheme; not just those on the site or its immediate vicinity.</p> <p>Development proposals will be expected to provide or contribute towards the cost of service infrastructure and community facilities made necessary by the development including but not limited to primary and early years educational facilities and GP services within the village. Where this is not provided through the Community Infrastructure Levy it will be through on or off-site provision or through financial payments</p>
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	<p>and secured via planning conditions or planning obligations in accordance with HDC's Developer Contributions Supplementary Planning Document (2011) or any successor documents .</p> <p>Proposals to expand the school and GP surgery will be supported.</p>
<p>Community Services 2 – Enhancement and Retention of Village Services</p>	<p>Proposals that support, enhance and enable the retention and development of the range of shops, and community facilities, such as, village hall, open space, cultural buildings, public houses and places of worship will be supported if proposals;</p> <ul style="list-style-type: none"> • are of an appropriate size, in keeping with the existing character of the area • will not lead to increased traffic congestion; • include adequate parking and servicing arrangements; • do not generate unacceptable noises, fumes, smells or other disturbance to neighbouring properties.

10 Business

10.1.1 Aim: To recognise the importance of and support local businesses to enable economic growth and maintain a sustainable rural community.

10.2 Context

- 10.2.1 Buckden has several retail outlets, Public Houses / Hotels and other service providers. These are primarily based on the High Street, Church Road and Hunts End. Several of these businesses are located within historic and listed buildings. The historic assets (See Section 6) and the high-quality retailers are a major influence in bringing visitors, both shoppers and tourists, to the village.
- 10.2.2 In addition, Buckden also has a significant number of small business that operate from home offices throughout the village. These include most of the building related trades and many services including legal, IT and financial.



FIGURE 21 BUCKDEN'S CHRISTMAS LIGHTS SWITCH-ON FESTIVAL

10.2.3 National and local planning policy recognise the need to support appropriate economic growth in rural areas and this is also a key aspiration of the community in Buckden. Appropriate economic growth through rural diversification is an important part of the Neighbourhood Plan, and may include:

- Retention and development of existing local businesses;
- Diversification of agricultural, farming and other land based rural businesses;
- Sustainable rural tourism or leisure uses and visitor facilities appropriate to the character of a countryside location;

10.3 Business Policies

Business 1 – Local Employment Opportunities	<p>Proposals for business development within the built-up area of Buckden or on land well-related to the built-up area and the surrounding countryside which provide local employment opportunities, and which make a positive contribution to supporting the rural economy shall demonstrate that they meet the following criteria:</p> <ul style="list-style-type: none">• be of a scale appropriate to Buckden as a key service centre and be for a use(s) which is(are) appropriate or necessary, in a rural location;• support the character and built environment and green spaces policies of the Neighbourhood Plan:• that the business use / development should respect the character and appearance of the local landscape• will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts; and• avoid harm to areas, features or species which are protected because they are important for wildlife, biodiversity, natural, cultural or historic assets, including their wider settings. <p>Proposals which enhance the viability of existing businesses and generate visitors to the village will generally be supported.</p>
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11 Biodiversity and Ecology

11.1.1 Aim: To protect sites and habitats of high biodiversity value in Buckden, maintain the network of wildlife corridors and ecological networks and protect and enhance Priority Species known to be present in the Parish and the sites where they occur.

11.2 Context

- 11.2.1 Buckden is exceptionally rich in biodiversity due to its rural setting, plentiful green space, diverse wildlife habitats and connectivity to the wider ecological network, most notably, on the east side of the Parish, the Great Ouse Valley and its surrounds.
- 11.2.2 Buckden is a gateway to the Great Ouse Valley, which forms a key landscape corridor across Cambridgeshire and contains a wide variety of woodland, meadowland and wetlands and a number of sites of high biodiversity importance.
- 11.2.3 The above is illustrated in the Cambridgeshire Green Infrastructure Strategy. It contains 'Green Infrastructure Themes' and highlights that investment in this strategic area offers significant opportunities for biodiversity, through enhancing, linking and protecting the nationally and internationally important nature conservation areas along the Ouse Valley, Ouse Washes, the Old West River and Grafham Water.
- 11.2.4 Figure 22 shows the Cambridgeshire Green Infrastructure Strategy Biodiversity Target Area 3.3 (Ouse and Paxton Pits) surrounding the village with a clear boundary at the eastern edge of Buckden with the theme's biodiversity targeted area extended up to Target Area 3.1 (Grafham Water). In addition, the Great Ouse Valley is also designated as a Green Infrastructure Priority Area in the Huntingdonshire District Council Local Plan to 2036.
- 11.2.5 The Buckden Neighbourhood Plan actively encourages the provision of additional benefits for biodiversity which contribute to future-proofing the natural environment at a landscape scale and contributing to mitigating climate change, while ensuring existing important sites, habitats and Priority Species are protected, maintained and enhanced.
- 11.2.6 This Plan actively *promotes the "conservation, restoration and enhancement of Priority Habitats, ecological networks and the protection and recovery of Priority Species"* as per 174 b) of the NPPF.

11.2.7 It also, as per Section 174 a), seeks to: “Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation”.

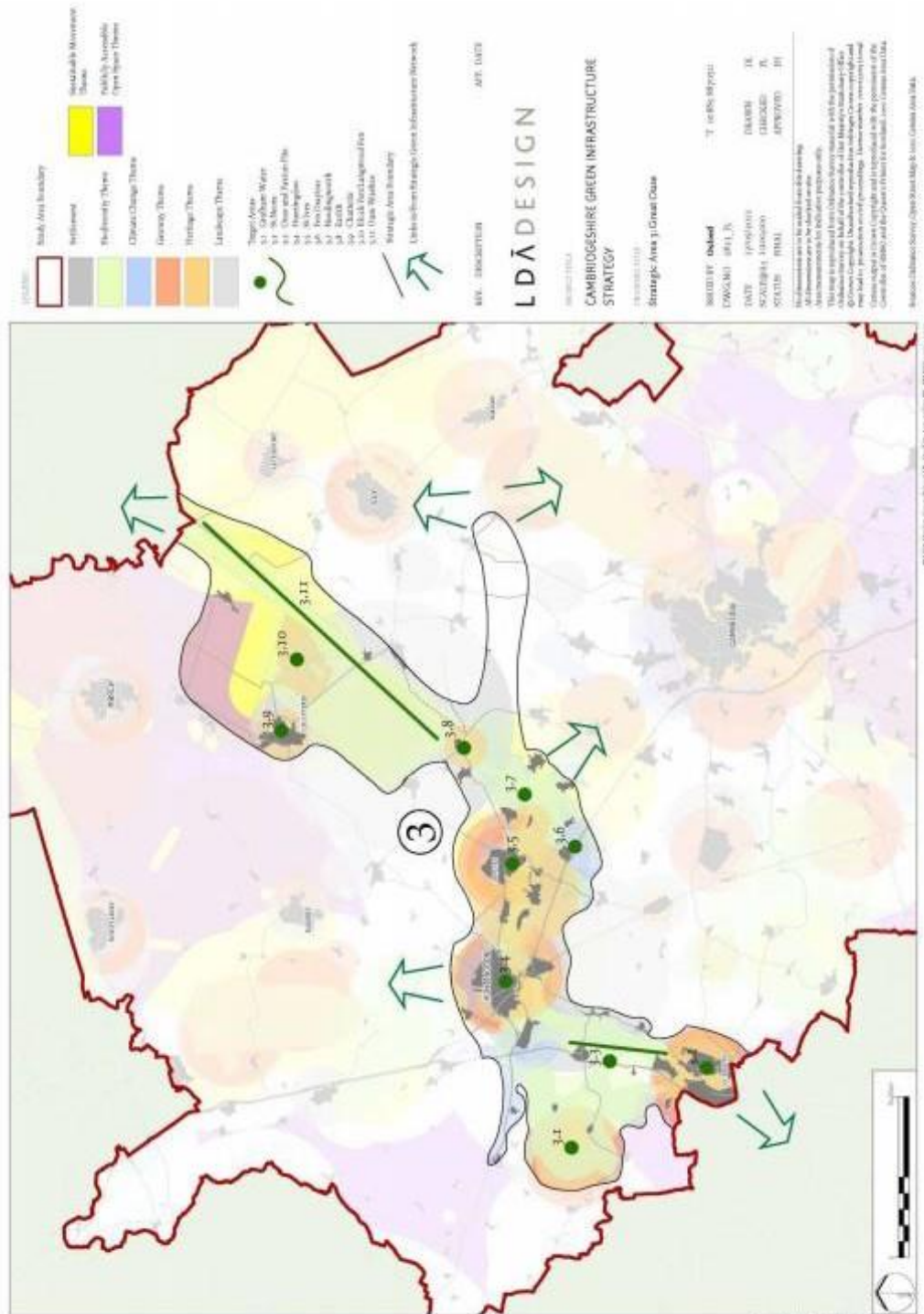


FIGURE 22 CCC STRATEGIC AREA 3: GREAT OUSE

- 11.2.8 This Neighbourhood Plan also supports the identification and pursuit of opportunities for securing significant measurable net gains for biodiversity, which do not come from the loss of, or damage to, existing sites of high biodiversity value in the Parish and the habitats and Priority Species already found there.
- 11.2.9 This severe loss of nature continues in the UK; evidenced by scientific research such as that detailed in the *State of Nature Report* and the Climate Emergency declared by UK Parliament and many local authorities, including Cambridgeshire County Council, in 2019. This was subsequently followed by Buckden Parish Council in January 2020. Buckden, through this Neighbourhood Plan, will play its part in addressing this through biodiversity enhancement and protection measures.

11.3 Biodiversity and Ecology Appraisal



FIGURE 23 SITES OF HIGH BIODIVERSITY VALUE IN BUCKDEN PARISH

- 11.3.1 In 2018, the BPC commissioned a Biodiversity and Ecology Appraisal²⁰ to review wildlife species and habitats from conservation professional and local naturalist Mark Ward who is a senior manager at Europe's largest conservation organisation, the RSPB. This was completed at the end of 2019 and has mapped local sites of high biodiversity value.
- 11.3.2 It is a key outcome of this Plan, that these sites remain undeveloped and maintained, but also continue to link with the wider environment and do not become encroached on, isolated or lost to development. The sites are mapped in the Wildlife Review evidence document with supporting information. Records from these sites can be found at CPERC and the sites continue to be monitored.
- 11.3.3 The Review has also identified the Priority Species (as referenced in in the NPPF 174 b) present within the Parish and these are all listed.

