



Supporting Gamlingay Neighbourhood Plan Group

Gamlingay Neighbourhood Plan 2020-2035

Consultation Statement July 2021

Gamlingay Neighbourhood Plan Steering Group

Contents

- 1) Introduction
- 2) Background in the preparation of the Neighbourhood Plan
- 3) How the Plan was prepared
- 4) Regulation 14 Pre-submission Consultation
- 5) Pre-submission Consultation Responses



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1. Introduction

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Plan Regulations 2012 in respect of the Gamlingay Neighbourhood Plan

1.2 The legal basis of this Consultation Statement is provided by Section 15 (2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents, businesses and landowners of Gamlingay as well as other statutory bodies. This has included household surveys, public meetings, and consultation events at appropriate stages during the preparation of the Plan.



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2. Background to the preparation of the Neighbourhood Plan

2.1 How it started

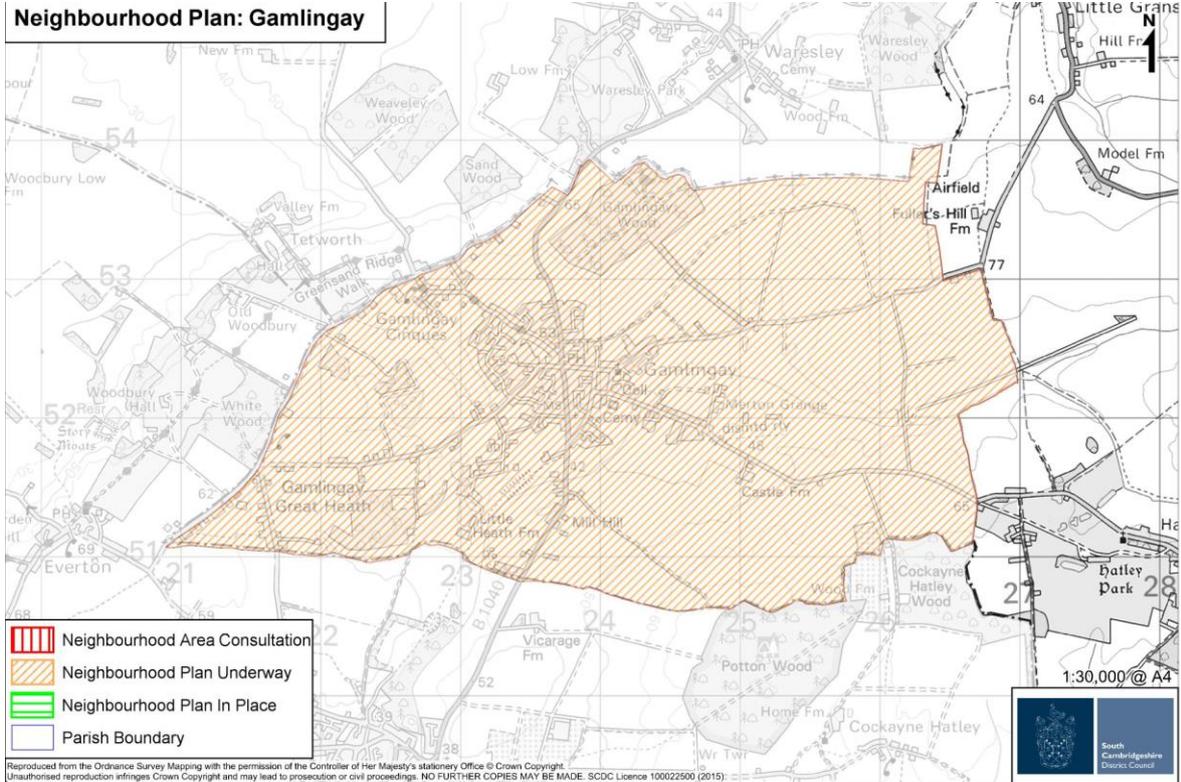
The Parish Council began to research Neighbourhood Plans in September 2014, when councillors and residents began to show interest in creating a plan. The Parish Council agreed to support a group of residents and work began.

2.2 Designation of area and dates

The proposal to include the whole parish as the designated area was agreed, and the formal designation was determined on the 3rd March 2015. Gamlingay Parish Council started consulting residents at an inaugural meeting on 20th April 2015.



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3. How the plan was prepared

3.1 How the plan was prepared

In accordance with the requirements of the Governments Neighbourhood Plan Regulations and considerable local community engagement the steering group gathered evidence for the content of the plan and this later informed the plans direction and policies. The content has been generated and lead by the community and shaped by results of the surveys and drop in events to ensure the Neighbourhood Plan reflects the aspirations of the community.

3.2 Steering group was formed

The steering group (2015) was formed comprising Sarah Groom (Chair), Rachel Lee, Bridget Smith, Gerry Burne, Chris Barker (joined 2017), and Kirstin Rayner (Secretary), and Sam Martin (joined 2018).

This group set about engaging the community with introductory sessions about neighbourhood planning, and formed three sub-groups, to lead on aspects identified by the residents as key to the area. These sub groups consisted of :-

- a) Employment/Business, (lead by Bridget Smith),
- b) Housing, community facilities and transport, (lead by Rachel Lee), and
- c) Environment, biodiversity and Heritage (lead by Gamlingay Environmental Action Group and subsequently Chris Barker).

3.3 Series of workshops, meetings and magazine articles 2016-

Work on aims and objectives, and the draft communications strategy began, with the groups defining what specifically they wanted to achieve through a plan.

3.4 Face to Face survey and resident paper survey 2016/17

The team attended The Village Show in September 2016 and asked residents a series of 'on the spot' interview questions to understand the main issues from residents. A detailed village paper questionnaire was delivered to every household in September 2016, to gauge further in-depth views. This information was analysed and reported back to the working groups to define further the main issues.

3.5 Schools Consultation April 2017

Both Gamlingay Village College (years 5-8) and Gamlingay First School (years 0-4) were asked to engage with the children about the good and bad things about living in Gamlingay and to identify what would make it better. A full consultation display of the children's work was held during Easter 2017 at Gamlingay Eco Hub.



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3.6 Business Consultation sessions and surveys

The Employment and business sub-group ran business workshops in early 2016 and formulated some draft policies, identifying issues which would assist them and support business growth and development.

3.7 Public meetings and display consultations

Public meetings were held between 2016 and 2018, to report on progress, and concentrate on specific local issues such as the design of a large housing development (Green End, Gamlingay -Local Plan allocation on the 28th November 2017) and for the Village Design Guide (3rd July 2018). A further Village Show consultation was held on 23rd September 2017, with a flyer and a stand display, with group members available to answer any questions.

3.8 Further survey work

A Housing Needs Survey was conducted at the end of 2017 by Bedfordshire Rural Communities Charity (BRCC), who sent out a paper survey to every household in the parish. Smaller face to face surveys were conducted by the group in the hamlets of Little Heath, The Cinques, and Dennis Green in May 2017 and April 2018. Sustrans were commissioned to undertake a feasibility for the Gamlingay to Potton cycleway and to review cycling routes within the parish in March 2019. A draft plan was produced in Summer 2019, and the group consulted residents with a summary booklet detailing the aims and objectives of the plan and broad-brush policy themes with a questionnaire which was delivered to all residents and businesses in Summer 2019. Locality funding allowed the group to commission a draft plan 'health check' in August 2019.

3.9 Strategic Environmental Assessment

South Cambridgeshire District Council determined that the draft plan needed a full Strategic Environmental Assessment in September 2019, which was undertaken in July 2020. As a result of the consultation responses from Summer 2019 and the Strategic Environmental Assessment, further amendments to the draft plan were necessary. This was primarily to resolve residents of The Cinques and Drove Road concerns about the proposed Drove Road employment zone which was being proposed. This element of the plan has been amended to support existing business only within this area, with limited increases in expansion on site. The other main issue raised by the SEA related to impact on drainage (reference to SUDS) and impact on the watercourse (Millbridge Brook-an Ivel tributary) for the employment zone at Mill Hill were also addressed through policy amendments.

3.10 Pre r.14 Consultation

The group considered the responses from the 2019 consultation and issues arising from the Strategic Environmental Assessment, and reviewed policies specifically relating to the environment and the business and employment zone which was identified for Drove Road.



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The Drove Rd zone was removed from policy GAM5, with the area now being included in GAM4 policy for existing employment sites. The remaining employment zone on Mill Hill remains in GAM5.



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Regulation 14 pre-submission Consultation

3.11 Date approved by Parish Council

The Parish Council approved the r.14 Plan on the 14th July 2020 at the Full Council meeting.

3.12 Consultation events and publicity

All residents and businesses in the parish received an executive summary r.14 booklet and questionnaire, which was also available on the gamlingayfuture website. The full plan and all supporting documents were made available on the website. 8 Consultation sessions were held at Gamlingay Eco Hub, Stocks Lane, Gamlingay on the 9th, 19th, 26th September; 3rd, 15th, 21st and 28th October 2020. The sessions were held at different times of the day, 2 evening sessions, two tea-time sessions, and three morning sessions.

Consultation period dates and length/duration

The consultation period ran from 7th September 2020 to 30th October 2020, a total of 8 weeks.

3.13 How we publicised the consultation

Posters advertising the drop-in sessions were displayed on Parish Council noticeboards, and in local shops, such as the Farm Shop, on Potton Road, the Co-Op on Church Street and the Newsagents on Mill Street. An article was published in the local Gamlingay Gazette, and a banner was erected in Church Street/Stocks Lane junction. All neighbouring Parish Councils were notified of the consultation by email.

3.14 R14 Statutory Consultees list (SCDC)

110 registered bodies and 374 statutory consultees were emailed notifying them of the consultation and a further 21 organisations who requested hard copies, were sent hard copies of the plan through the post. The website went live with all the supporting documents and the plan itself, with details of how to submit comments, either on-line or by completing the consultation feedback form in the Executive Summary document.

3.15 Comments forms on-line and paper-all residents and businesses

All businesses and residents of the parish could either respond on-line or by using the paper form at the back of the executive summary document.

3.16 In person drop in events

A large display, and numerous plans were made available during all 8 drop-in sessions, which were manned by members of the Neighbourhood Plan group. COVID-19 restrictions required the sessions to record all attendees for track and trace purposes. Masks were worn during each session, and paper copies of plans and documents were removed and



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3.17 Availability of Plan and summary

The plan was fully accessible on-line on Gamlingayfuture website and copies could be requested from the secretary at the Parish Council Office, if required, during the consultation period. The Executive Summary document was available on request from Gamlingay Eco Hub, and at The Farm Shop and The Co-Op.

3.18 Details of responses received

We received 38 on-line responses, 24 of which were full responses requiring detailed feedback. We received 5 anonymous responses, and 23 statutory consultee responses requiring feedback, and a response from the Statutory Planning Authority (South Cambridgeshire District Council) see appendix 1.



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4. Pre-submission Consultation responses

4.1 A total of 52 people or organisations responded, list below

Residents : Julia Barker, Kevin Middleton, Carol Wright, Brian Gray, Chris Barker, Paul Smethurst, Rebecca Dawson, Emma Surry, Nick Connelly, Hilary Connelly, Jenna Hegarty, Jenny Shelton, Janine Richardson, Melissa Werry, Peter Condon, Jacqueline, Greg Rogers, Stephen Darrington, Frances Connerton, Ronald Broadbent, Gerry Burne, Ian Parker, Keith Warburton, Jayne Wright, 5 anonymous responses (29)

Other respondents: Mr M Verlander, on behalf of The National Grid, Mr H Pickford Drainage Cambridgeshire County Council, Mr N Mullins, Openreach, Mr M Page, Brown Barfords (2), PC C Aston, Cambridgeshire Constabulary, Mr A Child Bidwells, Mr S Patience Anglian Water, Mr G Armstrong Armstrong Rigg Planning, Mrs S.Kakar KAKH Capital Estates Ltd, Mr T Sills Edward Cills Trust, Mr E James Historic England, Mr TG Waddams Environment Agency, Mrs G Jenkinson Richmond Planning, Mr D Buttery Jolliffe Daking (Diocese of Ely), Ms S Graves Gamlingay Baptist Church, Mrs S Anderson Strategic Assets Cambridgeshire County Council, Mrs M Sanders (CL Access Forum, Cambridgeshire County Council), Ms L Golding British Horse Society, Ms T Briscoe Forestry commission, Mr B Jones Natural England, Mrs S Williams, The Wildlife Trust, Mrs A Talkington (SCDC) (23)

4.2 Schedule of responses set out in Appendix 9

4.2.1 Appendices

4.2.1.1 Appendix 1 -Drop in event display 2016

4.2.1.2 Appendix 2-Executive summary aims and objectives 2019

4.2.1.3 Appendix 3-Questionnaire 2016-17 and feedback

4.2.1.4 Appendix 4-Business Questionnaire and feedback

4.2.1.5 Appendix 5-Pre r.14 Consultation 2019- Summary, responses

4.2.1.6 Appendix 6-r.14 summary leaflet and questionnaire, responses

4.2.1.7 Appendix 7-list of statutory consultees notified of pre submission of Neighbourhood Plan-R.14

4.2.1.8 Appendix 8-Letter used to notify Statutory Consultees

4.2.1.9 Appendix 9-Responses to R.14

4.2.1.10 Appendix 10-Schedule of proposed changes, amended plans, table amends and additional Appendices



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Appendix 1 -Drop in event display-Village Show 2016





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Appendix 3-Questionnaire 2016-17 and feedback

The 2016-17 Questionnaire and feedback can be viewed here:

<https://gamlingay-future.uk/wp-content/uploads/2021/03/NP-Village-wide-Survey-2016-accessible.pdf>



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Appendix 4-Business Questionnaire and feedback

Summary- Economic Development Sub group -Business Consultation

Gamlingay is unlike many more affluent villages within South Cambridgeshire. It has above national average levels of people living in fuel poverty and identified pockets of deprivation amongst its young people. There are a wide variety of established businesses in the village including manufacturing industry. The area has a long history of market gardening and small holdings some of which still remain. Gamlingay has its own micro economy and unlike many other villages locally is not just a dormitory village. It is important that it stays this way and that all housing development is accompanied by opportunities to increase local employment. Successful sustainable development requires housing and employment to be viewed as complimentary and supportive of each other.

The principal central village employment site has recently been given permission for housing on 75% of its area. This has resulted in the relocation out of the village by a significant number of businesses with associated loss of jobs to local people. Gamlingay has a core blue collar/unskilled workforce which has historically sourced most of its employment locally. Recent diminution of rural bus services has made it even more difficult for people without access to private transport to find work. The young are particularly affected and there is evidence of young people leaving education and training due to the logistics and costs associated with commuting. It is a key strategic aim for the Community Development charity, Forward Gamlingay, to improve the opportunities for young people to gain employment and training locally from local providers.

Early feedback indicates that almost 20% of working adults are employed in the village.

Within Gamlingay there are:

- 3 employment sites
- A primary school
- A small selection of basic retail outlets.
- 2 public houses
- A post office
- 1 restaurant including take away
- 1 fast food outlet
- 2 cafes
- 1 farm shop
- 1 petrol station

1.1 The main centres for employment other than the village are:



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Cambridge	18 miles
London	51 miles
Biggleswade	7 miles
Sandy	4 miles
Bedford	17 miles
St Neots	8 miles
Great Gransden	4 miles
Stevenage	20 miles
Cambourne	10 miles
Hitchin	17 miles
Milton Keynes	30 miles
Papworth	9 miles
Huntingdon	14 miles
Melbourn	12 miles
Royston	13 miles
Peterborough	37 miles

1.2 Using Neighbourhood Planning to Support Economic Development

Why did we Include Economic Development in our Neighbourhood Plan?

