

Public Examination of HDC Draft Local Plan page 265 BU 1

1. This proposal as grown like Topsy. Some years ago it was for 12 houses, which sounded reasonable. It is now proposed to build approximately 270 houses, which the land owner, The Church Commissioners have inflated to 380. Although at a recent public meeting in the village it reduced this to 340, which is still 26% higher than the draft plan suggests.
2. The Draft Plan states that *A successful develop will require:*
 - a. *Provision of suitable access and satisfactory resolution of the additional impacts on local roads and the A1.*
 - b. *Provision of a sustainable transport network for pedestrians, cyclists and vehicles, which facilitates integration with the village.*

The development guidance then emphasises this by stating in 13.4 That a proportional transport assessment will be required to demonstrate that safe, appropriate accesses can be provided from the road network and that adverse off-site transport impacts on the A1 and local roads can be adequately mitigated. The design of any development should provide a sustainable transport network for vehicles, cyclists and pedestrians which will facilitate integration with Buckden village.

3. BUCKDEN PARISH COUNCIL SUPPORTED BY LOCAL RESIDENTS MAINTAINS THAT IT WOULD BE IMPOSSIBLE TO DEVELOP THIS SITE AND KEEP WITHIN THE CONSTRAINTS LAID DOWN IN THE DRAFT LOCAL PLAN.

OFFER THE EXAMINER A MAP

- 4. From your visit to the village you will have seen that it can be considered rather like an island. It is bounded on the west by the A1, on the east by the main line railway and now on the north by the new A14.**
- 5. It has only one route to and from the east and that is via the level crossing on the main line railway. The route to The Offords has extra traffic because it is signposted off the A1 as the route to The Offords. All traffic from the proposed site travelling east will have to drive through the village via a quiet residential street.**
- 6. From the west, north and south it has 4 entrances, one of which is Silver Street. It has 3 exits to the south and only one to the north and west and two of these have to use the already overcapacity roundabout.**
- 7. At a conservative estimate the proposed site if only 300 houses are built will increase the traffic by some 500 cars and this does not include the added delivery vehicles, refuse carts and emergency vehicles. Of course during the construction phase this will be increased by the lorries and equipment for the site.**
- 8. The proposed access to and from the site will be onto Silver Street, onto what is essentially a narrow and at times one way street and it is proposed to put this adjacent to the existing traffic calming road narrowing scheme. This was put there because of the volume and speed of vehicles already using the road.**
- 9. All traffic from the site will then have three options.**
 - It can turn right onto St Hugh's Road, a quiet residential road thence to the High Street.**
 - It can turn left down Greenway another relatively quiet residential road thence to join Mill Road.**

- **It can drive straight on down Silver Street, which is at best narrow and even narrower when cars are parked to join Church Street.**
- 10. All traffic hoping to travel north or south will then have to navigate Church Street (some passing the village school) and High Street or just the High Street.**
 - 11. Both Church Street and High Street are already crowded and any extra traffic will not only increase the problems of road safety for cars, cyclists and pedestrians (early in the morning many will be children walking to the primary school or waiting for the buses to the local secondary schools). There will be the added problem that because much of the traffic will be slow moving there will be an increase in pollution.**
 - 12. I am sure that you can imagine the resultant chaos on already crowded roads through the historic heart of the village.**

BUCKDEN PARISH COUNCIL AND BUCKDEN RESIDENTS DO NOT BELIEVE THAT THIS SITE CAN BE DEVELOPED AND MEET THE REQUIREMENTS LAID DOWN IN BU 1 OF THE HDC DRAFT LOCAL PLAN AND I URGE YOU TO DELETE THIS FROM THE FINAL HDC LOCAL PLAN UNLESS SOME SENSIBLE AND WORKABLE IDEAS CAN BE FOUND TO MITIGATE THE PROBLEMS.

**Terry Hayward
Chairman Buckden Parish Council
Chairman A1 Safety Advisory Group**

From Buller Rd



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