²⁰ Biodiversity and Ecology Appraisal attached as Evidence Document 22.

11.4 New developments in the Parish

11.4.1 Where development permitted within the HDC Local Plan is to come forward in the Parish, this plan seeks to protect, avoid negative impacts on and provide “buffers” and green corridors to the sites of high biodiversity value in the Parish and the Priority Species (as listed in Evidence Document 22, Wildlife Review) found there. Biodiversity Implementation and Management Plans accompanying development proposals should evidence how plans will:

- Protect and enhance existing networks and green corridors and connect habitats and corridors to ensure the free movement of invertebrates, birds, reptiles, amphibians, hedgehogs and other mammals;
- Preserve and enhance existing mature trees, hedgerows, scrub, native flora, wetland and other habitats on the site and adjacent to it;
- Provide log piles and deadwood, due to their extremely high value to invertebrates;
- Plant native trees and hedgerows of high biodiversity value, plus wetland habitats, grassland, verges, bee hotels and other wildlife habitats in such numbers and arrangement as to form a viable green corridor throughout the built environment;
- Street trees to be predominantly of high biodiversity value/native species and of a volume and density that enables them to act as a wildlife corridor, as per the NPPF, and mitigate climate change;
- Planting will incorporate native species of plants and shrubs of high biodiversity value, as well as trees, e.g. within formal frontages, beds and shared areas;
- Sow and allow wildflowers to grow on verges along roads and in formal open spaces, with suitable mowing regimes at a time that will avoid destroying them and the diversity of autumn toadstools;
- Ensure gardens contribute to biodiversity enhancement and link together using natural boundaries of hedgerows where possible instead of fences and where fences are to be used, gaps are provided in all fences and walls for Hedgehog movement;
- Positively helping Priority Bird Species that nest in buildings – Swift, House Sparrow and Starling - through inclusion and provision of artificial nests and nest space in all new house roofs and walls, plus bat boxes.

11.4.2 This Plan will enable and facilitate the above by requesting that Developers consult with Buckden Parish Council to ensure opportunities and threats to biodiversity and local sites and habitats are identified when working on sites approved within the HDC Local Plan and during the aftercare on these sites.

The aim is that new developments contribute genuine net gain and at no expense to existing sites of high biodiversity value, Priority Species and habitats.

All developments should also demonstrate a clear management plan to maintain and manage sites for biodiversity ongoing and seek to continue to enhance biodiversity opportunities and encourage residents to play their part.

11.4.3 The abundant wildlife and healthy natural environment in which it thrives, with ample opportunities for all to access it, including benefiting from nature’s significant and proven mental and physical health benefits, are a key part of Buckden’s landscape character, quality of life and sustainability.

11.4.4 There is a sense of pride in, and desire to safeguard, the exceptionally rich wildlife of the village which was clearly demonstrated by an overwhelming positive resident’s responses in the village questionnaire.

11.4.5 Encouraging residents to conserve, help and increase habitats for, and populations of, local wildlife, providing education and making it accessible to all are key outcomes of this Plan.

11.5 Biodiversity Policies

<p>Biodiversity 1 Protecting</p>	<p>Sites of biodiversity value and importance for Priority Species in Buckden Parish, as identified and mapped in the Neighbourhood Plan, will be safeguarded from development, with protection prioritised (as informed by the Wildlife Review evidence document).</p> <p>Development proposals that have a significant adverse impact on biodiversity will not be supported unless they retain and enhance the existing network of wildlife-rich habitats, ecological networks, wildlife corridors and stepping stones that connect them, especially where Priority species and the habitats they depend on are known to be present.</p>
<p>Biodiversity 2 Net Gains</p>	<p>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.</p> <p>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.</p>

12 Protecting Green Space

12.1.1 Aim: To preserve the “sense of place” and character of Buckden by ensuring that as many of its existing green spaces as possible are protected from development.

12.2 Context

12.2.1 Buckden’s open and green spaces are highly valued. The village has a sports field adjacent to the village hall whilst other green spaces have a less formal amenity value. Community consultation has identified a potential shortage of recreational facilities for young people. Green spaces within the village and around the perimeter also provide important views into and out of the village.

12.2.2 Buckden has significant green spaces around some of its streets, such as Greenway and School Lane. It has some large green spaces which are of great importance to the sense of place and the amenities of the village. It has a limited number of small green spaces, such as Copes Close, which enhance the ambience of their immediate locality. It is essential to the character of the village that these green spaces are protected from development.

12.3 Designating Local Green Spaces

12.3.1 Under the NPPF, Neighbourhood Plans can designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. Paragraph 100 of the NPPF states that Local Green Spaces should only be designated:

- *“where the green space is in reasonably proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;*
- *where the green area concerned is local in character and is not an extensive tract of land.”*

The Parish Council will, in any formal review of the Plan, identify and designate as Local Green Space such other unbuilt on areas within the built boundaries of the village as it considers appropriate. The Parish Council will actively support the provision of new public open space.

12.3.2 The Consultation Statement shows the consultation process adopted for Green Space. The Designated Green Spaces are shown on the map overleaf. They are listed, with reasons for their designation, in Green Spaces Policy 1 and shown on the plans in Appendix 2.

Buckden Neighbourhood Plan - Local Green Spaces



Date Created: 18/03/2020

Scale =1:6,000



FIGURE 24 LOCAL GREEN SPACES

12.4 Other Green Spaces

12.4.1 These are not defined within the NPPF but those listed in Appendix 3 are mostly small-scale public amenity, recreation and informal play spaces, many of them Public Open Spaces by virtue of conditions of Planning Permissions imposed when permission for housing developments were granted, that are within the built area of the village and are important to its character. They give the village a rural feel and an open and friendly ambience. They are spaces open to the public which are looked after by the Parish Council and private owners. Many of them also form wildlife habitats (being planted with trees) and corridors and are essential to the maintenance of the ecology of the village.

Green Space Policies

<p>Green Space 1 – Local Green Space</p>	<p>Proposals for development on Designated Local Green Spaces will not be supported save where such development is in accordance with Green Belt policy and will support and enhance the existing use of the land. The Designated Local Green Spaces are:</p> <ul style="list-style-type: none"> (A) The allotments. Special because they are the only area of public allotments in the village. They are fully utilized and a valuable source of food and healthy recreation for the residents of the village. They are close to existing dwellings and local in character. (B) The school playing field. Special because it is a large green space in a central part of the village. It is essential to the children in the school as they have no other accessible sports facility. It is a remnant of old farmland and contributes to the rural feel and sense of place of the village. (C) The cemetery. Special because it is an open space in a densely developed, central part of the village, and it is greatly valued by the relatives of those interred there. Those interred all have local connections. (D) The Playing Field. Special because this land was bought by means of public subscription as a memorial to those who fought in the Second World War for public recreation purposes. It should therefore be preserved from development. It is the only large sports facility in the village. It is surrounded on three sides by housing and is a local playing field in character.
<p>Green Space 2 – Other Important Green Spaces</p>	<p>Other Green Spaces listed in Appendix 3 are small scale public amenity, recreational and informal play spaces within the Parish that are important to the character of the village and development will not be supported in these areas unless the proposal preserves the openness of the open green space.</p>

13 The Great Ouse Valley

13.1.1 Aim: Buckden's rare natural environment of the Great Ouse Valley and its surroundings, be recognised and preserved for future generations.

13.1.2 In the Questionnaire when asked, "Are you in favour of the village supporting the designation of the Great Ouse Valley as an Area of Outstanding Natural Beauty?" - 95% of respondents were in favour of the designation.

Ref: Buckden Neighbourhood Plan Questionnaire, November 2018

13.2 Context²¹

13.2.1 The rural setting of the village and its position as a 'gateway' to the Great Ouse Valley are greatly valued by all who live in Buckden.



FIGURE 25 A TYPICAL SCENE OF BUCKDEN AND GREAT OUSE VALLEY

²¹The Great Ouse Valley - A proposed 'Area of Outstanding Natural Beauty' Ref: <http://www.cprecamb.org.uk/im>

13.2.2 The vision for Buckden is to augment its position as an access hub to a unique area of Huntingdonshire for the benefit of tourists and residents alike. The Great Ouse Valley is a valuable community resource for Buckden. People need green spaces and fresh air to thrive. The wonderful countryside of the Great Ouse Valley has protected landscapes and nature reserves, a recognised rich biodiversity, stunning historic buildings and an immense social history dating back at least to the Stone Age. The Great Ouse Valley, and the adjoining landscape and habitats, at Buckden is an extremely important site for biodiversity. It is a key section of an international migration flyway (see Evidence document 22, Wildlife Review), and a source of rich habitat and food for those migrant birds using it. It is home to several Priority Species among an especially rich aquatic species assemblage. The pits, river and meadows that are all accessible via the Ouse Valley Way provide opportunities for walks and enjoyment of wildlife for residents and visitors. The pits and waterways, including Buckden Pits County Wildlife Site are important for breeding, passage and wintering water birds and the HDC Local Plan to 2036 lists the Great Ouse Valley as a Priority Green Infrastructure Area.



FIGURE 26 BUCKDEN IS AN IMPORTANT GATEWAY TO THE GREAT OUSE VALLEY

The pits and waterways, including Buckden Pits County Wildlife Site are important for breeding, passage and wintering water birds and the HDC Local Plan to 2036 lists the Great Ouse Valley as a Priority Green Infrastructure Area.

13.2.3 This area links directly with Paxton Pits to the south and Brampton and Godmanchester to the north in a green corridor for all to enjoy and where a rich assemblage of wildlife thrives.

13.2.4 It's a landscape for life, and as such, it is vital that it is protected now, and for future generations. In 2013, an application was submitted to Natural England by a local interest group to designate an area of the Great Ouse Valley and Ouse Washes as an Area of Outstanding Beauty (AONB). This reflects its importance to Buckden, biodiversity, landscape character, people and the local economy.