- The Greater Cambridgeshire Area is experiencing huge economic growth and Gamlingay could easily be left behind
- We need to make sure we have the right sorts of jobs in the right places
- Gamlingay must remain a sustainable community and not become a commuter village
- We need jobs as well as houses
- Lack of public transport means that we must have local jobs, local shops and local service providers.
- Gamlingay has already lost its principle large central village employment site to housing and there is potential threat to other existing sites.
- Residents have told us that they place a high value on local employment opportunities

What overriding economic aims did we include in the Neighbourhood Plan?

- To retain existing businesses in the village
- To facilitate growth of existing businesses
- To create an environment which encourages some new business and start ups
- To attract businesses to relocate to Gamlingay and to relieve pressure on other employment centres including Cambridge

Who and how have we consulted the business community?



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- Put together a business directory of 120 Gamlingay businesses
- Mapped existing and potential employment sites and premises
- Held meetings with owners of employment sites to ask how the Neighbourhood Plan could help them
- Held 2 Business Development workshops attended by 50 local businesses to ask how the Neighbourhood Plan could help them
- Created an economic development action plan and a supporting project.
- Delivered 2 questionnaires to land -owners and businesses
- Gathered feedback on the draft policies September 2019.

Summary of Results of Consultations with Businesses and Business Site Owners and Promoters.

What did the owners of employment sites tells us about the barriers to economic growth?

- Planning regulations make getting planning permission very difficult
- Small developments are required to produce as much evidence to support planning applications as big developments
- Business rates are too high
- Need for housing is a threat to employment sites and discourages development for employment use
- The local workforce does not have the skills needed.

What did the owners of businesses tell us about the barriers to growth?

- Broadband connectivity is not good enough
- Isolated businesses have serious security problems
- To keep the volunteer run fire service we need people to live and work locally
- The cost of planning advice and applications is too high
- Sole traders and home workers are very isolated in terms of information and support
- Businesses do not know about each other so they are not part of each other supply chains.
- There are few opportunities to access skills and development support locally and affordably and few opportunities to build networks to promote mutual support.
- There is no affordable way to advertise local jobs
- There is a lack of small, secure and affordable premises for business
- Planning polices inhibit business growth

What are the Two Priorities identified?

- Developing and securing local employment sites and premises (The Neighbourhood Plan)



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- Providing business support to meet identified needs (the Business Hub-a non land based project)

What policy areas have we looked at for inclusion in the Neighbourhood Plan?

- Protecting existing employment sites
- Identify suitable areas for business development
- Identify sites adjacent to existing sites
- Set design standards for buildings including environmental standards
- Facilitate development of the village as a visitor destination

What is the Economic Development Project?

- Establish an Actual Business Hub i.e. the Gamlingay Business Hub
- Establish a web based Virtual Business Hub to include a local service directory, links to business support, a communications forum etc. (Solution Gamlingay)



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Summary of Business consultations

June 2015- Sub group initial meetings (15 attendees)

September 2015- Employment brainstorming Sessions (14 attendees)

January April 2016- Business Meetings continuing (20 attendees)

September 2016- Face to face consultation at The Village Show (200 responses)

January 2017-Business Consultation –(2 sessions)

January-November 2017 policy formation

29th September 2017- Green End site brainstorm session (13 attendees)

Delivery of virtual business Hub (Solution Gamlingay)- Autumn 2017

www.solutiongamlingay.com

2018-Virtual Hub work and the delivery of Business Development Hub (Economic Development Project)

2019- Draft plan policies finalized

September 2019- 2 Business meetings presentation of draft policies and questionnaire feedback (10 responses)

September 2019- Questionnaire on vision and objectives (residents and businesses)



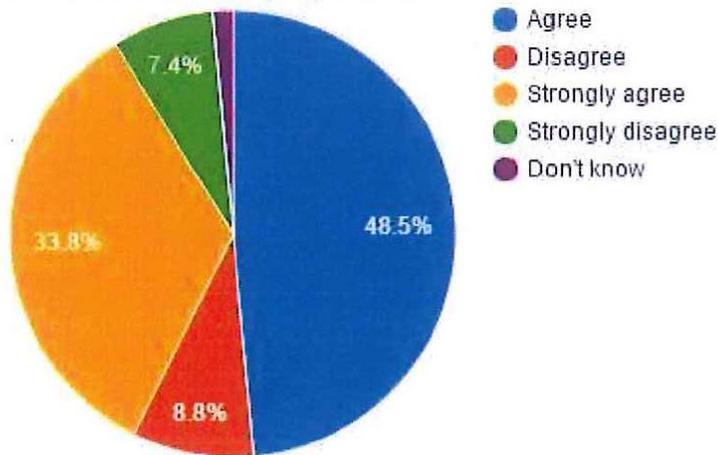
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Face to Face Survey September 2016 (200 respondents)

Setting aside land for employment

We asked people whether or not they supported setting land aside for local employment. This is important because the alternative is that Gamlingay becomes a dormitory village where everyone commutes to work outside the village. It would also have an impact, for example, on the Parish's ability to keep its local fire station because in cases of emergency retained firefighters have to be able to reach the station within five minutes of receiving the alert. Encouragingly, 82% of people agree (48%) or strongly agree (34%) that the Neighbourhood Plan should set aside land for employment.

Thinking about employment in Gamlingay over the next 20 years, do you believe we should set land aside for employment?



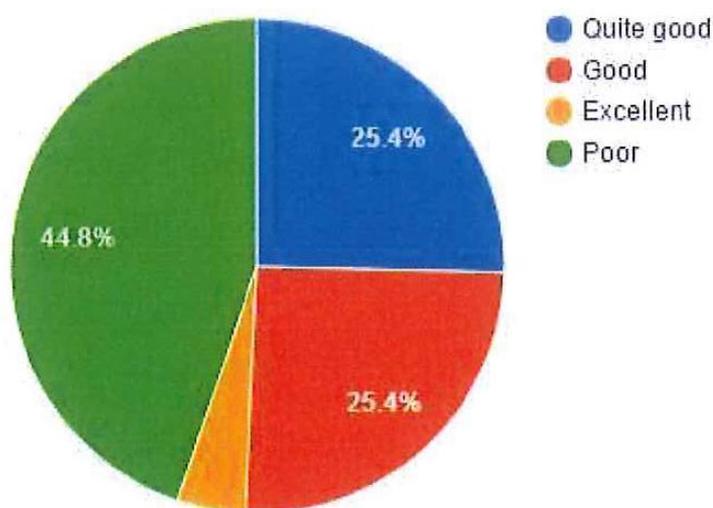


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Mobile and broadband communications

The majority of people (45%) think that broadband and mobile reception in Gamlingay is poor. Just over half think it is quite good or good (51% total). 55% want to see better broadband regardless even if no new housing is built compared to 65% who say we need better mobile reception.

How do you rate mobile/broadband communications in Gamlingay?



Support for business development in specific areas- Survey results 2016-17

1	Drove Rd	total	%
	Strongly agree	80	20%
	agree	139	34%
	no opinion	88	22%
	disagree	81	20%
	strongly disagree	16	4%
		404	
2	Mill Hill	total	%
	Strongly agree	75	19%
	agree	151	37%
	no opinion	89	22%



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	disagree	78	19%	
	strongly disagree	11	3%	
		404		
3	Station Rd	total	%	
	Strongly agree	114	28%	
	agree	200	50%	
	no opinion	40	10%	
	disagree	34	8%	
	strongly disagree	13	3%	
		401		

Type of business support				
1	Drove Rd	total	%	
	Light industry	204	51%	
	offices	53	13%	
	Don't know	96	24%	
	Heavy industry	49	12%	
		402	100%	
2	Mill Hill	total	%	
	Light industry	204	51%	
	offices	64	16%	
	Don't know	88	22%	
	Heavy industry	46	11%	
		402		
3	Station Rd	total	%	
	Light industry	213	54%	



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offices	69	17%	
Don't know	53	13%	
Heavy Industry	63	16%	
	398		

Summary of the Sept 2019 Business consultation on the draft vision and objectives

(10 respondents)

70% trading more than 10 years.

½ respondents are sole traders/with less than 5 employees

50% of respondents -more than half their employees live in or close proximity to Gamlingay

80% strongly agree with the vision of the Plan

70% strongly agree with the local economy objective in the draft neighbourhood plan

'We will nurture and grow local businesses to sustain and develop new opportunities for residents in the parish.'

Regarding supporting existing employment sites on Station Rd and Green End- 60% strongly agree , and 80% agree or strongly agree .

New Employment on Mill Hill- 60% strongly agree or agree with policy

New Employment on Drove Rd- 80% strongly agree or agree with policy

Access places by foot or bike- 80% strongly agree or agree with policy

Employment developments should be built to high environmental standards- 60% Strongly agree/agree.

60% responses agree strongly agree that developments should not obstruct special views and vistas

70% strongly agree/agree that employment sites should address the impact they have on community facilities.

Additional comments:- There is a need to provide community facilities . the First School site needs to be in the Plan. Broadband and mobile phone 4G/5G needs to be provided /improved.



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Appendix 5-Pre r.14 Consultation 2019- Summary, responses

**Gamlingay Neighbourhood Plan
October 2019 consultation – summary of feedback**

In October 2019, an informal consultation was carried out by the steering group on Gamlingay's emerging Neighbourhood Plan. All households and businesses in the Parish received a booklet summarising progress to date on the plan, including vision, objectives and draft policies. Feedback was gathered via paper/online survey, a public meeting and series of drop-in consultation sessions during October, a workshop with businesses on 3rd September and a stall at the Village Show on 21 September. The purpose of the consultation was to update residents on the neighbourhood plan and check that we had correctly captured the overall priorities for future development in Gamlingay. Thank you to everyone who came to a session and who completed the survey.

The steering group have reviewed all the feedback and a summary of the survey results and comments received is below. There were 151 responses to the survey and over 150 people also attended the different consultation sessions. The survey asked residents to indicate to what extent they agreed with the vision and objectives in the draft Neighbourhood Plan by ticking 1-5 (5 = strongly agree; 1 = strongly disagree). Percentage scores displayed below for 'agreed' represent the combined scores for 4 (agree) and 5 (strongly agree).

Vision

- 57% of respondents agreed with the vision, which demonstrates positive support for it. However, 20% indicated they were not sure and 20% disagreed with it, so we will look to see if we can simplify and clarify the vision further in the next draft.

Objective 1, Housing

- 69.6% of respondents agreed with the housing objective, demonstrating strong support for it.
- Comments received supported the need for more affordable housing and some asked why the focus on 1-2-bedroom dwellings. This was researched and defined as part of the Housing Needs Survey carried out in 2017. Further detail on this will be available in the full plan in due course.

Objective 2, Local Character

- 63.9% of respondents agreed with the local character objective, demonstrating strong support for it.
- We acknowledge the map provided in the booklet needed more explanation about the areas marked yellow – these are areas we are proposing should



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- be protected from development to maintain Gamlingay's landscape setting as a village with separate satellite hamlets and smallholdings.
- It is positive to note the support for this objective and we will continue to work to provide clear justification for these areas in the full plan.
- The Village Design Guide is referenced under this objective, which has been produced separately by South Cambridgeshire District Council and is due to be adopted shortly. The guide is a supplementary planning document and provides more detail on the distinctive character of the village with guidelines on how new developments should be designed.

Objective 3, Local economy

- 70.2% of respondents agreed with the local economy objective, demonstrating strong support for it.
- Feedback from businesses included: the need for limited housing tied to business use on Drove Road, protection of existing retail & food outlets and plans to encourage new ones, and the importance of connectivity (mobile phone signal and broadband) to retain and attract businesses. One business is also interested in the expansion of their own employment site at Station Road.
- We are considering the best way to incorporate this feedback into the plan. We will raise broadband / connectivity as a community action with the relevant agencies (as it is not a land use issue that a neighbourhood plan can address).
- We also acknowledge that the Rural Employment areas indicated on the map at both Mill Hill and Drove Road require further definition. We are seeking specialist support with drafting the local economy policies (as part of the Strategic Environmental Assessment we are undertaking) to ensure that these areas are for rural businesses only and are limited in terms of size, scale and density of development, so as to not have a detrimental impact on nearby residents or the environment.

Objective 4, Community facilities

- 68.2% of respondents agreed with the community facilities objective, demonstrating strong support for it.
- Comments received supported the need for more amenities on the west side of the village, particularly shops and playing areas (although these should be complementary to the facilities at the Eco Hub). We acknowledge that the booklet didn't mention the range of local sports clubs and teams on offer in the parish and the full plan will cover this in more detail.
- Access to health services and the doctor's surgery came through very strongly and we will raise this as a community action and with the relevant agencies.



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- We also asked two specific questions regarding the First School playing fields and the former school buildings. 62.9% of respondents agreed with designating the playing fields as a new Local Green Space and 64.9% of respondents agreed with supporting the reuse of the former school buildings and any new buildings on the site for educational and community purposes. This demonstrates strong support for using the site for community purposes. Comments received supported a range of community usages, including education, healthcare and retail. We are therefore exploring how best to capture this feedback in the plan and are liaising with other stakeholders on this too.

Objective 5, Transport

- 80.1% of respondents agreed with the transport objective, demonstrating very strong support for it.
- Comments received included support for: more cycleways and cycle parking in the village, circular walking routes around the village, more parking for residential developments. On street parking / congestion on central village roads was noted as a concern, as was speeding. Through the neighbourhood plan, we are trying to encourage other ways of getting around (walking/cycling) to reduce the number of cars on the roads. We will also raise this as a community action and flag highways issues such as this with Cambridgeshire County Council and other agencies.

Objective 6, Environment

- 65.5% of respondents agreed with the environment objective, demonstrating strong support for it.
- Comments received noted the need for better explanation and referencing of the different green spaces across the parish and their uses, as this will help to justify why more green spaces are required on the west side of the village. We have also noted that Charnock Green is not a public green space.
- The 200m cordon around Gamlingay Wood was recommended to us by the Wildlife Trust and we will look to provide clearer justification for this within the plan to protect it from harmful development. A cordon around Potton Wood was also proposed in the comments received and we will raise this with Potton Town Council.
- The map in the booklet also indicated important views / vistas (purple arrows) to be maintained. These were proposed as part of the Village Design Guide which has already been produced and consulted upon. The full plan will have more detail on these views, including photos. Any development in these areas should be designed to ensure these views and vistas are not obstructed



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Appendix 6-r.14 summary leaflet and questionnaire September 2020





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*Appendix 7- list of statutory consultees notified of pre submission of
Neighbourhood Plan-R.14*

Parish and Town Councils

Haverhill Town Council; Waresley-cum-Tetworth Parish Council; Hadstock Parish Council; Wilburton Parish Council; Brinkley Parish Council; St Ives Town Council; Withersfield Parish Council; Great Bradley Parish Council; Royston Town Council ;Stretham Parish Council; Toseland Parish Council; Holywell-cum-Needingworth Parish Council; Abbotsley Parish Council; Barley Parish Council; Ashwell Parish Council; Swaffham Bulbeck Parish Council; Dunton Parish Council; Wrestlingworth and Cockayne Hatley Parish Council; Little Thurlow Parish Council; Kelshall Parish Council; Littlebury Parish Council; Chrishall Parish Council; Great Chesterford Parish Council; Helions Bumpstead Parish Council; Great Gransden Parish Council; Godmanchester Town Council; Earith Parish Council; Bluntisham Parish Council; St Neots Rural Parish Council; Great Thurlow Parish Council; Everton Parish Council; Pottton Town Council; Nuthampstead Parish Council; Ashdon Parish Council; Strethall Parish Council; Elmdon and Wendon Lofts Parish Council; Lode Parish Council; Bottisham Parish Council; Swaffham Prior Parish Council; Wicken and Upware Parish Council; Haddenham Parish Council; Yelling Parish Council; Offord Cluny and Offord Darcy Parish Council; Hilton Parish Council

Fenstanton Parish Council; Eynesbury Hardwicke Parish Council; Whittlesford Parish Council; Caldecote Parish Council; Great and Little Eversden Parish Council; Orchard Park Community Council; Cottenham Parish Council; Dry Drayton Parish Council; Hatley Parish Council; Sawston Parish Council; Great and Little Chishill Parish Council; Fowlmere Parish Council; Longstowe Parish Council; Histon & Impington Parish Council; Girton Parish Council ; Milton Parish Council; Swavesey Parish Council; Willingham Parish Council; Shingay-cum-Wendy Parish Council; Kingston Parish Council; Heydon Parish Council; Carlton Cum Willingham Parish Council; Melbourn Parish Council; Fen Drayton Parish Council; Bassingbourn cum Kneesworth Parish Council; Haslingfield Parish Council; Toft Parish Council; Bar Hill Parish Council; Abington Pigotts Parish Council; Bartlow Parish Council; Harston Parish Council; Grantchester Parish Council; Little Shelford Parish Council; Conington Parish Council

Oakington and Westwick Parish Council; Whaddon Parish Council; West Wrating Parish Council; Thriplow Parish Council; Stow-cum-Quy Parish Council; Steeple Morden Parish Council ; Stapleford Parish Council; Over Parish Council; Orwell Parish Council; Lolworth Parish Council; Little Wilbraham and Six Mile Bottom Parish Council; Litlington Parish Council; Landbeach Parish Council; Hildersham Parish Council; Harlton Parish Council; Hardwick Parish Council; Great Shelford Parish Council ; Fulbourn Parish Council; Foxton Parish Council; Childerley Parish Council; Balsham Parish Council; Papworth Everard Parish Council; Little Abington Parish Council; Barrington Parish Council; Comberton Parish Council; Newton Parish Council; Newton Parish Council; Fen Ditton Parish Council; Hinxton Parish Council; Horningsea Parish Council; Shudy Camps Parish Council; Tadlow Parish Council; Rampton Parish Council; Hauxton Parish Council; Teversham Parish Council; Bourn Parish Council; Graveley Parish Council; Linton Parish Council; Pampisford Parish Council; Duxford Parish Council; Arrington Parish Council; Boxworth Parish Council; Papworth Saint Agnes Parish Meeting;

Longstanton Parish Council; Cambourne Town Council; Wimpole Parish Council; Shudy Camps Parish Council; Babraham Parish Council; Knapwell Parish Meeting; Ickleton Parish Council; Horseheath Parish Council; Great Wilbraham Parish Council; Great Abington Parish Council; Elsworth Parish Council; Croydon Parish Council; Castle Camps Parish Council;



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Barton Parish Council; Meldreth Parish Council; Caxton Parish Council; Eltisley Parish Council; Guilden Morden Parish Council; Weston Colville Parish Council, and Cambridgeshire and Peterborough Association of Local Councils.

Other Local Authorities

Cambridgeshire County Council; North Hertfordshire District Council; Huntingdonshire District Council; Suffolk County Council; Hertfordshire County Council; Cambridgeshire and Peterborough Combined Authority; South Cambridgeshire District Council; West Suffolk (Forest Heath and St Edmundsbury Councils); St Edmundsbury Borough Council; Bedford Borough Council; Uttlesford District Council; Hertfordshire County Council; Peterborough City Council; Cambridgeshire County Council; Fenland District Council; Fenland District Council; Braintree District Council; Essex County Council; Forest Heath District Council; East Cambridgeshire District Council; Central Bedfordshire Council; Greater Cambridge Partnership.

Central Government departments and QUANGO's

Planning Inspectorate; Health and Safety Executive; Hazardous Installations Inspectorate; Forestry Commission England; Department for Business Innovation and Skills; Department for Transport

Building Research Establishment; Forestry Commission England; Department of Environment, Food and Rural Affairs; Natural England; Historic England; Homes England; Highways England

Sport England; Education Funding Agency; Skills Funding Agency; The Equality and Human Rights Commission; Homes and Communities Agency; Environment Agency; Defence Lands Ops North.

Housing Associations and housebuilders, development and design

Home Builders Federation; Taylor Wimpey East Anglia; National Housing Federation; Bovis Homes (South East); Kier Partnership Homes Limited; Cambridge GET Group; Persimmon Homes East Midlands Limited; Bidwells; National House Building Council; Countryside Properties Plc; Cambridge and County Developments (formerly Cambridge Housing Society); Luminus Group; Clarion Housing Group; The Papworth Trust; Flagship Homes; Circle Anglia Housing Trust; Icen Homes; Paradigm Housing Group; A2 Dominion Housing Group; The Cambridgeshire Cottage Housing Society; Hastoe Housing Association; Hundred Houses Society Limited; Accent Nene Housing Society Limited; Sanctuary Housing Association; Bedfordshire Pilgrims Housing Association; Shelter; Design Council CABA.

Health, fire, and water authorities

Papworth Hospital NHS Foundation Trust; Cambridgeshire Fire and Rescue Service; Cambs Fire Service (Operational Support Directorate);

Cambridgeshire & Peterborough NHS Foundation Trust; Cambridge University Hospitals NHS Foundation Trust; Cambridge Peterborough and South Lincolnshire (CPSL) Mind Centre 33; Cambridge University Hospitals NHS Foundation Trust; Health and Wellbeing Board



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NHS Cambridgeshire and Peterborough Clinical Commissioning Group
Anglian Water; Marine Management Organisation; Anglian Water Services Limited;
Middle Level Commissioners; Bedfordshire and River Ivel Internal Drainage Board
Ely Group of Internal Drainage Boards; Over and Willingham Internal Drainage Board
NHS Cambridgeshire and Peterborough Clinical Commissioning Group
Cambridge Water (South Staffs Water); NHS Cambridgeshire and Peterborough Clinical
Commissioning Group; Hunts Health - Local Commissioning Group; Affinity Water; NHS
England (Midlands & East); Swavesey Internal Drainage Board; Cambridge Water (South
Staffs Water), NHS Property Services Ltd (Midlands & East)

Transport groups and the travelling community

Travel for Work Partnership; Ramblers' Association [Cambridge Group]; 3CT (Haverhill
Community Transport); Huntingdonshire Association for Community Transport (HACT);
Royston Community Transport; Network Regulation; Freight Transport Association;
Cambridge Area Bus Users; Cambridge Campaign for Better Transport; Sustrans (East of
England); Cambridge Dial a Ride
Abellio Greater Anglia ; Stagecoach East; Road Haulage Association; Great Ouse Boating
Association
Airport Operators Association; Whippet Coaches Limited; Civil Aviation Authority (CAA);
Office of Rail and Road; Cambridgeshire Local Access Forum; East West Rail Consortium;
East West Rail; Network Rail; British Horse Society; Cambridge Cycling Campaign; DB
Schenker Rail (UK); The Gypsy Council (GCECWCR); Traveller Solidarity Network; The
Traveller Movement; The Association of Circus Proprietors; The Association of Independent
Showmen (AIS); National Association of Health Workers with Travellers; The Traveller Law
Reform Project; Friends, Families and Travellers Community Base
Romany Institute; Smithy Fen Residents Association; The Showman's Guild of Great Britain;
National Travellers Action Group; British Romany Union.

Environmental groups

Cambridge Past Present and Future; The Wildlife Trust; Campaign to Protect Rural England
(CPRE); Cambridgeshire ACRE; Woodland Trust; The National Trust; Cambridge Past
Present and Future; Fields in Trust; Friends of the Earth; The Magog Trust; Conservators of
the River Cam; Cam Valley Forum.

Business and education

Cambridge Regional College; Chancellor, Masters and Scholars of the Univ. of Cambridge
University of Cambridge - Vice Chancellor's Office; Anglia Ruskin University - Cambridge
Campus
Renewable UK; Openreach; Three; EE; Vodafone and O2; Marshall of Cambridge
(Holdings) Limited
Post Office Property; Institute of Directors - Eastern Branch; Federation of Small Businesses
Country Land & Business Association; Cambridgeshire Chamber of Commerce



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Confederation of British Industry - East of England; IWM Duxford; Cambridgeshire & Peterborough CA Business Board; National Grid; British Gas; Scottish and Southern Electricity Group; UK Power Networks; EON UK plc.

Leisure, faith, and other organisations and charities

Age UK Cambridgeshire; South Cambridgeshire Youth Council; Ely Diocesan Board; The Crown Estate
Church Commissioners; Care Network; Cambridge Race Equality & Diversity Service; MENTER; The Kite Trust; Cambridge Women's Resource Centre (CWRC); Royal Mail; Cambridge Council for Voluntary Service; Cambridgeshire Football Association; Cambridge Inter-Faith Group; Visit East Anglia Limited; Cambridge Ethnic Community Forum; The Lawn Tennis Association; Cambridgeshire Community Foundation; The Theatres Trust; Cambridge Forum of Disabled People; Disability Cambridgeshire; The camToo Project; The Varrier Jones Foundation; Cambridgeshire Ecumenical Council; Ormiston Children's and Family Trust; Cambridgeshire Constabulary; The Amusement Catering Equip. Society (ACES); The Society of Independent Roundabout Proprietors.



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Appendix 8-Email used to notify Statutory Consultees and residents

clerk@gamlingay-pc.gov.uk

From: clerk@gamlingay-pc.gov.uk
Sent: 03 September 2020 16:34
To: 'clerk@gamlingay-pc.gov.uk'
Subject: Neighbourhood Plan -Regulation 14 is coming!

You have received this email as you kindly gave your contact details in order to be kept informed about Gamlingay's Neighbourhood Plan in November 2016.

Consultation will start on 7th September until 30th October 2020, and you should receive an executive summary through your letterbox. Please look out for it (a white envelope)

All documents will be live on the Gamlingay-Future website from Monday 7th September, if you would like further details. <https://www.gamlingay-future.uk/>

There will be consultation open events at Gamlingay Eco Hub. If you have a specific issue you would like to discuss in person, please contact me to arrange a convenient time to meet (socially distanced to current Government guidelines)

Please make sure you give us your contact details if you would like a reply.
Many thanks and we hope you enjoy reading the plan.

Regards,

Kirstin
Neighbourhood Plan Secretary

Leanne Bacon and Kirstin Rayner
Clerks to Gamlingay Parish Council
The Eco Hub
Stocks Lane
Gamlingay
SG19 3JR
Tel: 01767 650310
Email: clerk@gamlingay-pc.gov.uk
Website: www.gamlingay-pc.gov.uk



You have received this email from Gamlingay Parish Council. The content of this email is confidential, may be legally privileged and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

Gamlingay Parish Council ensures that email security is a high priority and have put efforts into ensuring that this message is error and virus-free. Unfortunately, full security of email cannot be ensured as,



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clerk@gamlingay-pc.gov.uk

From: clerk@gamlingay-pc.gov.uk
Sent: 07 September 2020 11:00
To: 'clerk@gamlingay-pc.gov.uk'
Subject: Gamlingay Neighbourhood Plan r.14 consultation starts today

You have received this email as you are either a Statutory Consultee, or that you gave your contact details to South Cambridgeshire District Council in order to be kept informed about Gamlingay's Neighbourhood Plan. Consultation will start on 7th September until 30th October 2020. All documents will be live on the Gamlingay-Future website from Monday 7th September, if you would like further details. <https://www.gamlingay-future.uk/>

There will be consultation open events at Gamlingay Eco Hub. If you have a specific issue you would like to discuss in person, please contact me to arrange a convenient time to meet (socially distanced to current Government guidelines)

Please make sure you give us your contact details if you would like a reply.
Many thanks and we hope you enjoy reading the plan.

Regards,

Kirstin
Neighbourhood Plan Secretary

Leanne Bacon and Kirstin Rayner
Clerks to Gamlingay Parish Council
The Eco Hub
Stocks Lane
Gamlingay
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Tel: 01767 650310
Email: clerk@gamlingay-pc.gov.uk
Website: www.gamlingay-pc.gov.uk



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Appendix 9-Responses to R.14

RESIDENT FEEDBACK TABLE

<https://gamlingay-future.uk/resources/Documents/Resident-feedback-table-29-Jan-21.pdf>

Subject	Comment or Suggestion	Reaction	Response
Affordable Homes	I hope developers can be encouraged to build with the needs of the community uppermost in their projects for the future. There is a need for choice in 1 - 2 bed homes for the young, those who live alone at any point in their lives and the older generation who would like to remain independent in their own community.	Noted	Yes; GAM1 includes this requirement of developers.
	Agree that Gamlingay needs more affordable homes!	Noted	Yes; GAM1 includes this requirement of developers.
	There are not enough properties that are affordable for the young people of the village. This means that they need to move out of the village where they have grown up	Agreed	Yes; GAM1 includes this requirement of developers.
Cycling and Walking	All for the provision of better walking and cycling options. They are lacking currently in the area. Can we get a safe cycling track to Potton?	Agreed	This aim is included in the Cycling and Walking Infrastructure Plan and in GAM9 and GAM10.



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	I think improved pavements/cycle paths to Potton would be beneficial as the local bus link is not great. The distance to walk to Potton is minimal if we have safe pavements.	Agreed	We have consulted with Potton (the Green Wheel) and have their support for such a link.
First School	P5, Objective 4: There is no mention of the impact an increased population will have on the doctor's surgery and how this will be addressed. It is already difficult to get an appointment within an appropriate and realistic timescale.	Noted in 2.21	This problem is noted in the Neighbourhood Plan (GAM8 4.56 ...) but it is a matter for the Health Authority rather than the Neighbourhood Plan.
Getting About	It is important to help mitigate the climate crisis that housing developments aren't built to rely on cars or private transport. Improved transport links are required in the village. This ties in with my comment above about building houses to the highest environmental standards.	Noted	The Neighbourhood Plan aims to improve walking and cycling in the village with appropriate development. See Map 10 on p60. GAM9 and 10 are the policies relating to transport.
	How We Get About - Objective 5. I fully support a development of pathways to promote walking, cycling and horse riding. I think the development of the meadows in Station Road shows what can be done and again is a credit to the Parish Council and all involved. Gamlingay is a fantastic place to walk the dog.	Noted	Thank you for your support
	The Plan looks good. p4 it's important to maintain the integrity of the village with its settlements and their separation. Ways for people to walk, cycle and ride their	Noted	Thank you for your support



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	horses are important as well, anything to reduce dependence on motor vehicles.		
	Objective 4 - I support Policy GAM10 and believe that there is an opportunity to develop adult education services within the empty school accommodation and also ability to provide a "man shed" for development of practical skills for village members of all sexes which may also develop into services for the elderly and disadvantaged.	Noted	GAM8 supports the community use of the school buildings
	Objective 4: community amenities and facilities. While the desire to increase safe cycle routes is excellent there is not enough consideration. I to creating walking routes. Currently there is poor on foot access to neighbouring villages. There are no or very limited footpaths and walking to Waresely and the Gransdens requires road walking. Getting to Potton requires using badly maintained paths alongside the travellers' site which is quite unnerving. There are a lack of good circular routes from the village of a medium length. You either have 3 miles around the village or it's at least 7.5miles and there is only one option (Tetworth).	Noted	We would support other villages if their Neighbourhood Plans aimed to encourage a link with Gamlingay. The Steering Group aims to maintain liaison with similar groups in the surrounding villages. The Neighbourhood Plan text will encourage multi-use paths, rather than only for cyclists.
	I'm very much looking forward to seeing the cycle paths and walking routes get expanded and improved.	Noted	The Neighbourhood Plan fully supports these developments but it is only the starting point and depends on developers' contributions to bring them to fruition – see GAM10.