13.2.5 This must be considered in future planning, sustainability, council and commercial decisions, so that inappropriate developments or decisions made that negatively impact the fragile ecosystem of the village and its surrounding areas are avoided. Diversification of agricultural, farming and other land based rural businesses to support the Great Ouse Valley is also important.

13.2.6 From the HDC Local Plan to 2036 Green Infrastructure Section: starting from Paragraph 4.26 and including Policy LP 3, A proposal within the Great Ouse Valley Landscape Character Area, defined in the Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document (2007) or the boundary of the Great Ouse Valley, will be supported where it contributes to the landscape, wildlife, cultural and historical value of the area and this Plan supports that.

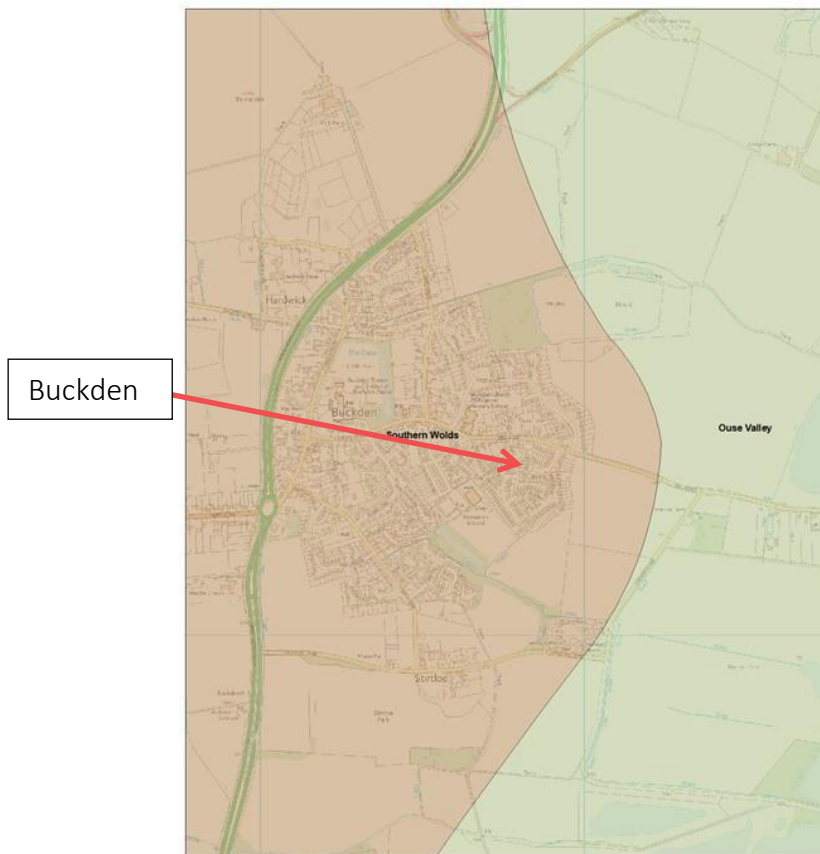


FIGURE 27 GREAT OUSE VALLEY LANDSCAPE CHARACTER AREA BOUNDARY REF:
HUNTINGDONSHIRE LANDSCAPE & TOWNSCAPE ASSESSMENT SUPPLEMENTARY PLANNING
DOCUMENT (2007)

13.2.7 Within the above vision and constraints, during the timeframe of this plan, the objective is to ensure that Buckden will be an even better place to live, work in and visit than it is now. The natural environment of the Great Ouse Valley will be conserved and enhanced by:

- Buckden protecting the Great Ouse Valley and surrounding countryside that falls within the parish from development
- Keeping any loss of agricultural land to a minimum
- Preventing flooding and activities that would increase the risk of flooding
- Protecting wetlands, meadows, trees and hedgerows and other key habitats within in and surrounding the Great Ouse Valley

13.2.8 Enhancing biodiversity by protecting and increasing habitats and wildlife corridors to and from the Great Ouse Valley and surrounding area to and from the village by:

- Conserving water resources and adjacent habitats
- Promoting sustainable rural tourism or leisure uses and visitor facilities appropriate to the character of a countryside location
- It is recommended that developments gain accreditation under the Building with Nature Toolkit in order to demonstrate how they comply with these policies? ²²

²² • Building with Nature Toolkit <https://www.buildingwithnature.org.uk/about>

13.3 Great Ouse Valley Policies

Great Ouse Valley 1 – Protection of Ouse Valley	Development proposals shall not take place in, or encroach into, the Great Ouse Valley as defined in Policy LP 3 of the Huntingdonshire Local Plan and surrounding land and habitats, to the east of the existing built area of the village. Exceptionally, development proposals to support Anglian Water’s infrastructure, footpath and cycle provision or conservation projects may be supported.
Great Ouse Valley 2 – Light Pollution	Any development in Buckden shall demonstrate a positive design strategy that limits the impact of light pollution from artificial light on the Great Ouse Valley
Great Ouse Valley 3 – Landscape Character and Views	Developments will be supported provided they do not impact the landscape character and unrestricted views to the village and from the village to the Great Ouse Valley designated areas, as described in Buckden’s Landscape Appraisal, Appendix 5 - Protected Views, Gateways, Transition Zones, Scenic Quality and Sense of Arrival and the Local Plan defined Green Infrastructure Priority Area, especially from Greenway, Hoo Close, Mill Road, Church Street and Stirtloe Lane.

14 Preserving the Rural Setting of the Village, Protecting and Enhancing Valued Landscapes

14.1 Aim: To preserve the rural setting of the village and to ensure that access to the countryside and important rural views and open areas are maintained.

14.1.1 *“96% of residents who took part in the Neighbourhood Plan Questionnaire agreed that Buckden’s cultural heritage and rare natural environment be recognised and preserved for future generations”*

14.2 Context

14.2.1 *National Planning Policy Framework Paragraph 170 (part A) of NPPF 2019 states “the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes”,*

14.2.2 Buckden wishes to maintain its cultural heritage and remain a village.

14.2.3 The village enjoys a unique sense of place derived from the landscape and built environment. Its position surrounded by Grafham Water to the west, the Great Ouse Valley to the east, combined with the village’s, pre-Domesday Book, history is unsurpassed.

14.2.4 In addition, new man-made lakes, resulting from the gravel extraction as part of the A14 works, will create a further, potentially enhanced, natural environment to the north of the village.

14.2.5 In summary, Buckden is surrounded by a living landscape of nature reserves and countryside, rich in diverse and varied wildlife habitats full of endangered and rare, species. This unique environment needs to be recognised and preserved for future generations.

14.2.6 For the purposes of the Neighbourhood Plan, Buckden Parish (excluding the village itself) has been divided into three Character Zones²³ derived from Buckden’s Landscape Appraisal, as described below:

²³ *Buckden Landscape Appraisal – Robin Taylor BA(Hons) DipLA, 1995)*

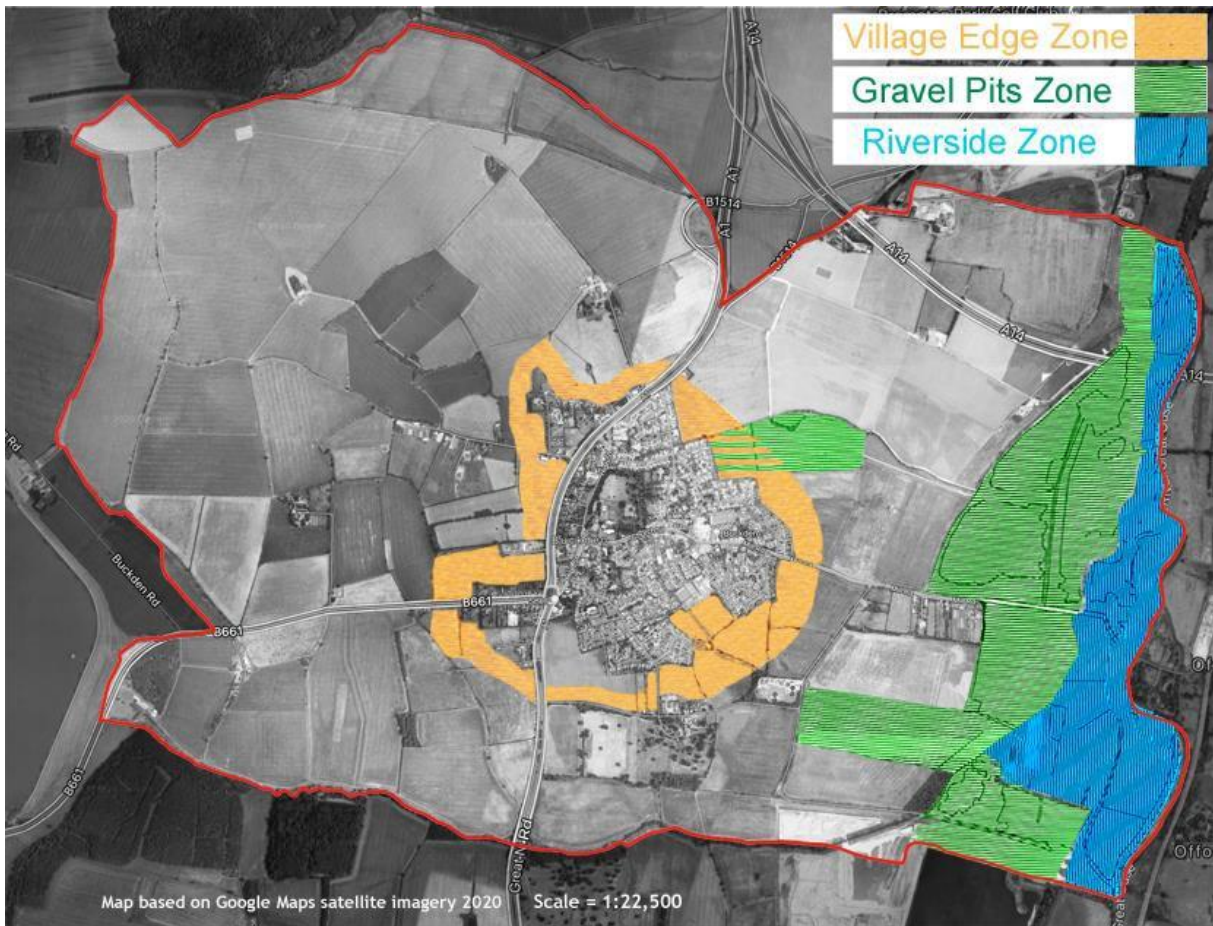


FIGURE 28 MAP SHOWING BUCKDEN'S LANDSCAPE CHARACTER ZONES

14.3 Village Edge Zone

14.3.1 The Village Zone is exceptionally, and unusually, rich in wildlife due to factors such as ample provision and wildlife-friendly maintenance of green space, trees and scrub, hedgerows and other habitats and good connectivity with the surrounding countryside. Considerate planning has created many good-sized private gardens and green spaces that contribute to village biodiversity and its movement.