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	<p>Page 5 Objective 5 When this tenet of the Neighbourhood Plan was first proposed no one could possibly have imagined how vital the opportunity to exercise locally would be in our Covid environment of 2020. The need for this network together with its maintenance will enable the community to remain both physically and mentally fit during the coming years not only during the pandemic but far beyond.</p>	<p>Noted</p>	<p>Thank you. Yes, COVID-19 has highlighted some of the benefits of ways of getting about other than using motor vehicles</p>
	<p>Page 5 paragraph 5 Very much for promoting walking, cycle and riding paths particularly along Drove Road.</p>	<p>Noted</p>	<p>Thank you. See Map 10 p60 of the Neighbourhood Plan for more on this subject.</p>
	<p>We also need significantly more support for non-car use journeys in the village (and between neighbouring villages) eg cycle paths and lanes that safely segregate cars and pedestrians from cyclists. We should plan, for example, for all children within the parish to be able to cycle to school on dedicated cycle ways.</p>	<p>Noted</p>	<p>Unfortunately, we are restricted from installing cycle paths in some areas because of the lack of threshold pavements in the older parts of the village. The Cycling Infrastructure Plan looks to improve cycle paths where there is space so to do.</p>
	<p>Transport: I fully support the call for better public transport and cycleways. Safe walking and cycling routes which link up the villages would reduce the number of cars on the road. This would reduce our carbon footprint and the chances of accidents, and would encourage people to embrace the outdoors for their physical and mental wellbeing. It is increasingly difficult, and dangerous, to drive along Church Street where two cars cannot safely pass and</p>	<p>Noted</p>	<p>Unfortunately, we are restricted installing cycle paths in some areas because of the lack of threshold pavements in the older parts of the village. The Cycling Infrastructure Plan looks to improve cycle paths where there is space so to do.</p>



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	passing spaces between parked cars are often hard to come by. Could a one-way system be considered in the village?		One-way systems have been considered but rejected for several reasons by the County Council and the emergency services.
	Map 10 Routes - it would be good to see more local routes needed for easier/safer cycling within the village to reduce congestion rather than relying on more car parking (which just makes it easier for people to rely on the car). For example from the housing in the west of the village with safe bikes routes to Church St, Eco Hub, doctors and the Primary School. This will encourage parents/children to make the trips by bike supporting the school travel plan.	Noted	Unfortunately, we are restricted from installing cycle paths in some areas because of the lack of threshold pavements in the older parts of the village. The Cycling Infrastructure Plan looks to improve cycle paths where there is space so to do.
	P56, 4.66: better provision for safe cycling routes. Like idea of dedicated cycle path to Potton.	Noted	The Cycling Infrastructure Plan looks to improve cycle paths where there is space so to do.
Green Spaces	It's also important to protect smaller green spaces such as verges and small greens within existing developments and ensure that sufficient new green space is provided in any new developments. Children need places to play safely and everyone needs green space for amenity.	Noted	The Neighbourhood Plan aims to encourage the preservation of green spaces in all developments – but many green spaces in the village are already privately owned, not run by the Parish Council, such as in Greenacres.
	4.60: Green spaces for bowls club, 2 nd child-friendly play area and small car park	Noted	Thank you for these suggestions.



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	<p>Page 5 Objective 4 On viewing the map of the village showing the Key Policy Areas 1 - 12 it has underlined the importance of the preservation of the Green Space amenity at the site of the old First School. It will definitely be an oasis for a whole swath of central Gamlingay.</p>	Noted	Thank you.
	<p>It would be lovely to see the old school site turned into an outside space maybe with a cafe that all the community could use.</p>	Noted	Thank you; policy GAM7 covers this idea.
Housing– Environment	<p>All new buildings built to high environmental standards - good. When it says highest, do you mean the very top, ie going well the basic requirements? Please hold developers to this.</p> <p>This should include biodiversity-enhancing features, eg swift bricks, starling/house sparrow nest boxes, green areas. Can this include water-recycling and water capture too? ie using grey water to wash cars, flush toilets etc.</p>	Noted	<p>The Neighbourhood Plan encourages such standards, but developers will have to decide how far to comply when aiming for planning consent.</p> <p>These will have to remain aspirations while building regulations are at their current levels. Specifying higher standards might cause rejection by the Planning Inspector.</p>
	<p>Some comments about Housing Growth, in particular with reference to Fuel Poverty (p.40 Para. 4.2) I wholeheartedly support the South Cambridgeshire City Council and the South Cambridgeshire District Council Housing Strategy when it says "we want to see homes built that are</p>	Noted	<p>The developments at Green End and West Road have already been granted planning consent so there is no further influence that the PC or the Steering Group can exercise over the specifications of the buildings.</p>



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	<p>environmentally sustainable and to encourage well designed developments especially in terms of on site renewable energy and low carbon technologies." Concerning the two developments at Green End and West Road I think it is vital that environmental sustainability of the highest specification becomes a top priority in these projects. Gamlingay already has an excellent and wide spread reputation for energy efficiency in the Eco Hub and it is vital that this is carried through to other residential and business buildings.</p>		<p>The Eco Hub had a higher specification because the village built it and exercised control of the design. These are the higher aspirations of the Neighbourhood Plan for the next developments.</p> <p>In addition, the Neighbourhood Plan cannot set higher standards than those required by national regulations – Ministerial statement in 2015.</p>
	<p>I would like to see a commitment to new developments being designed to work with nature, not against it, and to the best environmental standards. Solar panels, rainwater harvesting systems, insulation, bird boxes and green spaces featuring native plant species are some of the features which should be included as standard and would help reduce our impact on the natural world, and to bring back the balance.</p>	Noted	<p>The Eco Hub had a higher specification because the village built it and exercised control of the design. These are the higher aspirations of the Neighbourhood Plan for the next developments.</p> <p>In addition, the Neighbourhood Plan cannot set higher standards than those required by national regulations – Ministerial statement in 2015.</p>
Housing– Location	<p>I think we should only build new houses within the development framework. We should encourage local businesses to stay.</p>	Noted	<p>Agreed; GAM3 and GAM4 assert these requirements respectively.</p>



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Housing– Type	<p>Page 4 Objective 1</p> <p>I hope developers can be encouraged to build with the needs of the community uppermost in their projects for the future. There is a need for choice in 1 - 2 bed homes for the young, those who live alone at any point in their lives and the older generation who would like to remain independent in their own community.</p> <p>Keen on affordable housing for our youngsters too ie 1 and 2 bedroom properties</p>	Noted	Agreed; GAM3 and GAM4 assert these requirements respectively.
	<p>Thank you for giving residents the opportunity to comment on this plan.</p> <p>Housing development:</p> <p>New housing is essential to cope with our growing population and I have no scruples with new homes being built in the village giving more people, especially young people and young families, the chance to enjoy village life here in Gamlingay.</p> <p>House prices are high in this area, so more affordable homes are necessary.</p>	Noted	Agreed; GAM3 and GAM4 assert these requirements respectively.
	<p>Policy GAM10 – support the idea but question whether this should this be applied to all housing developments. At £10 per sqm for single house applications for example, this will be a small sum which may end up costing the local authority and developer more in legal fees to secure the</p>	Noted	



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	<p>S106/unilateral undertaking than the actual amount received.</p>		
	<p>Objective 1 – whilst agree there’s not enough affordable houses in the village even buying 1and 2 bedroom houses is not what I would call affordable. I would say they need to be available for buy to rent schemes or rent. In addition, putting up any more houses in this village would require growth of local facilities. The Co-op which I use regularly and love is simply not big enough to supply demand. When we’ve all been forced to use it in the recent pandemic shelves were emptied not just by panic buying but simply not enough capacity to supply. The other issues is the dreadful congestion caused by the use of our local shops and pub on Church Street it is completely a nightmare using that road in your car. There have been at least two traffic accidents on that road because of the cars parked along there this year that I know of and it is only a matter of time before one of our children is hit by a car along that road. We simply cannot sustain anymore developments without addressing local amenities. Not that is going to stop development on Green End and RH Wales site, which I think would make a great place for a larger shop with parking rather than more houses. I don’t agree with any large-scale developments in the village. It just is not big enough to sustain it. I’m worried the amount of houses proposed on the old Green End industrial estate is going to ruin the village.</p>		<p>The plan supports 40% affordable housing which includes affordable rental properties and shared ownership options – requirements of the current Local Plan. The Local Plan also restricts new housing developments to 30 units or fewer in Gamlingay.</p> <p>Congestion and parking are recognised issues and the Neighbourhood Plan is proposing that residents walk and cycle more to reduce short trips in the car, to access shops, for example. GAM9 and GAM10 are purposely to create better infrastructure to be able access our services, shops and facilities in the centre of the village.</p> <p>GAM8 suggests one potential use for the old school building on Green End as a ‘community shop’.</p>



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Local Economy	<p>Page 5 Objective 3</p> <p>It is of great importance that our community has the opportunity for employment in as many diverse areas as possible. These 'home-grown' jobs bring health and wealth to the whole community.</p>	noted	<p>The Neighbourhood Plan aims to nurture existing businesses (GAM4) and new (GAM5)</p>
	<p>Page 5 paragraph 3 Developing and extending existing industrial sites along Drove Road but with no new infrastructure to cope with possible extra traffic.</p>		<p>The draft Neighbourhood Plan recognised the concerns voice about traffic on Drove Road, and no additional land would be used for businesses.</p> <p>The Neighbourhood Plan aimed for no more than 25% increase in existing businesses. GAM4 addresses the need to limit adverse effects of any expansion, within this limit, on local amenity or property etc . . .</p>
	<p>Policy GAM10 - support the idea but question whether this should this be applied to all housing developments. At £10 per sqm for single house applications for example, this will be a small sum which may end up costing the local authority and developer more in legal fees to secure the S106/unilateral undertaking than the actual amount received.</p>	<p>Thank you for your comment.</p>	<p>The Steering Group has taken advice from the Statutory Planning Authority on this subject (S106 agreements). NP proposing a standardised S106 clause which minimal cost to single house applications.</p>



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	Objective 3 – welcome the creation of jobs in the village. Lots of people working from home now. Need fast internet connections for this.		OpenReach (formerly BT) has been in contact and the PC will take this further. An article in Gamlingay Gazette for January/February 2021 refers.
Natural Environment	<p>Page 61 Natural environment. (Objective 6 and policy GAM11)</p> <p>I think this policy should be rewritten, removing the words 'where possible'. Leaving that in gives the option to not - of course it is not always going to be possible, but the aim should always be to protect and enhance as standard. For example, objective 3 doesn't say: We will nurture and grow local businesses to sustain and where possible develop new employment opportunities in the Parish for our residents. So it's not consistent - the natural environment, open space and biodiversity needs to go from being 'a nice to have' to essential.</p> <p>In light of that I think Objective 6 should read: 'We will protect and enhance the natural environment and the biodiversity of the Parish.' That seems like a good aim for the Parish Council.</p> <p>Page 61 para 4.81. This paragraph refers mostly to biodiversity around the village, but not in the more built up</p>	Thank you for your suggestions.	<p>We agree and will look at ways of strengthening the requirements.</p> <p>The Steering Group will review the draft Neighbourhood Plan and use your examples.</p> <p>We would be grateful for your suggestions for Appendix 2.</p>



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	<p>areas. Gamlingay Wood is very important, but by no means the only wildlife feature of the parish. Eg: Millbridge Brook Meadow (which is largely currently being managed as a park and could be managed better to improve its biodiversity value as a meadow and still have access (with no negative impacts) to those that use it for leisure eg dog walking.)</p> <p>The sentence 'The parish's open fields support brown hare and partridge' should be clarified as there are two partridge species in lowland England: Red-legged are non-native and released for shooting, while grey partridges are native and declining. So if the sentence refers to greys, then great, but if it's red-legged then it's not worth mentioning.</p> <p>Birds include barn owls, garden warblers and blue tits. These are not the best species to pick out, perhaps barn owls aside. All these species are important, but the village also contains three rapidly declining species that rely on urban environments to survive: swifts; house sparrows and starlings. Most people know of blue tits, yes, but the three species I've just mentioned are in much more peril and will only survive through human intervention. So it's a surprise they are not mentioned.</p> <p>All three can easily be helped by the provision of nestboxes in urban areas. This should be included in the Objective 1 and ensuring that houses are built to the highest environmental standards.</p>		
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	<p>I appreciate that it's a balancing act to protect and enhance biodiversity and development. But it's currently not balanced and needs to shift towards nature to achieve this balance.</p>		
	<p>Nature: We have some fantastic green spaces which support species like water voles, house sparrows and starlings. There are also opportunities to do more, to bolster these fragile populations and give nature the boost it needs, for the benefit of everyone. Nature in the UK is declining rapidly. But small, smart measures can help, whilst still maintaining the between nature and people. For example letting road verges grow long where safety allows, and planting native hedgerows for birds to nest in (which also help create privacy and noise reduction for roadside housing). Wildflowers, which are the foundation of the natural food chain and relied upon by almost all species either directly or indirectly. Millbridge Brook Meadow is currently managed more as a park, but by altering the management to encourage more wildflowers in a few more areas of the meadow, it could still be enjoyed by both dog walkers and naturalists alike and bring nature back in balance for the village. Birds: Blue tits are mentioned in the plan, however these are a thriving species. Swifts, house sparrows and starlings are all</p>	<p>Thank you for your suggestions.</p>	<p>We agree and will look at ways of strengthening the requirements. The Steering Group will review the draft Neighbourhood Plan and use your examples. We would be grateful for your suggestions for Appendix 2.</p>



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	<p>red-listed and of conservation concern, and would be worth focusing on.</p> <p>Gamlingay is home to a small population of swifts, a species which has declined by 90% in the UK. If each new house was installed with swift bricks and house sparrow nestboxes, and by ensuring natural food sources in the form of berry-bearing trees and hedges, we would give the colonies of these species room to grow and help ensure their survival for the future. Public buildings like the eco hub would be another excellent place to install nest boxes, bug hotels and other features.</p> <p>Nature is easily overlooked, but scientists and experts are urging us to put it higher on our agendas. We are not apart from nature but part of it, and dependant on it. Nature mustn't be put into 'pockets' but incorporated into our townscapes and villagescapes for the benefit and enjoyment of all.</p> <p>Thank you</p>		
	<p>Objective 2- it is essential we maintain the countryside around us and the diversity around us. We have been blessed with ancient woodlands that need protecting. Would welcome any more natural spaces created for wildlife. So terrible trees have been ripped down this year in the height of nesting season by developers.</p>	<p>Noted</p>	<p>Thank you, see GAM12.</p>



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	Objective 6- absolutely need to protect the wildlife of Gamlingay in particular the woodlands and would like to see the creation or extension of more spaces like Millbrook meadows. The wildlife we've seen through this year has been a revelation water voles, grey wagtails, king fishers, butterflies, wild flowers. I think the gardener though is a bit too early cutting back the wild areas.	Noted	Thank you, see GAM11 and GAM12.
Outlying Hamlets	The outlying hamlets should keep their identity and not be built on.	Noted	Thank you, see GAM3.
	Impressed by the plan as stands. Particularly the declarations to keep Gamlingay and the various hamlets and small holdings separated and the exclusion zone around Gamlingay wood.	Noted	Thank you, see GAM3 and GAM12.
	The Plan looks good. p4 it's important to maintain the integrity of the village with its settlements and their separation. Ways for people to walk, cycle and ride their horses are important as well, anything to reduce dependence on motor vehicles.	Noted	Thank you, see GAM3, GAM10 and GAM12.
	There appears to be very little mention of biodiversity/nature and no mention of climate change at all. Given the twin emergencies facing us, we should use this opportunity for Gamlingay to do all it can to become carbon-neutral and nature positive. This could include a commitment to only approving low/zero carbon and nature	Noted	Thank you. We recognise the value of your concerns and hope that the text in GAM1, GAM11 and GAM12 in the draft Neighbourhood Plan is sufficient, but we will review the draft to see if there are ways to strengthen references to climate change.



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	<p>positive housing developments and considerably more space for nature within the village's green spaces - there seems to be some implicit assumption that because we're rural, there's plenty of space for nature in the wider countryside. This couldn't be further from the truth, and we are surrounded by classic intensive farming which has very little space for nature to thrive.</p>		
Parking	<p>Objective 5: how we get about While it is laudable to expect developers to provide local access to amenities, the reality is that public transport is poor and unlikely to improve. There must be appropriate car parking spaces in any new or modified developments to include at least 2 car spaces per 2 bed + house. It would also be appropriate for electric car charging points to be included in every new development or on individual house builds. Electrification is going to gather pace and we should build that in to development in the village to reduce emissions.</p>	Noted	<p>Thank you, we agree. GAM4 includes the requirement for the provision of electric charging points in local businesses; we will research the need to specify the same for housing. However, car parking standards are included in the adopted Local Plan.</p>
	<p>Parking remains a great concern for the residents of the arterial roads of Gamlingay. As a Mill Street resident the limited supply of available parking spaces is a daily concern for car owners, pedestrians (especially mothers and children) and the all too often impatient traffic negotiating passage through the village.</p>	Noted	



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	<p>Objective 4- it is still apparent there's not enough parking for school drop offs along Stocks Lane and Station Road with increased housing in the village this will become worse. The problem has just moved with first school moving. I'm sure there could be a way to relieve this if people worked together. An empty car park locked at school times and parked cars causing hazards for pedestrians seems completely stupid to me. Also when eco hub has events Stocks Lane is jammed up with cars and again empty school car park where's the logic?</p> <p>What point is there keeping the first school sat empty for 10 years and then developing it? There seems a lack of nursery and pre schools since the closure of Sunshine pre school and the eco hub nursery. What is being done to address this? If there's going to be a nursery/ preschool within first school then parking will need to be looked at on Stocks Lane and Station Road. The empty field at the First school is not being used for anything at the moment it is just a waste. Either make it a wildlife garden or park or say we are going to build on it and be honest that's what it is intended for. I personally have no problem with the old school building being converted into housing maybe one and two bedroom apartments. It is of little use for preschool premises because of its age. The money would be better spent building a purpose build preschool or nursery. As I have said already our local services shops definitely have to be expanded for any bigger developments.</p>	<p>Noted</p>	<p>Thank you, but the Neighbourhood Plan can do nothing to address existing built environment. However, in GAM10 the draft Neighbourhood Plan aims to encourage more walking or cycling and less driving. The County Council is the education authority . . .</p> <p>The future of the First School area is addressed in GAM7 and GAM8.</p>
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	<p>Objective 5- congestion is a big concern for me Church Street is unbearable and living on Stocks Lane having first school there instead of middle school has increased the problem. At least when middle school most children walked to school. With cars parked along Stocks Lane lorries from the industrial estate and larger farm traffic is just getting stuck and it does affect our quality of life. We can never see to get off our drives and people are constantly parking over our drives too. We can keep our cars off the road but it is pointless as people constantly parking along here causing congestion near the junction. You cannot bike safely between Potton and Gamlingay anymore too much fast traffic to take children.</p>	<p>Noted</p>	<p>We agree, but these are points to be addressed by the Highways Authority, the County Council, which is also the Education Authority. Policy GAM10 addresses the proposal for a cycleway between Gamlingay and Potton.</p>
	<p>P5, para 5: Concern about parking by parents picking children from school. Can foresee an accident occurring as some cars parked in dangerous ways in Station Rd.</p>	<p>Noted</p>	<p>We agree, but these are points to be addressed by the Highways Authority, the County Council, which is also the Education Authority</p>
	<p>4.68: Re-introduction of parking restrictions in Church St- someone is going to get killed in this area soon. P38, 4.5 <u>Any</u> new housing must make provision (space or garage) for cars, with parking on pavements strictly forbidden.</p>	<p>Noted</p>	<p>Thank you, but the Highways Authority is responsible for Gamlingay's roads.</p>



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Public Transport	Objective 5 - while this addresses leisure activities the title how we get about says nothing about development of buses or other forms public transport.	Noted	The draft Neighbourhood Plan addresses only issues of the physical infrastructure; the County Council is responsible for public transport.
Shops	Nothing about new shops! How about a small supermarket (similar to the Co op at little Paxton, with parking) on the old school field at Green End. This would take up 1/3-1/2 the field, then on the other half some green space incorporating a all weather play ground. What Gamlingay doesn't need is more houses in that part of the village, it hasn't got the Infrastructure to cope.	Noted	In GAM6, GAM7 and GAM8 the draft Neighbourhood Plan discusses the importance of community amenities and facilities with the First School site which might allow for a new shop.
	Objective 4 (amenities/facilities: ensuring there are enough food shops etc in the village to serve the increased demand once the new housing developments are finished, with the increase in population.		In GAM6, GAM7 and GAM8 the draft Neighbourhood Plan discusses the importance of community amenities and facilities with the First School site which might allow for a new shop.
School Site	Using the former first school site to house a larger doctors surgery would be excellent and more central to the village. Parking could be provided.		Please see GAM8 which includes such ideas.



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Traffic	<p>However, I am concerned about traffic. Church Street is becoming a congestion hot spot especially as road users ignore any parking restrictions outside co-op. Is any thought being given as to how to improve the road system. I personally believe a one way system down Church St and up Mill Lane would ease congestion. I know the council have been against this due to making it a rat run however if speed calming measures were put in place that would hopefully slow traffic down. At least a one way system would keep traffic moving and stop the bottlenecks forming in Church St. The development of housing on the RH Wale site is the right thing to do however this will bring more traffic into the centre of the village.</p>		<p>Thank you, but the Highways Authority is responsible for Gamlingay's roads.</p> <p>One-way systems have been considered but rejected for several reasons by the County Council and the emergency services. Speedwatch team by PC</p>
	<p>Likewise we are concerned in Greenacres about speeding traffic and also on Cinques Road. It has been a long time since we have seen any police speed traps or community speed groups. The small bit of Cinques Road between the end of Gamlingay and Gamlingay Cinques is narrow and windy however this continues to be 60mph even though Drove Road which is a much faster road has been reduced to 50. Cars approach the tight corner in the Cinques much too fast and often across the road. Is there anything that can be done to reduce the speed limit to 40mph in keeping with Potton Road and Station Road approaches. As the land</p>		<p>Thank you, but the Highways Authority is responsible for Gamlingay's roads. One-way systems have been considered but rejected for several reasons by the County Council and the emergency services.</p> <p>COVID-19 has limited the activities of the Speedwatch team recently.</p>



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	between Gamlingay and Gamlingay Cinqes will fall under GAM3 then the land can not be build on irrespective of road speed limit.		
	Are we going to get a by pass around Gamlingay as at present the size of the vehicles using the village are far to big. The village is used as a run between the A428 and A1. Recently we had road works in the village and HGV's were literally at our front door because some were too big to pass by.		Thank you. It is a long-standing problem, but the Highways Authority is responsible for Gamlingay's roads.
	Objective 5: we are very lucky to have the Co-op within our village. However, it already impacts on the parking, traffic along Church Street. As the population increases so will traffic. Has any thought been put into how this will be dealt with: one-way system; relocation of Co-op; residents-only parking.	Noted	Thank you for your comments. One-way systems have been considered but rejected for several reasons by the County Council and the emergency services. The Highways Authority is responsible for Gamlingay's roads which cannot be covered by the Neighbourhood Plan.
	Note: speeding along Stocks Lane remains a big issue especially as the Hub and Park attract children who cross the road.	Noted	Thank you, but the Highways Authority is responsible for Gamlingay's roads. One-way systems have been considered but rejected for several reasons by the County Council and the emergency services. COVID-19 has limited the activities of the Speedwatch team recently.



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<p>Village Character</p>	<p>Living in Greenacres I am pleased to see the area between Greenacres and Dennis Green being made into Village Character Areas GAM3. It is important for the local wildlife, keeps Dennis Green independent and improves the quality of life for local residents however I have heard rumours that planning permission has been granted for self build homes in the field between Fairfield, Gamlingay and Dennis Green opposite the Lupin Field. Please can you confirm if this is correct as this is shown as GAM3 land on the plan.</p>	<p>Noted</p>	<p>Thank you. GAM3 tries to protect the separation of the hamlets from the main village.</p> <p>The self-build houses have already been granted planning consent – planning ref: S/3170/17/OL</p>
	<p>Page 4 Objective 2 We do wish to remain in the countryside and not to find that we have become the next stage of sprawling a development joining up Biggleswade to Pottton and beyond.</p>	<p>Noted</p>	<p>Thank you for your support.</p>
	<p>The outlying hamlets are growing apace with infill developments as is the use of small pockets of land within the village, for example, the site of the WI Hall and the Veterinary Surgery on Mill Street. The development of these infill sites may be small but the increase in traffic turning with limited access may well cause additional problems in the future. Therefore all efforts to maintain the village integrity and character is strongly supported.</p>	<p>Noted</p>	<p>Thank you for your support.</p>
<p>Wildlife Cordon</p>	<p>My final comment relates to Gamlingay Wood and the proposal to ensure a buffer around it protecting it from built development. Whilst this is a good step, it doesn't go far</p>	<p>Noted</p>	<p>Thank you, but the NEIGHBOURHOOD PLAN will have no say in the agriculture or the</p>



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	<p>enough: on a significant part of its boundary, the woods are surrounded by vast arable farm fields which are intensively managed (an extremely simple wheat, OSR rotation as far as I can tell). The Plan says nothing about protecting the woods from this particular land use or indeed what it could seek to do to enhance the woods by encouraging natural regeneration and expansion into what is currently farmland - perhaps via a community ownership venture. This would bring significant benefits for nature, the climate and for local residents who value the wood as an amenity.</p>		<p>nature of the woods as they are managed by their respective owners.</p>
Well done	<p>I have to say the Parish Council and Neighbourhood Plan Steering Group should be commended on their efforts and the Neighbourhood Plan.</p>	Noted	Thank you for your support.
	<p>Go for it.</p>	Noted	Thank you for your support.
	<p>Thank you and well done on the plan.</p>	Noted	Thank you for your support.
	<p>Looks very thorough</p>	Noted	Thank you for your support.



Supporting Gamlingay Neighbourhood Plan Group

	Overall we support all the points in the plan.	Noted	Thank you for your support.
	Impressed by the plan as stands. Particularly the declarations to keep Gamlingay and the various hamlets and small holdings separated and the exclusion zone around Gamlingay wood.	Noted	Thank you for your support.
	The Plan looks good. p4 it's important to maintain the integrity of the village with its settlements and their separation. Ways for people to walk, cycle and ride their horses are important as well, anything to reduce dependence on motor vehicles.	Noted	Thank you for your support.
	Excellent piece of work. This is the guidance for development and the protection from it, the village needs.	Noted	Thank you for your support.
	I feel reassured and grateful knowing so much thought and effort has gone into the planning of any future developments in and around Gamlingay. The ideas and plans are well considered taking into account the needs of residents (present and future) but also conserving the character of the village as well as the views and green spaces too. . . . Thank you to all involved in this lengthy and thorough process.	Noted	Thank you for your support.
	Page 5 Objective 6 What a wonderful legacy to pass on to our future Gamlingay generations.	Noted	Thank you for your support.



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	Thank you for all your hard work in drawing up the Gamlingay Neighbourhood Plan. The Community engagement must be time-consuming but hopefully you have a range of responses which will help you move towards the final stages of consultations and adoption of the plan.	Noted	Thank you for your support.
	Generally I am supportive of the plan, and appreciative of the time spent to do it properly.	Noted	Thank you for your support.
	As a member of the Parish Council I wholeheartedly support the aspirations of our neighbourhood plan.	Noted	Thank you for your support.
	Generally a good plan and agree with the objectives.	Noted	Thank you for your support.
	Thank you for all the information. My questions have been answered satisfactorily.	Noted	Thank you for your support.
	Overall the Plan looks a good one! Well done!	Noted	Thank you for your support.



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STATUTORY CONSULTEES, LANDOWNERS, AGENTS AND DEVELOPERS FEEDBACK TABLE

<https://gamlingay-future.uk/resources/Documents/Stat-Consultee-table-28-Jan-21.pdf>

Subject	Comment or Suggestion	Name	Reaction	Response
GAM 1 Housing Needs	Plan identifies housing needs for the next 5 years will be met by existing approved development sites. Provide allocated housing sites to cover the period to 2036	Mr. M. Page Brown Barfords	Expand justification housing paragraphs	Existing sites have not yet been built out (as at February 2021) Further Housing Needs survey will be carried out in 2026 and the plan will be reviewed.
GAM1 Housing Policy	Designing out crime referencing	PC.C. Aston Cambridgeshire Constabulary	Add reference prior to GAM1	Agreed to add referencing to designing out crime in Housing (GAM1 and Employment Zone (GAM5)
GAM1 1 and 2 bed housing	How can 1&2 bed housing and bungalows be brought forward when there are no sites for development in the plan	Mr M.Page Brown Barfords	No changes	There are still opportunities to develop some housing on sites within the village framework (windfall sites)
GAM1 Green Initiatives Building for Life 12	Concern about viability if higher insulation levels and zero carbon requirements (EPC rate A) are stipulated	Mr. M. Page Brown Barfords	No changes	Responses to questionnaires show Gamlingay residents support green initiatives. Any increased costs can be passed on to the purchaser. Additional information to be provided in the housing section, with additional referencing.