FIGURE 29 LOOKING EAST INTO THE GREAT OUSE VALLEY FROM THE VILLAGE EDGE FROM THE EASTERN VILLAGE EDGE ZONE

14.3.2 Buckden should remain an island settlement; the eastern slopes and the low-lying landscapes which surround Buckden should remain open. Development should not cause the village to sprawl e.g. merge into surrounding settlements or migrate into the Great Ouse Valley and surrounding landscape. It is expected that new developments will not obscure the views of the spire of St Mary's Church from the Village Edge Zone.

14.3.3 The strategically important, predominantly undeveloped, gaps between Buckden and Stirtloe, the Offords, Southoe and Brampton, plus the Great Ouse Valley should be maintained. For example the preservation of the narrow strip of land to the east and west of Lucks Lane that provides a landscape gap between the village and the small hamlet of Stirtloe to the south is a gap of great consequence to both village and hamlet.

14.3.4 The village has many species of attractive mature trees and hedgerows, which provide vital habitat for wildlife and green corridors for it to move around. Examples of where green corridor habitats for wildlife have been particularly successfully married with residential developments, can be found on Greenway.

- Definitive, straight edges
- Housing areas that are inward-looking
- Repetition of building style and form
- Mixed boundary styles
- Wide views with little surprise

14.3.5 The Village Edge Zone area adjacent to the east side of the built environment including the high-value farmland, field margins, hedgerows and scrub adjacent to Greenway and Hoo Close is the home of many priority and threatened species - and for many, important populations of them (See Section 10).



FIGURE 30 VIEW FROM THE ANGLIAN WATER ROAD TO THE VILLAGE EDGE, FROM THE EAST, WITH ST MARY'S CHURCH IN THE BACKGROUND

14.3.6 It is a vital wildlife corridor for birds, badgers, bats and other mammals, amphibians, reptiles and insects such as dragonflies, moths and butterflies, forming strong ecological links to and with the Great Ouse Valley and the County Wildlife Sites of Settling Beds East of Silver Street and Buckden Pits.



FIGURE 31 IMPORTANT TRANSITION ZONE FROM THE VILLAGE EDGE TO THE GREAT OUSE VALLEY FROM THE EAST OF THE VILLAGE

14.4 Gravel Pits Zone

14.4.1 Buckden lies on and is surrounded by important mineral resources comprising of river sand and gravel deposits (terrace and sub-alluvial deposits). The deposits are represented by 2m to 5m of clean sand and gravel resting on a grey, chalky till. The sands are coarse to fine grained, have a low silt content and a high, but variable, gravel content of up to 70%.

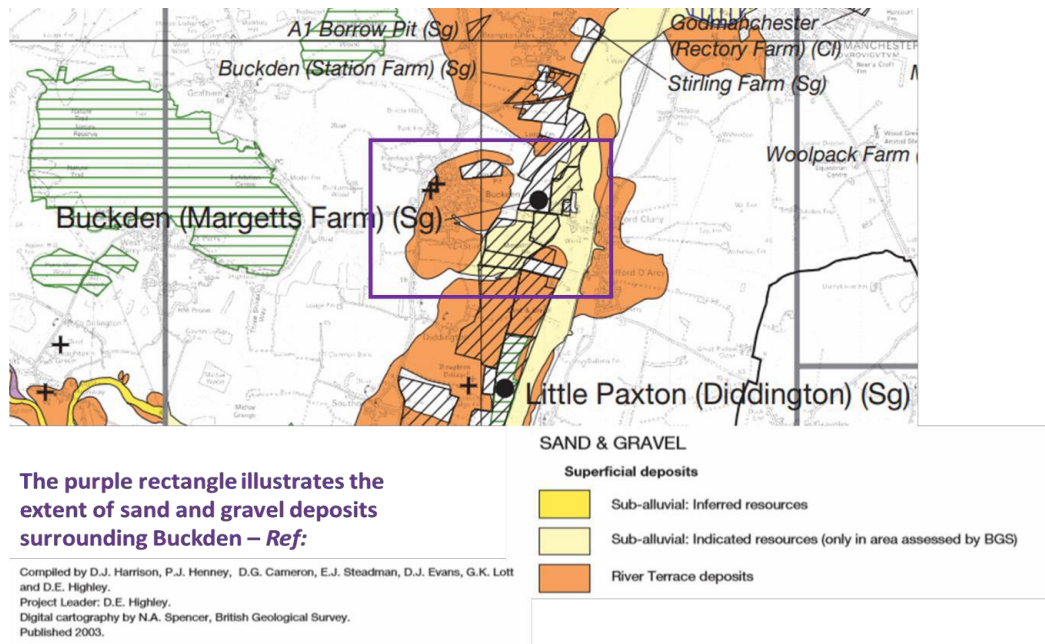


FIGURE 32 MINERAL RESOURCE MAP FOR BUCKDEN TAKEN FROM BRITISH GEOLOGICAL SURVEY 2003

- 14.4.2 The extraction of aggregates can provide valued assets during and after extraction. In conservation terms the UK would be poorer without such assets.
- 14.4.3 Many SSSIs, and some SPAs and SACs, have their origins in quarrying because the quarry, on restoration, has provided a range of habitats and ecological niches (ponds, reed beds, etc) either rare in the UK or lost to other development.
- 14.4.4 Even during working, quarries can provide valuable nesting sites for birds in sand faces and a range of habitats and associated flora and fauna on silt and clean water ponds. Bare mineral surfaces in quarries provide ideal conditions for rare colonising species that can only survive when not overwhelmed by more vigorous species that grow on more productive land and a continuity of such surfaces is desirable.
- 14.4.5 It is now recognised that restored mineral workings can make a major contribution to both biodiversity and geodiversity.



FIGURE 33 A VIEW OF ONE OF THE BUCKDEN PITS LAKES

14.4.6 It is noted, in this Neighbourhood Plan, that in many cases the extraction of gravel and subsequent restoration of mineral workings has enhanced the biodiversity of Buckden and its surrounding area.

14.4.7 2.63 Paragraph 9.3 of the Cambridgeshire Minerals & Waste Core Strategy Development Plan Document (2011) (“CMWCS11”) states:
“The purpose of MSAs is to make sure that mineral resources are adequately taken into account in all land use planning decisions. They do not automatically preclude other forms of development taking place, but flag up the presence of economic mineral so that it is considered and not unknowingly or needlessly sterilised”

14.4.8 This Plan recognises the significant value of the sand and gravel assets surrounding the village edge. It is highlighted that these assets lie primarily to the East of the village in the Great Ouse Valley. The extraction of gravel from the Ouse Valley has enhanced the biodiversity in the mid-term and has, to date, preserved the green corridor that is the Ouse Valley.

This Neighbourhood Plan serves to provide guidance based upon local knowledge and amenity – it strongly recommends that the finite resources of sand and Gravel MSAs are not sterilised.

Further development on land that contains such deposits would prevent their future extraction and therefore, should be discouraged so the mineral assets are preserved for future generations. Although such deposits may not be economic today the plan recognises that this may not be the case in the future.

The Gravel Pit Zone is made up of:

14.4.9 Working Pits

At the time of writing there are working pits in close proximity to the village of Diddington, which has a parish grouping arrangement with Buckden Parish.

They are characterised by:

- Everchanging scene of low sand and gravel mounds and, often water filled, excavations
- Vegetation at the periphery of sites only
- Long and wide views

14.4.10 Former Pits

Characterised by:

- Large water bodies. Definite edges
- Long and wide views
- Initially a visually immature landscape that blends into the natural environment with careful management of diversity and planting:
 - Buckden Pits is now a County Wildlife Site

- The quarry to the north-east of Greenway and Hoo Close (see Figure 15 in the Biodiversity Chapter) – is a site warranting closer study by naturalists. It is already known to host several rare and important species and habitats.
- Few specimen trees augmented with strong sapling growth as the former pits mature.

14.5 Riverside Zone

14.5.1 Characterized by:

- A mosaic of land uses, united by their topography and relationship to the river.
- The constant feature in the landscape is the River Great Ouse. Its meandering channel is approximately 10m wide, although it sometimes splits into smaller channels.
- Wetlands, flood meadows and unimproved grassland are of high ecological value.
- Willow and poplar trees flourish in the valley and increase its sense of identity and enclosure.
- Existing gravel workings, and former workings which have been flooded to create significant areas of open water.
- Many recreational activities, including the Ouse Valley Way, boating and fishing.



FIGURE 34 TYPICAL RIVERSIDE ZONE ALONG BUCKDEN'S GREAT OUSE VALLEY

Ref: Huntingdonshire Landscape and Townscape Assessment, June 2007

14.6 Specific Features Recommended for Preservation / Conservation

14.6.1 Features recommended for preservation in the 1995 Landscape Appraisal are principally still in place. The Hedgerow at Brampton Road is unfortunately no longer present due to its removal as part of the new A14 works. With reference to Buckden's Landscape Appraisal and associated location map the following features continue to be recommended for preservation and/or conservation:

1. The spinney in the 'valley' running east from the pond near the Village Hall.
2. Vegetation alongside Diddington Brook
3. Former Gravel Pits.
4. Hedgerow at Brampton Road – largely removed due to the A14 works, but is being reinstated where possible.
5. Former Railway – the Neighbourhood Plan would be highly supportive of the old railway route being conserved and opened up to cyclists and walkers as, primarily, a leisure route to Grafham Water.

6. Roadside hedge at Mill Road
7. Copse at Stirtloe
8. Fields behind Taylor's Lane

FIGURE 35 MILL ROAD HEDGEROW



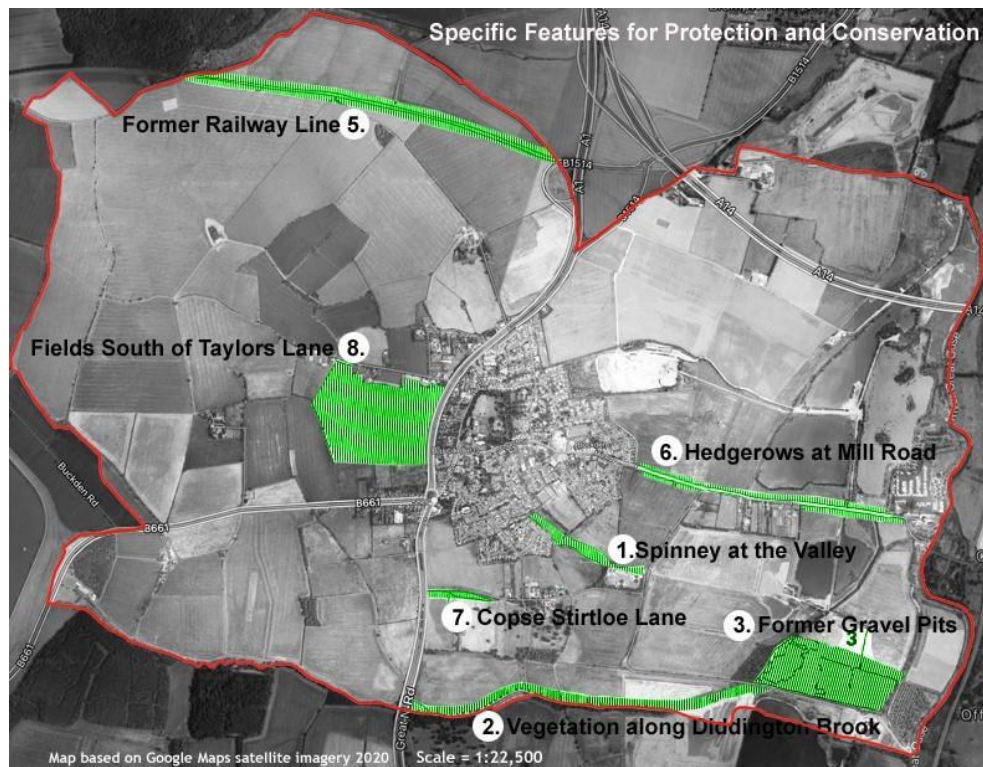


FIGURE 36 MAP OF SPECIFIC FEATURES RECOMMENDED FOR PRESERVATION/CONSERVATION REF: BUCKDEN LANDSCAPE APPRAISAL, TAYOR, 1995.

14.6.2 Appendix 5 contains the following map and associated pictures that illustrate the sense of arrival to Buckden and the scenic quality within the village and the surrounding countryside. Where possible valued views taken from the 1995 Landscape Appraisal have been updated and posted alongside the view in 2020 to illustrate that these views have been preserved. The aim of this Neighbourhood Plan is to continue to preserve these views and the sense of arrival to the village for future generations.

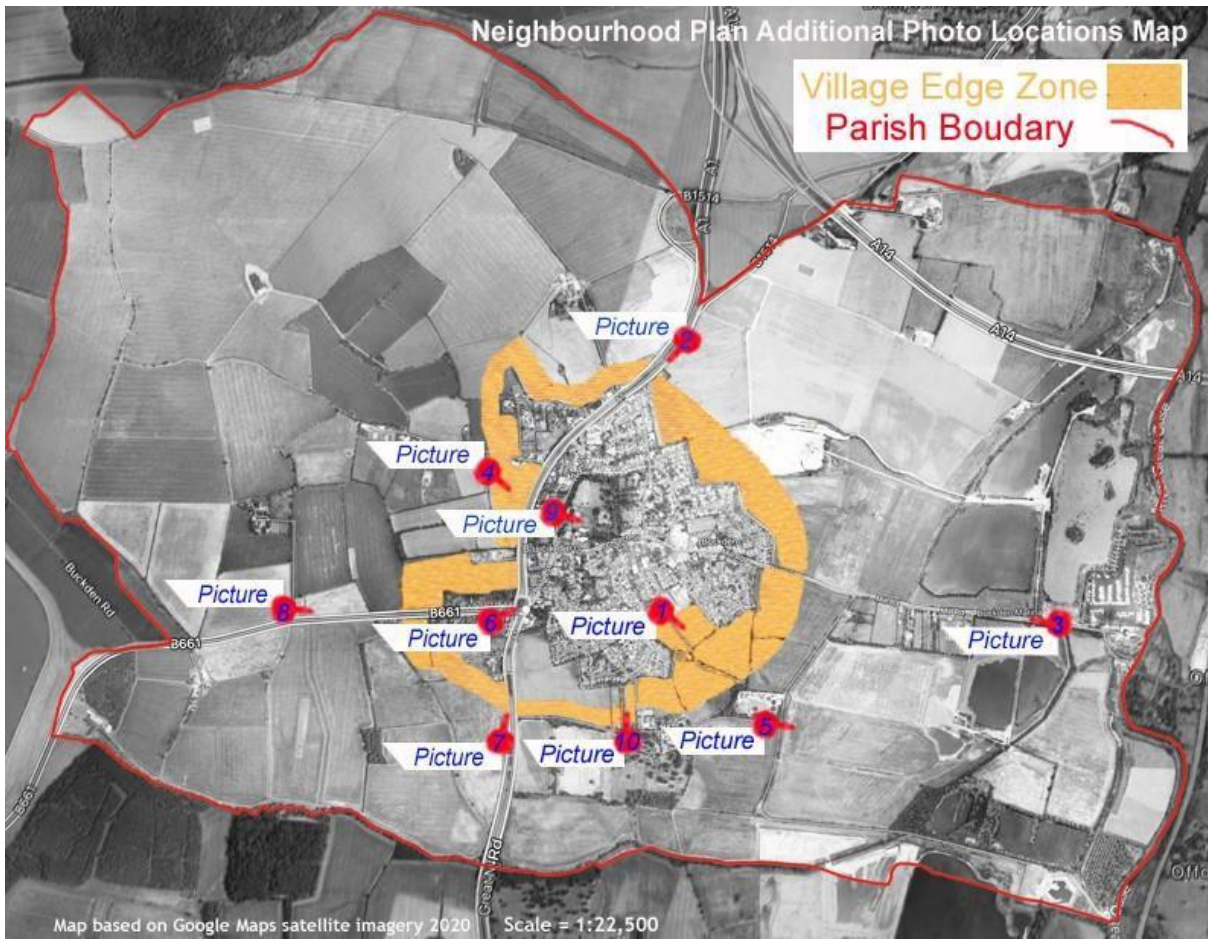


FIGURE 37 MAP SHOWING LOCATIONS OF PICTURES OF VALUED VIEWS PRIMARILY REFERENCING BUCKDEN'S 1995 LANDSCAPE APPRAISAL

14.7 Rural Setting and Landscape Policies

<p>Landscape 1</p>	<p>All development proposals shall be sensitive to the distinctive landscape setting and settlement character of the village, as described in the Buckden Landscape Appraisal and this Neighbourhood Plan. Specifically:</p> <ul style="list-style-type: none"> • Preservation and conservation of the features identified in Figure 36 and recommended for protection in Buckden's Landscape Appraisal. • Locations where the landscape extends into the village shall be protected from development where this would result in undermining a strong connection between settlement, countryside and, in particular, the Great Ouse Valley.
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	<ul style="list-style-type: none"> • The sense of arrival and distinctiveness at existing settlement gateways (Appendix 5) should remain intact or be strengthened in accordance with the recommendations in the Buckden Landscape Appraisal. • Developments should conserve landscape features such as mature trees, hedgerows, ponds, meadows, woodlands, areas rich in wildflowers and water courses as described in the Buckden Landscape Appraisal and illustrated in Appendix 5. • Development proposals should respect and do not adversely impact upon the key views from the edge of Buckden village out into the countryside and the views from the countryside into the Buckden village (Appendix 5).
Landscape 2	<p>Where potential development impacts on Buckden’s distinctive landscape and settlement character, applicants will be expected to demonstrate accordance with these principles through the provision of an assessment of landscape and visual impacts (proportionate to the scheme proposed) and drawing, in this process, on guidance and recommendations in the Buckden Landscape Appraisal. It is expected that the proposals should include:</p> <ul style="list-style-type: none"> • existing and proposed hard and soft landscaping including for sustainable drainage • a survey of all existing trees and hedgerows on and adjacent to the proposed development site • an outline of the measures to be taken to protect existing trees and hedgerows during construction and after development • consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 15 years • details, where appropriate, of how those areas to be retained for open space and/or woodland will be managed in the future and how such management will be funded.

15 Monitoring

15.1.1 A Neighbourhood Plan Monitoring Group is part of the Parish Council meeting structure to scrutinise and monitor conformance with the policies within the plan. This group will also have responsibility for overseeing the implementation of the Community Action Plan. Terms of reference for the group are as follows:

15.2 Purpose

15.2.1 The purpose of the Monitoring Group is two-fold:

- to ensure that the actions contained in the Community Action Plan are being delivered by the Parish Council, working alongside a variety of partners.
- to review the application of the policies within the Neighbourhood Plan, in particular by the Planning Authority in their determination of planning applications.

15.3 Responsibilities

- To monitor progress on compliance with Neighbourhood Plan Policies by developers, Local Planning Authority, Highways England and Cambridgeshire County Council.
- To monitor the application of the Neighbourhood Plan Policies by Buckden Parish Council and Huntingdon District Council in relation to planning applications.
- To monitor progress of actions with the Community Action plan by Parish Advisory Groups and partners
- To produce a detailed annual report for each Annual Parish Meeting.
- To recommend any additions, amendments or updates to Policies or Action Points for consideration in any future review of the Neighbourhood Plan.
- To monitor the overall effectiveness of the Plan in the previous 12 months and the likely implications and impact of the Plan for the forthcoming year.