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CIL references	Page 14 para 1.8 and throughout document	Mr. M. Page Brown Barfords	Remove all CIL references	Not relevant to SCDC area as CIL framework has not been adopted.
Vision, Aims and GAM2	Support expressed for GAM2 allocation. New Site detail provided for consideration of potential housing allocation 2026 -2031	Mr. A. Child Bidwells	Noted	No action required
GAM2	Support for Housing Allocation GAM2	Mr. S. Patience Anglian Water Services Ltd	Noted	No action required
GAM2	Site should not be allocated as it already has permission.	Mr. G. Armstrong Armstrong Rigg Planning	No changes	The site is yet to start on site as of January 2021.The site allocation addresses the current housing needs of the neighbourhood plan area and further text will be added to clarify this position.
Page 37 Key Policy map 7	Incorrectly drawn settlement boundary Church End	Mr. M. Page Brown Barfords	Boundary to be corrected	Administration error- to action
Development Framework boundary	Requirement to amend the Village Framework boundary to include site on Heath Rd and site on West Rd (GAM2)	Mrs. S. Kakar KAKH Capital Estates Ltd	No action	The plan is using the Framework boundary in the adopted Local Plan (2019) and is not proposing any amendments to it. It is a matter for the SPA to review boundaries in their next plan.
Development Framework boundary	Site proposal outside the village framework boundary	Mr.T. Sills Edward Sills Trust Ltd	No action	The plan is using the Framework boundary in the adopted Local Plan (2019) and is not proposing any amendments to it. It is a



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				matter for the SPA to review boundaries in their next plan.
Amended plan 2 proposal GAM3	Why is the Heath Rd self-build site not allocated in this plan and shown as inside the village framework boundary?	Mr. G. Armstrong Armstrong Rigg Planning	No action	The Heath Rd site is outside the village framework, and is contrary to the proposed GAM3 policy which seeks to protect village character, and is potentially harmful to the radial nature of settlement pattern. The layout detail of this site is yet to be agreed in detail. Self-build will not deliver affordable housing, or 1 & 2 bedroom housing, and will therefore only cater for a niche housing need, hence it is not allocated in this plan.
GAM3 Village character	Inconsistency between the VDG identified sites and the proposed GAM3. Differences should be clearly identified and explained.	Mr. M. Page Brown Barfords	Justification evidence to be included in new paragraphs	Character policy will follow guidance included in the VDG and take account of the principles outlined. The policy however goes further than the VDG. Justification evidence will be provided in the revised text of the plan.
GAM3 Village character para 4.24	VDG We would re-iterate that the SPD only provides design guidance for proposals in this area and that, contrary to the above quote, there is no mention of a 'buffer' from development. For the Neighbourhood Plan to go beyond this and seek to preclude development in areas around the village would be wholly inappropriate.....	Mrs. S. Kakar KAKH Capital Estates Ltd	Justification evidence to be included in new paragraphs	Character policy will follow guidance included in the VDG and take account of the principles outlined. The policy however goes further than the VDG. Justification evidence will be provided in the revised text of the plan.
GAM3 Village character	At the appeal referenced above, the Inspector noted that: <i>'in the wider context, the appeal site sits in between the edge of Gamlingay and the hamlet of Dennis Green...This is</i>	Mrs. S. Kakar KAKH Capital Estates Ltd	Justification evidence to be	The group agree to clarify the importance to retain the gap and separation of Gamlingay from Dennis Green/Park Lane, and other



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Para 4.26	<i>a sizeable area of land that would continue to serve the purpose of keeping Gamlingay and the nearby hamlets physically separate. Whilst the proposals would bring the built form of the hamlets closer, for the reasons outline above, the development would not encroach upon the character or landscaped setting of the hamlets to a significant degree.'</i> (Para 17 and 18).		included in new paragraphs and photographs	nearby hamlets. This includes in particular built form encroachment which would join the two settlements.
GAM3 Views	Policy GAM3 states new development should preserve key views to and from the village. What key views? Is this intended to refer to the views identified on Policy Map 7? If so, for clarity and to satisfy the advice that neighbourhood plan policies should be clear and unambiguous, Policy GAM3 should specifically reference the views identified on the Policy Map. With reference to the views, what was the justification for their selection in terms of sensitivity and specific qualities, and what was the selection process? This is not justified or explained in the Plan.	Mr. M. Page Brown Barfords	No action	The views are identified on Map 4 and map 7 key policy areas, and landscape settings plans, which show 10 views which were reproduced from SCDC Village Design Guide in April 2019. There are no amendments or changes to these views in the Neighbourhood Plan.
GAM3 Village Character	Support for the policy	Mr. A. Child Bidwells	No action	Noted
GAM3 Heritage Assets and non designated	No references to heritage assets within Gamlingay parish, and potential impact proposed policies may have on heritage assets.	Mr. E. James Historic England	Add reference to heritage assets in para 4.29 and 4.30	There is no impact on any listed buildings or any heritage asset within this neighbourhood plan. Additional references to be made on non-designated heritage assets, and building structure at risk, recently notified to the parish.



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heritage assets				
GAM4 Existing Employment sites	Clarity on sites in GAM4 and GAM5	Mr. S. Patience Anglian Water Ltd	New map showing all existing business areas	Agree to clarify split between all other existing business sites in GAM4 from Mill Hill Employment Area (GAM5), GAM5 will show amended boundary
GAM5 Amendment of boundary	Request the sewerage works site and for a 50m exclusion development zone around sewerage works site to be removed from the GAM5 rural business development area	Mr. S. Patience Anglian Water Ltd	Amend boundary of GAM5	Agree to exclusion zone of 50m surrounding sewerage works due to unacceptable odour amenity levels.
GAM5 Amendment of boundary	Concern that part of GAM5 rural business area boundary will be subject to fluvial flooding (para 4.47).	Mr. T.G Waddams Environment Agency	Amend boundary of GAM 5 (Millbridge Brook)	Agree to remove any land which has a 1:100 year flood risk from the GAM5 Rural Business Development area.
GAM5 Design of business buildings	Add referencing to designing out crime (as GAM1)	PC. C. Aston Cambridgeshire Constabulary	Add referencing in paragraph	Agree to add referencing
Page 52 4.47 GAM5	To satisfy the advice that neighbourhood plan policies should be clear and unambiguous we suggest the Policy Map (No 7) should be amended to include the full extent of the allocated area	Mr. M. Page Brown Barfords	New map showing all existing business areas	Agree to clarify split between all other existing business sites in GAM4 from Mill Hill Employment Area (GAM5), GAM5 will show amended boundary



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<p>Aims objectives Site at Mill Hill</p>	<p>Site proposed for housing exception site</p>	<p>Ms.G. Jenkinson Richmond Planning</p>	<p>No additional housing sites allocated, response re proposed GAM5 rural Business development area</p>	<p>The Mill Hill scrapyard site is outside the village framework boundary, as identified in the adopted Local Plan 2019. The site is within the rural business development area in GAM5 para 4.47 on page 52 in this Neighbourhood Plan, which supports further business development. The Neighbourhood Plan allocates a housing site in this plan (GAM2- para 4.21 page 42) and opposes exceptions sites within the hamlets. The current plan delivers the housing needs for the settlement for the next 5 years. The plan prioritizes employment uses on Mill Hill. From consultation responses residents generally do not want homes next to industry/business (for example- Station Rd development noise issues). A proportion of your site has been identified by another party as not suitable for any development due to proximity to the sewerage works. The Neighbourhood Plan group will therefore be revising the boundary of GAM5 to incorporate this change.</p>
<p>GAM6</p>	<p>it is not clear whether Policy GAM6 is intended to secure 'other' community facilities? If so, what?</p>	<p>Mr. M. Page Brown Barfords</p>	<p>Policy wording amendment</p>	<p>Wording will be tightened. S.106 benefits currently secured through the Local Plan are unaffected by policy GAM9&10 which are in addition to the current provisions.</p>



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<p>GAM7</p>	<p>Cambridgeshire County Council, as landowner, does not object Policy GAM7 (Page 54) which proposed to designate to the former First School Playing Field, Green End as a Local Green Space as it is already allocated as Protected Village Amenity, within the South Cambridgeshire Local Plan 2018. However, Cambridgeshire County Council, as landowner, would comment that it does not believe that this extra layer of protection is warranted. Access to the playfields will be granted, on permission only basis, to documented authorised users.</p>	<p>Mrs. S. Anderson Cambridgeshire County Council</p>	<p>No change</p>	<p>Support for policy noted. Local Green Space proposed with no restrictions on who can use it.</p>
<p>GAM8</p>	<p>Cambridgeshire County Council, as landowner, objects Policy GAM 8 (Page 54) which aims to restrict the development of the former First School buildings, Green End and new buildings for education and community uses (A1, B1 and D1) and its recommendation to safeguard the site for 10 years. Cambridgeshire County Council has been investigating a whole site solution for the redevelopment/disposal of the site</p> <p>All capital raised from the disposal of its surplus assets is reinvested into front line services across the county.</p> <p>Alternative uses for the hard-standing area and buildings located on the site are still being investigated. As the statutory provider of preschool places, Cambridgeshire County Council has considered preschool uses for the current buildings but this was discounted as this would have required further capital investment, the need for</p>	<p>Mrs. S. Anderson Strategic Assets Cambridgeshire County Council</p>	<p>Use classes order updated and further justification of use types including mixed use to be evidenced.</p>	<p>The objection to policy GAM8 is noted. This policy responds to priorities identified by the residents of the parish concerned about both the loss of amenities and with growth in parish population outstripping provision of services e.g. health and early years provision. It will remain in the plan.</p> <p>We have amended the use classes to reflect updated Government regulations. The use classes relevant for this site are:</p> <ul style="list-style-type: none"> • E(a) – shops (not selling hot food) • E(b) – sale of food and drink on the premises e.g. cafe • E(d) – indoor sport, recreation or fitness



Supporting Gamlingay Neighbourhood Plan Group

	<p>multiple site occupants due to the size of the buildings and was not a cost effective/affordable option for the third party preschool providers. In order to produce an effective whole site solution, it is highly likely a mixed use for the site will be the solution which may include a pre-school or other education and community uses but this should not be just restricted to education and community uses. Policy GAM 8 has also references use class orders categories A1, B1 and D1 which is inconsistent with its previous statement of education and community uses, as generally, A1 = retail, B1 = Offices , D1 = Community/Education uses. The Use Class Order has recently been updated therefore these categories are no longer accurate. Restricting the redevelopment of the site will potentially mean that no single or compatible mixed use for the site may be deliverable, this will leave Cambridgeshire County Council with a potential liability and drain on public funds, and the village of Gamlingay with an underutilised or vacant site. Given the location of the site in the village flexibility should be retained for future use of the site to maximise the benefit for Cambridgeshire County Council and the local community.</p>			<ul style="list-style-type: none"> • E(e) – provision of medical or health services • E(f) – creche, day nursery or day centre (non-residential use) <p>Community consultation during the summer of 2020 identified retail as another potential use on-site. It is envisaged mixed use would be the best solution to the site. Flexibility will not be achieved if the site is sold for residential development; the 10 year safeguard remains in place.</p>
<p>GAM9 Page 59 para 4.75</p>	<p>The policy needs to clarify when and how a path/cycleway is ‘poor’ and whether the required improvement will be limited to the site frontage or more distant connections and to what destinations? This should also be proportionate to the needs and demands of the particular</p>	<p>Mr. M. Page Brown Barfords</p>	<p>Wording clarification and additional justification to add</p>	<p>To meet current County Council standards where the site frontage and highway verge allow for inclusion, either a footway or cycleway contribution should be provided to facilitate alternative modes of travel, where this is lacking to ensure access is achievable</p>



Supporting Gamlingay Neighbourhood Plan Group

	development. For example, an extension to a dwelling will be unlikely to have any impact on footway or cycleway needs. Equally a single new dwelling will be unlikely to have a material impact on footway or cycleway needs. What if improvements are not achievable within the available public highway?		Appendix to add	to the main village services from the site. There will be exceptions within conservation areas and within proximity to listed buildings, should proposals harm the setting of such.
GAM9&10	We are pleased to see and support policies that aim to protect, enhance and develop the rights of way network providing a network of routes to promote walking, cycling and riding and to point out that circular routes, or routes that link with others, are particularly recommended. The CLAF would be happy to discuss further our concerns and how we might resolve these issues.	Ms. M. Sanders Cambridgeshire Local Access Forum	No change	We welcome the support for improving the walking, cycling and horse riding opportunities within the parish. Specification detail requested.
GAM10	I notice that riders (presumably this means horse riders) have been included as well as walkers and cyclists in some places. However I can't see where this translates into access for horse riders? It is also concerning that the terminology Gamlingay's Cycle & Footway Improvement Plan is used as this does not include horse riders or other NMUs	Ms. L. Golding British Horse Society	Additional referencing to horse riding	There are currently no bridlepaths within this parish. We will create multi use paths where practicable. We will add this to para.4.61 to include horse riding. We will add horse riding to para 4.70 and 4.71 'at a glance' box. We will reference the Cambridgeshire Local Transport Plan.
GAM9&10	Support for new footpaths and cycleways to enable residents to access services without the need for a car.	Mr. A. Child Bidwells	No change	Support noted
GAM10 Page 59 para 4.76	Contributions to Gamlingay's footway and cycleway network-unproportionate burden placed on single dwellings requiring a s.106 agreement	Mr. M. Page Brown Barfords	No change	Single dwellings should contribute pro rata to the local network, at a reasonable level. A standardized s.106 clause can be added to an existing s.106 document, or a standalone



Supporting Gamlingay Neighbourhood Plan Group

				document can be reproduced at minimal cost to address the requirement, by the Statutory Planning Authority.
GAM10 page 50 para 4.76	Evidence and viability assessments are requested	Mr. M. Page Brown Barfords	Additional justification paragraph to be added with appendix	Further justification paragraph to be added to the revised plan, and an additional appendix will be provided justifying the levels set within the plan. Details of the appendix to be withheld until it is agreed with the Statutory Planning Authority.
GAM10 page 50 para 4.76	Impact on viability	Mr. M. Page Brown Barfords	As above. Additional introduction paragraph on reducing carbon to be added.	Residents have expressed support for improving footway and cycle network improvements through survey responses, and potentially will be willing to pay more for properties with enhanced transport connections. Suitable provision is an important sustainability carbon reduction principle, to reduce car usage and promote alternative modes of travel. Further reference to be added in the plan introduction section on carbon reduction.
GAM11	Policy GAM11 should additionally require development to meet the aspirations of the NPPF, the Defra 25 Year Environment Plan and the Cambridgeshire Green Infrastructure Strategy with regard to the delivery of environmental enhancements including green infrastructure and biodiversity net gain. We also suggest that Policy GAM11 should commit to maintaining and	Mr. B. Jones Natural England	Additional referencing to be added	Further justification paragraphs to be added to reference national and more local policies. Identified existing hedgerows of local importance will be detailed on a map, and referred to in text to ensure retention and enhancement for the local bat populations and wildlife generally.



Supporting Gamlingay Neighbourhood Plan Group

	improving hedgerow connectivity in the Gamlingay parish, in particular for local bat populations.			
GAM11 GAM12	<p>Ancient Woodland</p> <p>If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” (National Planning Policy Framework paragraph 175).</p> <p>The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.</p> <p>The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to</p>	Ms. T. Briscoe Forestry Commission	Add referencing NPPF page 175 for GAM12 Further justification paragraphs to add	The plan will be amended to include an introductory paragraph on carbon reduction, including support for afforestation projects. The justification paragraphs introducing GAM11 and GAM12 will cross reference carbon reduction and biodiversity local projects (which will be included in Appendix 2) We are to include detail on map 4 (landscape setting) important hedgerow frontages which require preservation and enhancement within the parish.



Supporting Gamlingay Neighbourhood Plan Group

	<p>protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts.</p> <p>Deforestation</p> <p>The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.</p> <p>Woodland Creation</p> <p>The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.</p>			
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<p>GAM11 GAM12</p>	<p>Wildlife Trust have supported inclusion of the Woodland Cordon (GAM12) in previous consultations. Reference Natural England's Impact Risk Zones to identify potential impacts.</p>	<p>Ms. S. Williams The Wildlife Trust</p>	<p>Additional justification and introduction paragraphs to add</p>	<p>GNP Group are working in partnership with the Wildlife Trust to develop a Neighbourhood Plan policy to increase protection from harmful developments, due to its proximity to the central village.</p>
<p>GAM12 Para 4.87</p>	<p>It is understood the policy has emerged from engagement with the Wildlife Trust and the conclusion of the Neighbourhood Steering group that any development closer than the existing village development framework would be detrimental for biodiversity and impact on the wood by increased footfall, and the importance to retain landscape views/vistas. We have to highlight the footfall justification is at odds with the Parish Council's stance of actively securing permissive footpath routes with Merton College between Gamlingay Wood and Grays Road and Waresley Road. It is further at odds with the aspirations to create a cycleway link to Waresley, identified on Map 7, that will improve accessibility to Gamlingay Wood.</p>	<p>Mr. M. Page Brown Barfords</p>	<p>As above</p>	<p>Further justification of the policy to be added. Parish Council stance on footpaths to the wood- permissive paths allow access but are not formal hard surfaced paths; residents can walk, it is questioned whether this increases footfall. Cycle link to Waresley currently proposed on the highway. This could potentially reduce car journeys as cycling increases and would have a neutral impact on biodiversity.</p>
<p>GAM12 Para 4.87</p>	<p>Additional development may harm biodiversity of the wood outside the cordon</p>	<p>Mr. M. Page Brown Barfords</p>	<p>Add Natural England's Impact risk Zone reference</p>	<p>It will be the responsibility of the developers to show that any development is not detrimental, referencing Natural England's Impact Risk Zones to be referenced, inside and outside the cordon.</p>



Supporting Gamlingay Neighbourhood Plan Group

GAM12	However, the draft Plan contains no justification or evidence to substantiate the benefit or need for a 200m cordon	Mr. M. Page Brown Barfords	Further justification paragraphs to be added.	Further justification to be added to the plan.
General comments	Gas pipeline detail provided (not within parish) Link to assets map in letter provided	Mr. M.Verlander National Grid	No changes	Letter requesting link which works to identify assets within the parish boundary
General comments	Rail corridor map provided- does not enter parish boundary	Ms. K. Young East West Rail Co	Permission to reproduce map- to be included in revision	Route Tempsford parish to the west, continuing to Cambourne- noted.
General comments	Referencing to chapter 14 of NPPF, and Cambridgeshire Flood and Water supplementary Planning Document – and CC/7 and CC/8 need to be included.	Mr. H Pickford Drainage, County Council	SEA reference links need including in plan	Reference links to be added to the Housing GAM1 and GAM5 development policies and cross referenced with SEA pages 38 and 39.
General comments	GAM5 development site are may be subject to fluvial flooding (GAM5 para 4.47) References need to be made to CC/7 and CC/8 of the Local Plan	Mr. T.G Waddams Environment Agency	As above	As above, additional cross reference to SUDS requirements, as detailed in the SEA to be added
Infrastructure Community Action Plan	Full Fibre rural voucher scheme- enabling the community	Mr. N. Mullins OpenReach	No action required	Non land use issue, theme taken forward by Parish Council



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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL – RESPONSE TO R.14 CONSULTATION

<https://www.dropbox.com/s/hfmm22z6zuiejfb/Response%20from%20SCDC%20to%20Gamlingay%20Neighbourhood%20Plan%20Oct%202020%20Final.pdf?dl=0>

Gamlingay Neighbourhood Plan: Regulation 14 Pre-submission Draft

Response from South Cambridgeshire District Council – October 2020.

1. The following response from South Cambridge District Council is intended to provide constructive assistance for the Gamlingay neighbourhood plan team. SCDC has worked closely with Gamlingay Parish Council (PC) as they have been preparing their plan. We appreciate the hard work that has gone into getting their neighbourhood plan this far along the process. We have had several meetings with the neighbourhood plan team to discuss the plan as it has evolved. SCDC has provided practical comments to the team at these meetings followed up by detailed notes to assist them in their plan making.
2. The comments we have made on your Plan are provided in two sections –
 - i. General overarching comments about particular issues that relate to your Plan as a whole
 - ii. More detailed comments in Plan order on each policy and its supporting text.
3. To assist the plan team we have considered whether the comments we have made throughout this response are identified either as matters that relate directly to whether, in our opinion, the Plan meets the Basic Conditions or as matters that would help the ease of use of the Plan. Those comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).

General overarching comments

Clear, unambiguous policies (BC test)

4. Once your neighbourhood plan has been successful through examination and received a favourable vote at referendum it will become part of the statutory development plan for South Cambridgeshire. The Plan will then be used in determining planning applications in your parish. The on-line national planning practice guidance states that policies in a neighbourhood plan should be clear and unambiguous and be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning



Supporting Gamlingay Neighbourhood Plan Group

applications¹. Developers, members of the local community and others submitting planning applications; development management officers and members at South Cambridgeshire District Council considering these must be able to know through the policies in your plan what the aims and objectives are and what you wish to achieve through your plan. Your policies must be workable and clear.

5. In reading through your plan, we are aware that there are some policies which do not have this clarity. There is a risk that if planning permissions were to be shaped and determined in line with these policies the future development may not achieve what the parish council in preparing the plan had intended. There should not be room for a reasonable person to be able to misinterpret your aspirations. There is also the possibility of legal challenges to the exact wording of policies where they fail to provide clarity.

Policies Map and Figures (BC test)²

6. Although it is acknowledged that a single Policies Map is not a requirement for a Neighbourhood Plan, SCDC considers that, for a Plan area like Gamlingay, such a map helps in providing clarity to those policies that include site allocations and site-specific issues. Practitioners generally find it useful to go to a single point for land related designations, such as in a Policies Map with more detailed Inset Maps for areas where there are a number of policy designations, rather than have a number of maps to look at that are dotted through a Plan.
7. You may wish to consider having larger scale maps to cover the whole of your parish to provide a comprehensive Policies Map – maybe at A3 scale so that it is easy to read. Alternatively, you could consider the approach used in our Local Plan Policies Map where individual villages can be covered by several A4 maps at legible and easy to read scales. This format has the added advantage of having maps of the village in a portrait format which is easier to read than having landscape ones for any future user of the plan. In both the printed and the on-line versions of your plan almost all the maps are not clearly in focus which would need to be corrected for the next version of your plan. We are willing to discuss with you how to improve the maps for the next version of your Plan.
8. You have several maps included in your Plan many of which show the whole of your parish which is a large area and does not always clearly show boundaries or boundaries of sites. A good example is Map 6 showing village amenities. For

¹ (Paragraph: 041 Reference ID: 41-041-20140306)

² Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

future users of your plan, not all of whom are likely to be familiar with your parish it is essential that any boundaries/areas are clearly and definitively shown with simple keys indicating what each symbol on the maps means. We have found the keys difficult to read both in the printed versions of your plan or when enlarged on the screen of a laptop. The font used must be larger.

9. Your Plan includes Map 7 which is entitled 'Key Policy Areas 1-12'. This includes both designations included in the Plan and general uses such as public green space and woodlands as well as designations from the Local Plan. It has not indicated the employment sites in Policy GAM4 or the first school site Policy GAM8. This makes it slightly confusing to understand which designations are from policies in your Plan as opposed to the adopted Local Plan. It is helpful where you have shown a policy number reference from your Plan. It would help if you included a map simply showed the proposals/designations included in your Plan which would be the Policies Map. This would help to emphasise the policies in your Plan.
10. The NPIERS guidance³ on examinations also mentions the importance of mapping in a neighbourhood plan. It sets out that the qualifying body should check the following prior to submitting a Plan to the local planning authority (Page 29):
 - 1.7.2. *Plans should be supported by clear mapping, including:*
 - *Accurate delineation of the boundaries of the plan*
 - *The boundaries of any site allocations, and designations made in the plan (preferably including street names).*
11. All maps need to ensure that they have the required copyright permissions which needs to be correctly worded especially when you are using OS maps- the copyright and licence information must be clearly readable. The Old Field system map (Map 3) appears to be on an OS base which will need the relevant copyright information adding to it.

Village Design Guide Supplementary Planning Document (VDG SPD) (BC test)⁴

12. The Gamlingay Village Design Guide was adopted as a supplementary planning document by SCDC in January 2020. We consider that more should be said

³ NPIERS Guidance to service users and examiners - <https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/regulation/drs/drs-services/npiers-planning-guidance-to-service-users-and-examiners-rics.pdf>

⁴ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

about this document rather than it being used simply as a supporting document that complements the Plan (paragraph 3.7). To add weight to proposals and guidance included in your VDG you should be highlighting key ideas within your Plan. A neighbourhood plan has greater weight in determining planning applications than an SPD. It is not just a supporting document but could have its key findings incorporated into the Plan if you wish? It will, in our view, be a missed opportunity to not formally weave the findings of the SPD into the Plan. We suggest that it could have a section of its own in the introduction to the Plan. You are in the fortunate position to be able to have the opportunity to include key aspects of the VDS within your Plan to give it added weight.

Accessibility (Non-BC test)

13. Any documents that are published in future on the South Cambridgeshire website must be accessible to all. We can share with you the current guidance that has been provided to us by our Communications Team at South Cambridgeshire. The current Regulation 14 consultation of your Plan is available from your website. But you will need to be aware of the accessibility requirements once your Plan and all its associated documents is submitted to South Cambridgeshire as they will all need to be published on our website and therefore all need to be accessible.

Glossary (Non-BC test) ⁵

14. We would recommend that you include a glossary in your Plan to help to explain any planning jargon. You can consult the National Planning Policy Framework glossary and that in our South Cambridgeshire Local Plan to help you create one for your Plan.

Comments on the draft Plan in plan order

Contents (Non-BC test)

15. We presume that the numbers / letters against the site allocation policies in the index are grid references? They may not be needed within your index and if they remain there needs to be a key/ footnote to explain what they stand for. Grid references are not generally used in planning policy documents as the sites must always be delineated accurately on ordnance survey map bases. The

⁵ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group
employment site allocations do not include such a reference if you are wanting continuity.

Executive summary (Non-BC test)

16. We are concerned that in Objective 2 'Local Character' on page 8 there is no reference to protecting existing heritage assets and their settings. We assume that this is implied but recommend that it be stated explicitly. We suggest that it would be a good idea to make some reference in this objective to alterations and additions to existing buildings as well as to new buildings.
17. As a footnote on page 9 you have included a 'Disclaimer'. We have not seen this included in a Neighbourhood Plan before and it's entirely your decision to include such a statement but remember that the Plan is actually the Parish Council's and, ultimately, it is for them to approve for submission to SCDC.

Introduction

18. Paragraph 1.2 on page 10 – You need to be clear about the start date for the neighbourhood plan and ensure that when it is made this date is not still in the future – You have currently included a future date of 31 December 2020. Local Plans and most Neighbourhood Plans have a start date in the past and, in your case, we have previously suggested April 2019. This could be an issue as you are seeking to deliver the housing requirement for your neighbourhood area. (BC test)
19. Map 1 shows the neighbourhood area for Gamlingay –We would recommend using a stronger map base that enable readers to find key information. In this instance, because land west of the parish boundary is in Bedfordshire, it might help if parish and district names and the district boundary were illustrated and the boundaries clearly shown? A Neighbourhood Plan must be clear about the area that it covers. (Non-BC test)
20. You could include an additional map at this point to show where Gamlingay is within the area – the location as described in paragraph 1.3. It would help to explain how the parish is on the edge of South Cambridgeshire and linked to surrounding districts. (Non-BC test)⁶
21. We usually suggest that a Plan does not need to give such a detailed outline of the basic conditions; details of engagement process; SEA process; need for SEA etc (paragraphs 1.4 to 1.25) The introduction to the Plan seems quite technical

⁶ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

and may not help the average reader to understand what the Plan is all about?

You may wish to consider summarising these sections. (Non-BC test)

22. Paragraph 1.5 Meeting basic conditions (page 12) - You will need to be clear that it is the 2019 published version of the National Planning Policy Framework that your Plan is working to especially as the government has indicated a revised NPPF is to be published this autumn. It might be helpful to the reader to set out the planning policy context of your Plan – i.e. the NPPF 2019 and the adopted South Cambridgeshire Local Plan. A new Local Plan is being prepared but too early to be given any weight as this stage. (BC test)
23. We are slightly unsure why the Minor Rural policy and that for development frameworks from the Local Plan are mentioned here? In describing these policies, we would suggest that you use the wording from the currently adopted Local Plan. Why is the need to keep the hamlets and unique character of the village mentioned here? (Non-BC Test)
24. Map 2 shows the village framework which technically should be called the 'development framework' otherwise there could be confusion over terms used in your Plan and in the Local Plan. This is an example of a map where you are mixing designations from the Local Plan and ones from your Plan together. The key needs to clearly show which is from which plan. The full extent of the yellow village character areas appears to be missing from this map. This is shown in full on Map 7 along with the 'views'. Is there a need for these designations to be shown on both maps?
25. Paragraph 1.8 CIL – You have included mention of CIL in this in paragraph. SCDC has yet to introduce CIL and will need to produce a revised strategy for consultation before it would be introduced. It may be that this is overtaken by updates to how developer contributions are collected because of the recent White Paper on planning (Non-BC test)

Chapter 2

26. History and settlement - The Plan would benefit from maps / photos of how Gamlingay looked in the past/ present to understand how the unique pattern with hamlets around the main village developed. Does the field pattern map show how the hamlets may have evolved? Could Map 3 be annotated to help someone unfamiliar with the village to show the location of the hamlets? We are unsure whether the illustration of the Saxon Hall adds much to telling the history of the village. (does it have any copyright details that should be added?) Do you have



Supporting Gamlingay Neighbourhood Plan Group

access to any old maps of the village to show its development? This would really help tell the story of the parish. (Non-BC Test)⁷

27. We suggest that paragraphs 2.9 – 2.11 on page 21 about the National Character Areas and the soil grades for Gamlingay may be better placed in a section of their own rather than being within the history section. There does not appear to be a map to show this information as it does not appear on Map 4. We are uncertain why Map 4 is placed here as there is no description of its contents within this section? (Non-BC Test)
28. Map 4 shows landscape settings. It would help the future user of the Plan if there were a greater distinction between the green shadings shown on the map. They look somewhat the same. (BC test)
29. Paragraph 2.12 East West Rail – It is invaluable to include this section in the Plan however the map has a very faint background which makes it difficult to read and therefore put in the context of the geography of Gamlingay. There is no indication of the source of the information contained on the map or a date put to it so that users of the Plan are aware of its history. It will also need a copyright adding to it. (Non-BC Test)
30. Current demography (page 24-25) – It would help the readability of the Plan if the opportunity were taken to include numerical information in a graphic form. – bar charts / pie charts etc. The information may then come alive rather than be dry words. (Non-BC Test)
31. Map 6 showing Village Amenities – This map is attempting to show much information across the whole parish. By having a parish wide map this has resulted in the village centre, where many of the facilities are located, at a very small scale. This map would benefit from having a more detailed inset map of the village centre alongside it. The key to this map is too small to read and should use a larger font. You need to remember that those that use the Plan may not have a knowledge of the village and where key buildings are. (BC Test)
32. Paragraph 2.28 Local business – Mention is made of the loss of employment land as a result of Green End having planning permission for housing. There is no clear explanation that this is a housing allocation in the adopted Local Plan. It would help to tell the story of the parish if there was more detail here.
33. It would help to have a map showing where the employment areas are within the parish.