15.4 Monitoring Criteria

15.4.1 Monitoring Criteria will include:

- The degree to which planning applications comply with Neighbourhood Plan policies
- The ongoing capacity and performance of local services
- The levels of traffic congestion in the village
- The levels of pollution in the village, particularly at the school and roads leading to the roundabout.
- The safety of roads
- The increase in miles of footpaths and cycle ways
- The degree to which wildlife has been protected

- Increase/decrease in biodiversity
- The capacity of both school and GP services

Specific policies may also be reviewed.

15.5 Membership

15.5.1 The Delivery and Monitoring Group will consist of:

- the Chair of the Parish Council,
- the Chair of the Parish Council Large Scale Planning Committee,
- the Chair of the Financial Advisory Group, the Parish Clerk and
- three co-opted members of the public.

15.6 Meetings

15.6.1 The Monitoring Group will meet quarterly. Minutes of the meetings will be posted on the BPC website.

15.6.2 Review of Neighbourhood Plan

15.6.3 The NP will be reviewed every five years to ensure that the plan is up to date and continues to work well against a changing national and local planning policy context.

16 Appendix 1 - List of Evidence

16.1.1 The documents listed in this appendix comprise the evidence used throughout the Neighbourhood Plan to support the conclusions reached. Due to the number and size of the documents they are not included physically here.

- Doc 1 Pell Frischmann Land at Buckden - Transport Assessment - Final Report 101321, November 2018 (C)
- Doc 2 Buckden Design Guidelines written by AECOM May 2019 (A)
- Doc 3- Buckden Housing Needs Assessment. Produced by AECOM June 2019 (A)
- Doc 4 Demographic and Socio-Economic Review Produced by ACRE Feb 2019 (C)
- Doc 5 Output from Scoping the Plan Workshop. Produced by ACRE. Feb 2019 (C)
- Doc 6 Local Cycling and Walking Infrastructure Plan Sept 2019 (A)
- Doc 7- Neighbourhood Planning Residents Questionnaire (A)
- Doc 8 Building for Life 12 initiative.
www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf
- Doc 9 Lifetime Homes Standards Design Criteria
www.housingnet.co.uk/pdf/Habinteg-accessible-housing-policy.
- Doc 10: Healthy Streets <https://healthystreets.com/home/about/>
- Doc 11: Natural England Green Space Standards
www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx
- Doc 12: Building with Nature Toolkit
<https://www.buildingwithnature.org.uk/about>
- Doc 13: Buckden Landscape Appraisal – Robin Taylor BA(Hons) DipLA, 1995 (C)
- Doc 14: Buckden Neighbourhood Plan: The Planning Policy Context. Produced by ACRE August 2019 (C)
- Doc 15 Buckden Rights of Way Paths/ Buckden footpath leaflet (A)
- Doc 16 Cambridgeshire County Council Emerging Education Requirements February 2020
- Doc 17 Buckden Conservation Area Character Statement 1995
- Doc 18 Letter from Managing Partner of Buckden GP service
- Doc 19 Archaeological Notes for Buckden Parish Council Neighbourhood Plan (Barry Jobling 2020)
- Doc 20 Mark Ward CV
- Doc 21 Housing our Ageing Populations Panel for Innovation (HAPPI)
- Doc 22 Buckden Biodiversity and Ecology Appraisal

- Doc 23 Rights of Way Circular (1/09) - Guidance for Local Authorities, Version 2, October 2009
- Doc 24 Huntingdonshire District Council Design Guide – 2017
- Doc 25 National Planning Policy Framework - Ministry of Housing, Communities and Local Government, February 2019
- Doc 26 National Standards for Sustainable Drainage Systems: Designing, constructing, operating and maintaining drainage for surface runoff - DEFRA, December 2011
- Doc 27 Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document (2007)
- Cambridgeshire Green Infrastructure Strategy (2011)

17 Appendix 2 - Designated Local Green Spaces

(A) The allotments. Special because they are the only area of public allotments in the village. They are fully utilized and a valuable source of food and healthy recreation for the residents of the village.

(B) The school playing field. Special because it is a large green space in a central part of the village. It is essential to the children in the school as they have no other accessible sports facility. It is a remnant of old farmland and contributes to the rural feel and sense of place of the village.

(C) The cemetery. Special because it is an open space in a densely developed part of the village, and it is greatly valued by the relatives of those interred there.

(D) The Playing Field. Special because this land was bought by means of public subscription as a memorial to those who fought in the Second World War and therefore should be preserved from development. It is the only large sports facility in the village.

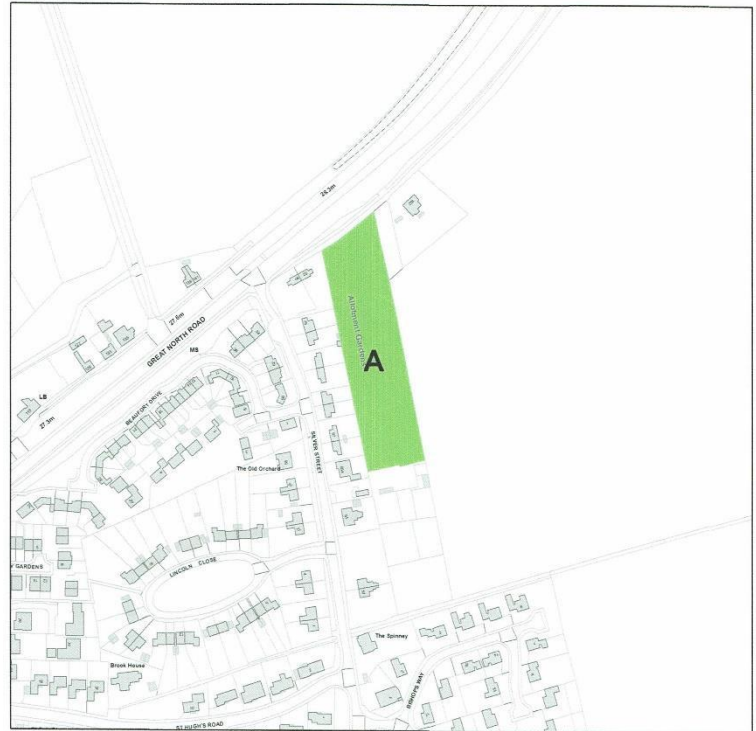


FIGURE 38 ALLOTMENT GARDENS AREA



FIGURE 39 PRIMARY SCHOOL AREA



FIGURE 40 CEMETERY AREA

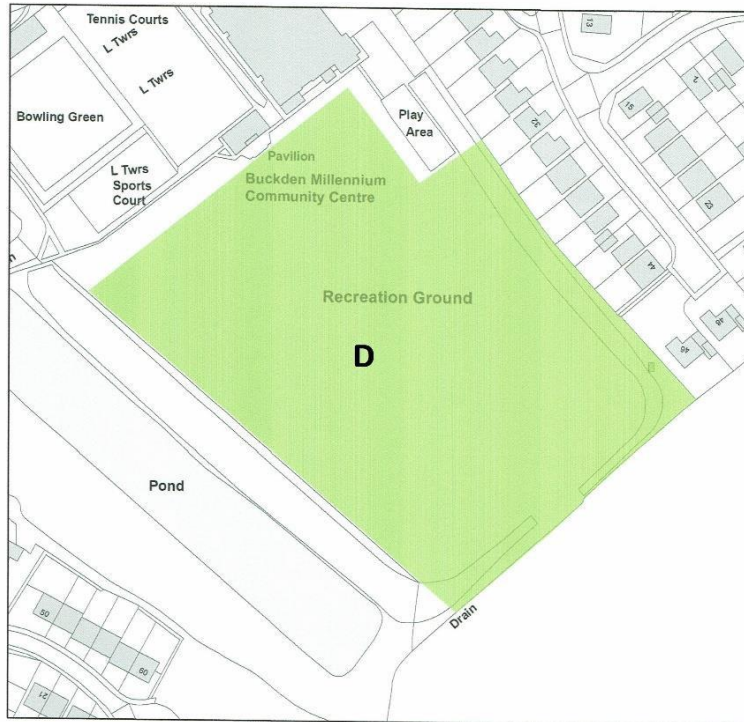


FIGURE 41 RECREATION GROUND AREA

Buckden Neighbourhood Plan - Other Green Spaces



FIGURE 42 OTHER GREEN SPACES

- 1 and 2. Land at Beaufort Drive providing open amenity and play space in a densely developed location
3. Land At the centre of Lincoln Close being a key design feature of this former council estate.
4. and 5. Land fronting the north end of High Street which is essential to the open feel of the locality
6. Land fronting High Street providing a key wildlife corridor and buffer zone.
7. Land at the corner of Church Street and Manor Gardens, giving an open feel to the access into Manor Gardens.
- 8, 9, 10 and 11. Areas within Manor Gardens estate contributing to the character of the estate and the rural feel of the village.
12. Land at Glebe Way contributing to the open feel of the development there.
13. Land at Lucks Lane enhancing the rural feel of the village.
14. Land between Springfield Close and The Osiers forming a valuable informal play area.
15. Land fronting bungalows at Cranfield Way, giving an open feel to the entrance to the estate and enhancing the ambience of the bungalows for the benefit of their residents.
- 16 to 25 (inclusive). Small areas of land within the Park Road and Vineyard Way estate being informal play areas, and public amenity enhancing the semi-rural feel of these developments.
- 26 and 27. Land at Copes Close and Hunts End, containing a wildlife pond and being an essential mitigation of the less attractive features of the shops fronting the village green.
28. The village green of historical importance and contributing to the rural feel of the village.
29. Land at the entry to the main part of the village from the Offords providing an open welcoming feel to the village.
- 30 to 42 (inclusive). Areas of open amenity, informal play and recreation within the Greenway/School Lane developments, allocated as public amenity spaces under planning consents for neighbouring properties and contributing significantly to the open and generous ambience of the area.
43. A large amenity area, planted with trees and contributing to the rural feel of the village.
44. A continuation of area 43 and having a similar purpose.

19 [Appendix 4: Listed Buildings in Buckden](#)

1 and 3, Lucks Lane	Coach House and Stables to Stirtloe House
1-8 Almshouses	Coach House to Number 2
15, 17 and 19, Taylors Lane	Curtain Wall to Buckden Palace
16, Lucks Lane	Field House
18 and 20, Mill Road	Forge to South of the George Hotel
2, Lucks Lane	Gate Piers to Stirtloe House
4, Silver Street	Gates, Gate Piers and Wall to Number 2
40, Church Street	Headstone, South of Porch at St Mary's Parish Church
41, 43 and 45, High Street	Horseshoes
45, Church Street	Ivy House
47, High Street	Jessamine House
5 and 7, Lucks Lane	K6 Telephone Kiosk
5, 7 and 9, Church Street	Low Farm
50, Silver Street	Lucks Cottage
51, High Street	Outer Gateway and Boundary Wall
52, Silver Street	Parish Church of St Mary
53, High Street	Spread Eagle (Former Public House – now housing)
61 and 63, High Street	St Mary's Cottage
61, Church Street	Stirtloe House
65 and 67, High Street	Sycamore House
75, High Street	Table Tomb, South of Porch at St Mary's Parish Church
8, Lucks Lane	The George Hotel
93, High Street	The Great Tower
Barn to North West of Number 51	The Inner Gatehouse
Boundary Wall to North of Stirtloe House	The Lion Hotel
Bridge House	* The Manor House three Willows
Buckden House	The Mews
Churchyard Boundary Wall to West of St Mary's Parish Church	

The Old Vicarage

The Towers

The Vine

Valency House

Vernon House

White House

York House

20 Appendix 5: Landscape – Protected Views, Gateways, Transition Zones, Scenic Quality and Sense of Arrival

The rural landscape that surrounds Buckden is in good condition and has many facets. Buckden is a gateway to the Great Ouse Valley, a potential AONB. Its countryside has scenic quality along with wildness and tranquillity. There are both natural and cultural heritage features, some of which date back to pre-Saxon times, that are highly valued and need to be preserved.

The map and pictures below illustrate the sense of arrival to Buckden and the scenic quality within the village and the surrounding countryside. Where possible valued views taken from the 1995 Landscape Appraisal have been updated and posted alongside the view in 2020 to illustrate that these views have been preserved for many years. The aim of this Neighbourhood Plan is to continue to preserve these valued views and the sense of arrival to the village for future generations.

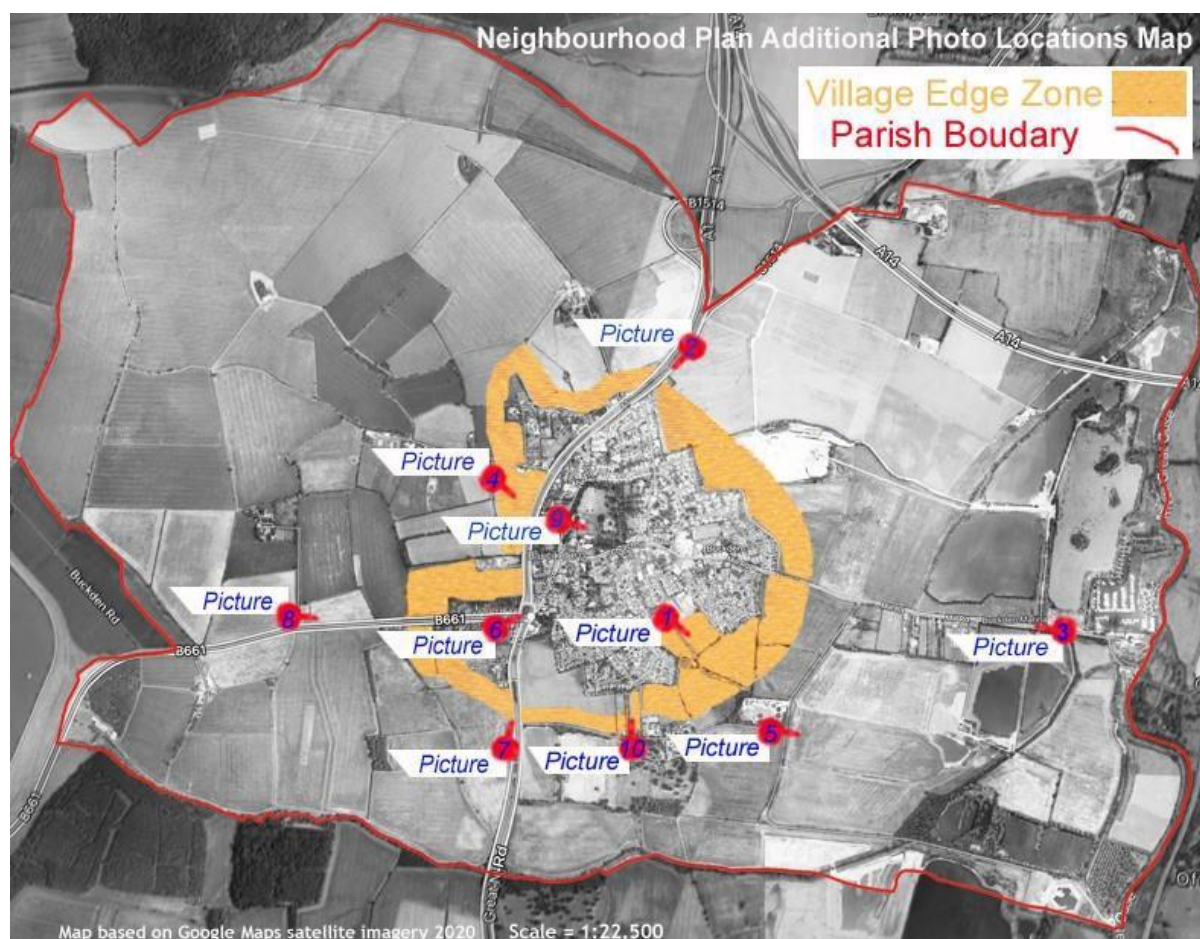


FIGURE 43 MAP SHOWING LOCATIONS OF PICTURES OF VALUED VIEWS PRIMARILY REFERENCING BUCKDEN'S 1995 LANDSCAPE APPRAISAL



FIGURE 44 PICTURE 1 - THE REAR OF THE PROPERTIES ON VINEYARD WAY AND VIEW OF THE VILLAGE HALL PLAYING FIELD

Picture 1 illustrates the growth and enhancement of the visual amenity since the original photo was taken in 1995. Trees have matured and have been planted to improve both views and biodiversity.

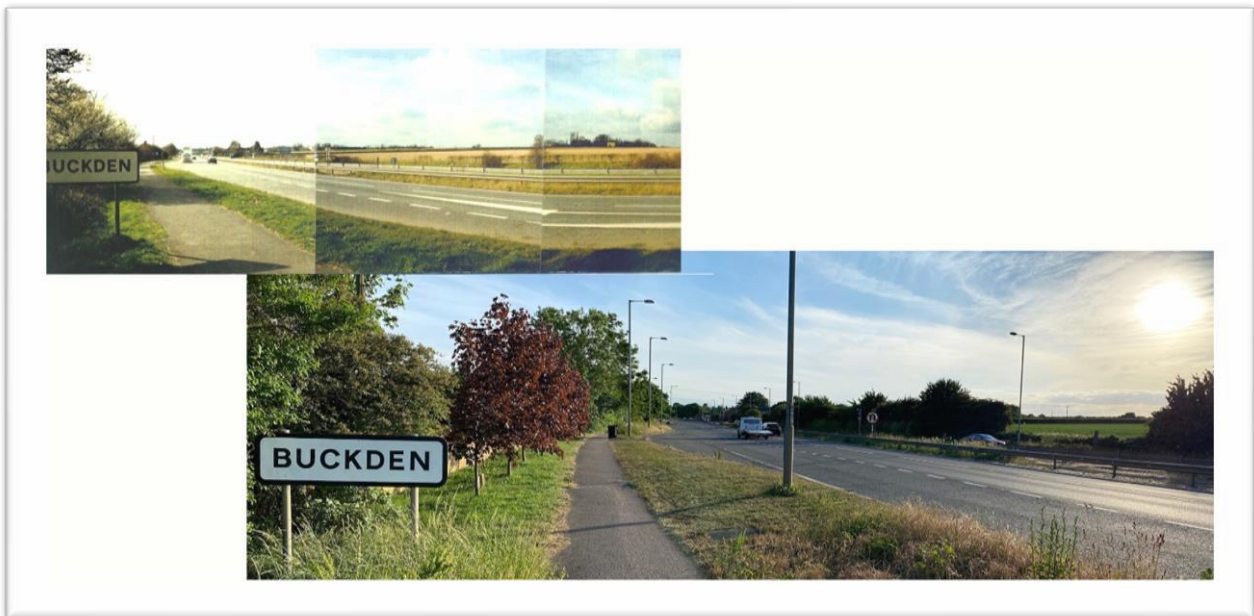


FIGURE 45 PICTURE 2 - A1 LOOKING SOUTH TOWARDS HARDWICK LANE AND PARK FARM

Picture 2 shows the sense of arrival from the north into Buckden via the A1. Hedgerows have been enhanced and trees planted since 1995. It also illustrates how careful planting can mitigate the impact of the A1. Open views to the west continue to be preserved.

Picture 3 highlights the preservation of the roadside hedges along Mill Road as Buckden is approached from the Great Ouse Valley from the east. The hedgerows serve to control the wide views from either side and focus the view up to the village.



FIGURE 46 PICTURE 3 - ROADSIDE HEDGE AT MILL ROAD LOOKING WEST TOWARDS BUCKDEN VILLAGE

Picture 4 illustrates the sense of arrival for the Village Edge Zone from the west with the spire of St Mary's Church on the skyline to the left of the photograph. It is expected that the current views of the spire from the edge of the village be preserved. . The iconic view of the spire provides residents with a sense of connection with the centre of the village and associated community from the outskirts of the village. If the village were to develop beyond this visual limit, due to unfettered or excess development, it is likely that Buckden's centuries old cultural existence as a village will be lost to the detriment of future generations.



FIGURE 47 PICTURE 4 - VIEW FROM THE FIELDS SOUTH OF TAYLORS LANE



FIGURE 48 PICTURE 5 JUNCTION OF LEADENS LANE WITH STIRTLOE LANE

Picture 5 illustrates legacy of sand and gravel extraction primarily to the east of the village. The sterile environment of working sand and gravel extraction in 1995 has been restored and

has now become visually mature. Lakes are now surrounded by lush vegetation, hedgerow and a high degree of biodiversity from the harshness of the previous landscape.

Picture 6 shows the dominant feature of the Buckden Roundabout. Again, the spire of St Mary's Church, seen in the background on this entrance to the village from Perry Road can also be seen from the A1 coming north, gives the visitor a strong sense of arrival to the village. The views of St Mary's Church and Buckden Towers are the only valued views in this scene.

The increasing maturity of the trees and shrubs disrupts the visual impact of the A1 somewhat, but the majority of villagers surveyed would like an A1 bypass of the village to remove traffic, air and noise pollution from the village.



FIGURE 49 PICTURE 6 - BUCKDEN ROUNDABOUT

Picture 7 again highlights the sense of arrival from the south with clear views, across open countryside, to St Mary's Church and Buckden Towers. The sight of the spire of St Mary's Church, from the village edge zone, is a view that should be preserved from development encroachment



FIGURE 50 PICTURE 7 - ARRIVAL TO BUCKDEN FROM THE A1 SOUTH SHOWING THE VIEW OF BUCKDEN TOWERS AND ST MARY'S CHURCH



FIGURE 51 PICTURE 8 - VIEW OF ST MARY'S CHURCH SPIRE FROM PERRY ROAD

Picture 8 again illustrates the sense of arrival to the village with views of St Mary's Church Spire as the village is approached from the west via Perry Road. Note that the small copses are valuable landscape features because they, 'punctuate', the landscape of the roads.



FIGURE 52 PICTURE 9 - BUCKDEN TOWERS AND ST MARY'S CHURCH

Picture 9 showing Buckden Towers and St Mary's Church is the culmination of the sense of arrival to the village. Buckden Towers has been the historical centre of the village since the 12th century. It is a focal point for residents of the village. The views of the Towers and Church are very evocative and foster a strong sense of both community and belonging to villagers who wish Buckden to remain a village.



FIGURE 53 PICTURE 10 - STIRTLOE LANE PUBLIC FOOTPATH LEADING TO CRANFIELD CLOSE
Picture 10 illustrates the small separation between the hamlet of Stirtloe and Buckden. The houses on the skyline of the picture show the perimeter housing of Buckden when viewed from the footpath from Stirtloe. It is expected that this separation be preserved from development to conserve the physical separation and social identity of both village and hamlet.

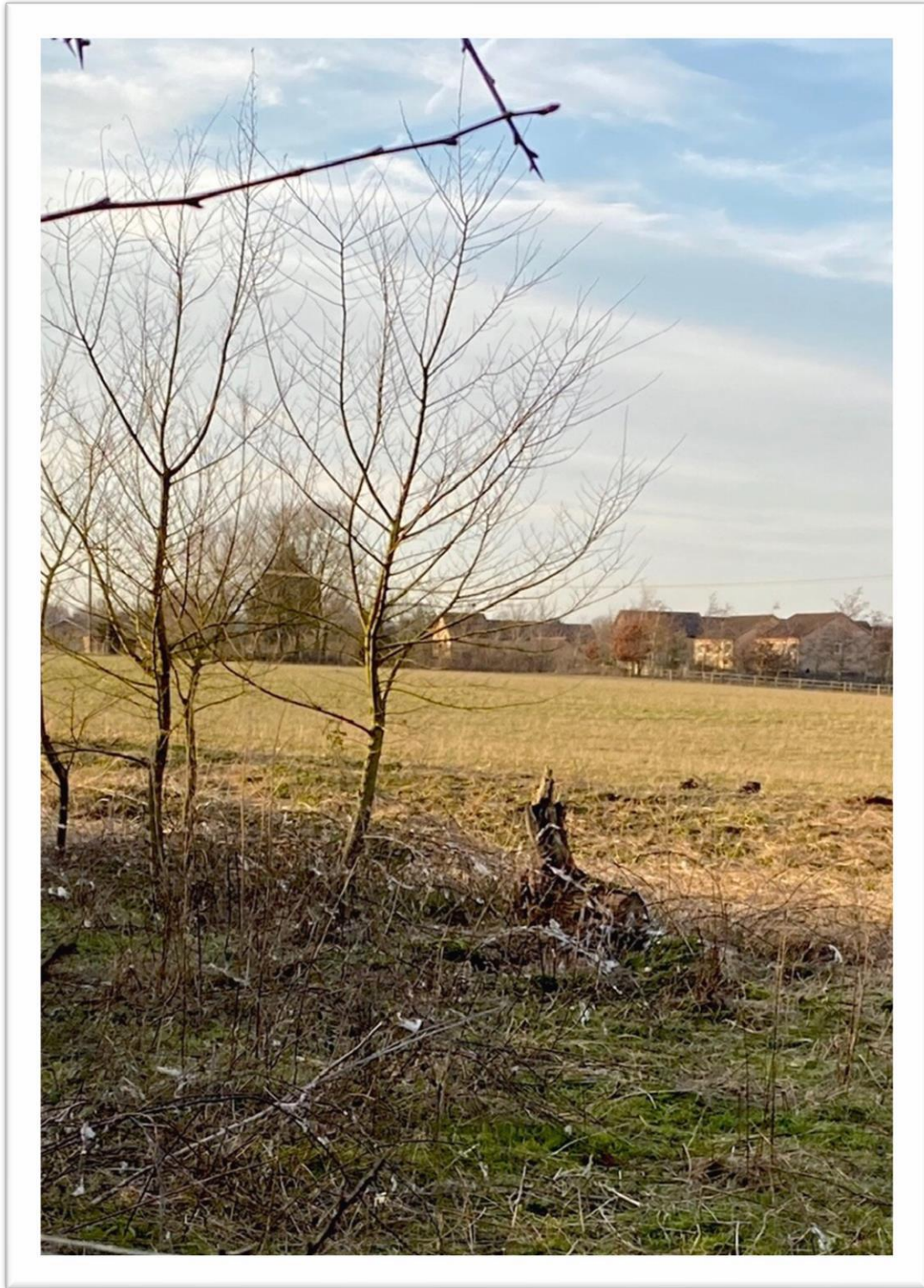


FIGURE 54 PICTURE 11 BUCKDEN FROM THE STIRTLOE END OF LUCKS LANE

Picture 11 shows the view across open land From Stirtloe Lane looking west at the southern edge of the village. New Bloor Homes development distance left and distance right Cranfield Close. It again illustrates the expectation of separation between Buckden and the hamlet of Stirtloe.

21 Appendix 6: Potential Projects for CIL Funding

- At the time of preparing this plan the total amount of CIL funding available to Buckden Parish Council is very unclear due to the uncertainty about the Silver Street development and the timing of approval of the Buckden Neighbourhood Plan. Therefore, a list of possible projects is set out below with an indication of the potential cost. These can be further prioritized when the amount of CIL funding is known.
- In accordance with Government guidelines the Parish council will seek to agree infrastructure spending priorities with HDC but is not obliged to spend CIL money in accordance with HDC's priorities.
- The Parish council will spend CIL money on infrastructure and other facilities needed to deliver the Neighbourhood Plan and to support development within the Neighbourhood Area.
- Set out below are the infrastructure and facilities that, at this point in time, the Parish Council considers should be given priority in funding from CIL money.
- A complete list of all the projects proposed for the village is listed in the CAP, including those where CIL funding is not sought and other funding sources are required.
- The order of projects within the table below does not imply priority.

Project	Lead	BPC Priority	Estimated Cost	Potential Funding Source
Increased play provision for 5-12-year olds	VHT	H	M	CIL
An outdoor facility for 12-18-year olds	VHT	H	M/H	CIL
Create nature and fitness trail in the valley tying in with the schools' curriculum and local health & well-being initiatives	VHT	M	M/H	CIL
Improve drainage of football and cricket pitches to improve availability and capacity	VHT	H	M	CIL
Replace existing tarmac paths around the recreation ground	VHT	H	M	CIL
To put in place comprehensive digital mapping of the village to assist in all aspects of PC work	BPC	H	L	CIL/Precept
Improve safety of the cycle path from Buckden to Hinchingsbrooke School	BPC	H	M/H	CIL in consultation with Brampton
A new walking and cycling route through Paxton Pits, towards Little Paxton and St Neots. This includes a link via Diddington and the planned	BPC	M	H	CIL but crosses Parish boundaries

Project	Lead	BPC Priority	Estimated Cost	Potential Funding Source
Paxton Pits circular cycle route. (SN2a)				
An improved walking and cycling path from Buckden to the Offord's. (SN3)	BPC	M	M	CIL in consultation with Offord
A new leisure route linking Buckden and Brampton with Grafham Village and the reservoir via Brampton Road or Church Commission land. (SN4a and SN4b)	BPC	M	H	CIL but crosses Parish boundaries
Accessibility and road danger reduction measures throughout Buckden. These are aimed principally at making the village more accessible for pedestrians, cyclists and those with restricted mobility.	BPC	H	H	CIL
Support the provision of Alternative Natural Green Spaces <ul style="list-style-type: none"> • Further opportunities to improve the allotments as a facility for the community will be sought and encouraged • New wood for Buckden, increase tree canopy cover, provide trees where it is within our powers to do so 	BPC	M	L	CIL
Fund the 5 metre extension of the cycle route that goes under the A1 from the bridge to Mere Lane	BPC	M	M	CIL
Produce and updated landscape appraisal and HNA.	BPC	M	L	CIL

NB. VHT refers to the Village Hall Trust

Key

High Cost: £250k plus

Medium Cost: £50 - £250k

Low Cost Less than: £50k