⁷ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

34. It is not clear what Chart 2 is showing – What do the three separate groups represent?

Chapter 3 Our vision

35. See our earlier comments in the General section (paragraph 12). We do not consider that the Village Design Guide is necessarily simply a support document.
36. With regards to Objective 1, it is not clear how the reference to 'high environmental standards' is defined. For the sake of clarity, it may be better for the Neighbourhood Plan to promote new development that seeks to 'exceed the baseline policy requirements for sustainability set out in section 4 of the Local Plan, supporting the transition to net zero carbon and the move away from fossil fuels'. (BC test)⁸
37. In objectives 1 and 2 we suggest that reference could be made to alterations and additions to existing buildings as well as to new ones. (BC test)

Chapter 4 Policies

38. Chapter 4 in your Plan has become a very long chapter. You could consider having separate chapters for each policy theme which could help the future user of your Plan to navigate the document. (Non-BC test)
39. As the Plan is formatted it is not always easy to distinguish between the policies from the remainder of the text. (Non-BC test)
40. We would recommend that when you are mentioning policies from the Local Plan it is worth spelling them out in full with their title rather than abbreviating them – this will help the reader / user of the Plan to understand what you are explaining and not make them have to refer to the Local Plan to see which policy is referenced. – e.g. SCLP Policy S/7: Development Framework. Policy S/9: Minor Rural Centres. (Non-BC test)
41. The Green End site is a housing allocation in the adopted Local Plan so is meeting the strategic needs of the district. The planning permission granted for this site gives priority to those with a local connection to Gamlingay. The NPPF now requires local planning authorities to provide housing needs requirements for all designated neighbourhood areas which is to be included within their local plans. As our Local Plan was prepared and adopted before this requirement came into being, we are required if asked by a qualifying body (i.e. the local parish council preparing a Plan) to provide a housing needs figure. We have sent

⁸ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

you the methodology we are using to calculate this. We start with the total housing figure for the district and take from this the strategic sites allocated in the Local Plan. This leaves a figure that comprises of the windfall sites. This is then divided according to the percentage of population of South Cambridgeshire living in each parish. Gamlingay has 2.4% of population of South Cambs so % of windfall for Gamlingay is 26. No mention has been made of this figure provided by SCDC. (BC test)

42. We have consulted with our housing team and they have expressed concerns about the housing needs survey (HNS) that accompanies your Plan. We do not feel that the figures are a robust assessment of need. From the analysis of the HNS, it states that there are currently 51 households with a local connection on our housing register looking for rented accommodation. However, the assessment then only looks at the needs of those that completed a survey. The assessment states that of the 44 households identified as in affordable housing need, only 8 were on our housing register. Therefore, the assessment and the Neighbourhood Plan does not seem to take into account the remaining 43 households which are on the SCDC register. We consider this is an under-estimation of need.
43. Our main concern with the Plan is the assumption that sites allocated/planning permission already granted will meet all the need identified. There is no breakdown in terms of tenure and property type of the need identified and how this compares to what has already been given planning permission. Therefore, does this truly meet the need identified. The HNS does not seem to specify the actual breakdown of need for the 44 households identified, and has taken the approach to reduce this by 50% and then specify property type and tenure based on the provision of an exception site?
44. We consider that the Plan incorrectly states in paragraph 4.11 that there is therefore no need for housing exception sites during the lifetime of this neighbourhood plan, for the next five-year period. Exception sites by their very nature are only brought forward when there is an identified need that is not being met in the village. The housing needs figure is different from the local housing need for affordable housing which is likely to vary over time. The statement that there is not a need for housing exception sites for at least five years (Paragraph 4.11) might be undermined if a new survey were carried out that identified a need. We suggest that the last sentence of paragraph 4.11 should be replaced with 'There is therefore no need to identify further sites for affordable housing to come forward during the next five-year period'. (BC test)
45. We consider that the Plan appears to contradict itself having stated in paragraph 4.11 that there is no further need to provide affordable housing but then in the At a Glance statement after 4.11 '... What we actually need are more small affordable (to buy and heat) and adaptable homes'. We do not consider that there is enough information to ascertain where the statement (to buy) as opposed to



Supporting Gamlingay Neighbourhood Plan Group

rent comes from. Should your Plan therefore be thinking about supporting a policy for more intermediate tenures, such as shared ownership, rent to buy, etc. If there is evidence your Plan could include a policy about seeking higher standards in terms of accessibility. (BC test)

46. With regards to paragraph 4.13 and the reference to local plan policies related to climate change, a useful addition to this would be reference to the Greater Cambridge Sustainable Design and Construction SPD, which provides further guidance on the implementation of these policies. (Non-BC test)
47. Paragraph 4.14 refers to the Building for Life 12 standard, and while this is a useful measure of design quality, it has very little impact on the environmental performance of homes and the need to address fuel poverty. This paragraph may therefore be better in a section on design quality rather than fuel poverty. (Non-BC test)

GAM1 New Buildings

48. This policy is muddled and is not definitive in what it is seeking to achieve. The policy title is 'New Buildings' – or should it be New Dwellings? When the policy states 'more affordable dwellings and bungalows' it is not clear what this is more than? The Policy is seeking to set standards of insulation that are restricted by the 2015 Ministerial Statement that states that neighbourhood plans should not set local standards.
49. This policy could be more specific about meeting the local housing need for smaller dwellings for youngsters and for downsizing. Suggest that the first sentence of the policy could have added to it the following – '*... which are suitable for first time buyers and for downsizing to meet local housing need.* Or could say '*Development including 1-2 bedroomed properties suitable for first time buyers and for downsizing for the elderly to meet the local housing need will be supported...*' (BC test)⁹
50. Whilst noting that Objective 1 of your Plan refers to homes being adaptable across the lifetime of the building and that this aim had been included in the second section of Policy GAM1 you will need to evidence this. Has a need been established that more homes than the 5% identified in Policy H/9: Housing Mix in the Local Plan needing to meet M4(2) and/or M4(3) of the optional requirements in the Building Regulations been identified for your area?
51. We would suggest that this policy be broken up slightly to differentiate those elements that relate to design quality and those that refer to responding to the

⁹ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

climate emergency. As it currently stands, the text could be read to mean that a proposal meeting the green Building for Life 12 standard delivers high levels of environmental performance, but this is not the case. We would also query the reference to a property to be insulated to EPC rating A. This is regulated by building regulations not planning policy. It would not be taking account of national planning policy and likely to be removed by an examiner. An EPC rating is also just a theoretical measure of performance, and there is little correlation between an A rating and actual energy performance of homes. Also, we suggest removing the reference in the final sentence of the policy to the different types of renewables to keep the policy open. – the SPD includes a list of renewable energy technologies so there is no need to repeat them here. We therefore suggest that it may be more appropriate to reword this section of GAM1 as follows:

“In order to respond to the climate emergency, all new housing should seek to exceed local plan policy requirements for sustainability, following the energy hierarchy to drive down energy demand through the use of high performing fabric and energy efficiency measures. Applications for new buildings (including employment buildings) that incorporate renewable energy generation and water saving measures will be supported.’ (BC test)

52. There would need to be consequential amendments to the supporting text to explain the policy – this reworded policy is consistent with the guidance contained in the Greater Cambridge Sustainable Design and Construction SPD. The reference to EPC should be removed from paragraph 4.12.

53. A Neighbourhood Plan elsewhere has the following Community Action (Non-BC test):

Community Action 2 – Delivering homes to meet the needs of all occupants

Otherwise acceptable proposals for dwellings are particularly encouraged to meet Part M4(2) and M4(3) of the Building Regulations

54. Is there clear justification for having 5 dwellings as the threshold for the policy? Without evidence to justify this threshold it is likely to be removed by an examiner. (BC test)¹⁰

¹⁰ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

55. Should the last section of the policy be a separate policy about encouraging renewable energy? Especially as for this element it is for both employment and residential that is mentioned. (Non-BC test) ¹¹
56. Public survey had said people supportive of wind turbine – have you considered allocating a site in the parish? Anywhere suitable? (Non-BC test)

GAM2 Site allocation

57. The Policy title does not need a grid reference. The Policy should state “.... off West Road as identified on Map xx (or Policies Map)”.
58. The supporting text to this policy indicates that planning permission was granted for this site. The explanation as to why this site-specific allocation policy has been included in your plan is incorrect/ misleading. We do not consider it appropriate wording to say that the steering group has been advised to include the policy. It does not explain who has advised this which will be the obvious questions others would ask. It is for the parish council to agree the plan and its policies. Your group should be allocating this site because the principle of development has been accepted and it safeguards the development should the permission lapse. We had previously suggested the following wording to explain the advantage of having a site allocation in your Plan:

“By allocating sites and meeting the identified housing requirement, the Neighbourhood Plan fully accords with the requirements of Paragraph 14 of the NPPF in meeting the identified housing requirement in full and therefore providing some certainty in determining proposals for new housing should the District Council not be able to demonstrate a five-years supply of housing sites in the near future.”
(BC test)

59. This policy is accompanied by Map 8 showing the proposed site layout for the West Road Site which is from the planning permission. There is no key or annotation to explain the layout or references to where the site is within the village for those who do not have local knowledge. The map would need a copyright. (BC test)
60. The wording of the policy needs to be amended to simply allocate the site rather than it being there to meet the housing needs survey which is not the case. The period given 2020-25 we presume is the lifetime of the plan/ the next review? It

¹¹ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group
will meet the housing needs requirement provided by South Cambs as part of its
duty set out in paragraph 65 of NPPF. (BC test)

GAM3 Local Character

61. Paragraph 4.24 indicates that the parish has carried out a significant amount of work on identifying what makes Gamlingay unique. It would help to tell the story of the parish if you included here in the supporting text a summary of the local character areas as set out in the Village Design Guide. This is important information to include in your Plan rather than requiring a future user to have to cross refer to another document. (BC test)¹²
62. The National Planning Policy Framework provides an opportunity for the identification of ‘non-designated heritage assets’ (NDHA’s). Identifying individual buildings which are felt to be important locally in this way might give extra clarity and specificity to this policy. NDHA is a non-statutory designation, which only carries limited weight, and can only refer to the external form and appearance of the building, but it might be a helpful added dimension to this part of neighbourhood plan policy. It could be a missed opportunity if not included in the Plan.
63. In Paragraph 4.24 reference is made to the role of the Village Design Statement (VDS) published in 2001 which was not formally adopted by SCDC. We suggest that the VDS should simply be mentioned but not as a document complementary to the District Design Guide. You should emphasis the role of the recently adopted Village Design Guide SPD which provides detailed contextual guidance for new development and is complimentary to the District Design Guide.
64. Protecting the unique structural layout of the village with the distinct gap between the main village and its hamlets is a key issue for your Plan. The title of the policy appears to relate more to the second section of GAM3 considering local character. We think that there would be added weight /strength if a separate policy were included in your Plan on this particular issue. An inset map should accompany this policy annotated to show clearly the unique character of your parish with the main village and hamlets. You should include a definition in the supporting text of what you mean by hamlet. Whilst we appreciate that this buffer is already shown on Maps 4 and 7 it would benefit from having an annotated map near the suggested new policy. (BC test)
65. We have discussed with the steering group that a similar policy in a made neighbourhood plan could act as a template for this ‘Hamlet’ policy – Lawshall

¹² Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group
Neighbourhood Plan Policy LAW9: Settlement Gap (page 38)
<https://www.babergh.gov.uk/assets/Neighbourhood-Planning/Lawshall-NP-Adopted-Oct17.pdf>

POLICY LAW9 - Settlement Gaps

The generally open and undeveloped nature of the gaps separating the distinct settlements in the village, as identified on the Proposals Map, will be protected from development in order to preserve the visual qualities of the landscape and to prevent coalescence and retain the separate identity of the settlements.

Development will only be permitted within the identified gap if:

- i. it would not undermine the physical and/or visual separation of the settlements; and**
- ii. it would not compromise the integrity of the Settlement Gap, either individually or in combination with other existing or proposed development; and**
- iii. identified important views will be protected.**

66. Paragraph 4.26 mentions that there is an appetite within the village for self-build housing in the Parish but does not then go on to include a policy to support these. This could be a missed opportunity to promote such development within the parish. Are there any suitable sites that were considered other than that which already has permission at the Green End site? Could you include a criteria-based policy to help a future self-build site come forward – what criteria would a site require to be suitable? Near the village centre? (Non-BC test)¹³
67. Paragraph 4.27 mentions recent good examples of new development that respects the character of the village – the Maltings and Stubbs Oak – Without local knowledge of the village this does not help the user of the Plan to find out about these sites. Could a photograph be added with a site location map or an annotated plan to show what was successful? Are these included in the Village Design Guide? (Non-BC test)
68. The first sentence of the policy as drafted needs a word adding after the brackets to make sense – add ‘to’ after development framework) to prevent the village.... (BC test)
69. In the second sentence of the first part of the policy mention is made of preserving key views to and from the village. There is no mention of these in the supporting text to the policy. What views are these? They do not appear to be the same views as are included in the Village Design Guide SPD. Is there a map

¹³ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

showing these within the Plan There are views shown on Map 7 – are these the ones relating to this policy? They could be shown on the suggested map to illustrate the unique village / hamlet character of Gamlingay. What is distinctive about these views? It is not clear if they are views of something e.g. a listed building or a church or from something e.g. public footpath. The length of the arrows showing the views are all the same. Is this intentional? Should there be long and short views as you approach the village or the surrounding countryside. Has any assessment work been carried out to identify these views and justify why they have been included in the Plan – this will need to be included in your evidence documents?

70. The final sentence of the first part of the policy states that hamlets are not suitable locations for exception sites. We presume that these are housing exception sites. There is no reasoning for this requirement in the supporting text? What tests have been undertaken to establish that the hamlets are suitable or not for exception sites? The Local Plan Policy H/11: Rural Exception Site Affordable Housing states that such sites need to be adjoining a development framework boundary. The hamlets are a little distance from the main village boundary so may not be suitable for exception housing but it would strengthen your policy if you had robust evidence to support your assertion that all the hamlets are unsuitable. (BC test)
71. The second part of policy could be amended so that it states that rather than drawing upon things described in the VDG the policy will support development that will follow the guidance included in VDG / or taking account of the principles included in VDG / in line with the principles.(BC test)
72. There is no explanation about what is meant by 'suitable landscape treatment' e.g. hedgerows in keeping with Bedfordshire Greensand Ridge NCA – This needs to be set out in the supporting text. (BC test)

4.3 Local Economy and employment

73. We suggest that when a Local Plan policy is mentioned that you include the full title so that it is clearer for the user of your Plan to be able to reference this policy – e.g. Policy S/5: Provision of New Jobs and Homes in the Justification section of this policy area (third sentence); Policy E/14: Loss of Employment Land to Non-Employment Uses; Policy E/12: New Employment Development in Villages.(Non BC test)¹⁴

¹⁴ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

74. It would be helpful to those that do not know the parish well to have an inset map to show the location of the employment sites within the village especially those mentioned in policies. The only map showing employment is Map 4 which shows Mill Hill as a 'Rural Employment Areas which is not what the policy identifies it as (GAM 5- New Employment Sites). It would be preferable to future users of the Plan to have a clearly labelled map showing the specific employment sites mentioned in the two policies

GAM4 Local Employment Sites

75. In the policy it states '.... we will support' – who are the we? It should be reworded "applications for ...local employment sites will be supported.
76. We have discussed with the steering group on an earlier draft of your Plan whether it should be 'local employment ' that is supported by the policy and if this is the case what could be meant by local? A local business meaning one that is related to adjoining parishes / specific parishes/ settlements identified in your Plan? What is meant by local jobs? Is the general aim to achieve a level of employment locally in order to reduce out-commuting and improve the sustainability of the village? This should be explained in the policy's supporting text. (BC test)
77. The second section of Policy GAM4 states that all applications for ... office spaces must include the provision of electric vehicle charging points. This does not clearly state how many might be required.
78. There are two policies regarding employment - GAM4 Local Employment Sites and GAM5 New Employment Sites – However both policies contain similar considerations to be taken into account by a developer and it is not entirely sure what is the difference between these two policies other than GAM5 is allocating a site whereas GAM4 is identifying sites.
79. Station Rd, Church Street, Drove Road and Green End Industrial sites are treated slightly differently in Policy GAM4 Local Employment Sites. We consider that each site should have its own separate policy. These site-specific policies could show what would be supported in the different areas as each has its own character and requirements and constraints. You could include a criterion about what would be considered a suitable scale as well as the use class order. Proposals will need to be suitable in scale to the location. Those sites on the edge of the village will need different consideration to those within the village. The policy currently drafted says all proposals are expected to protect and safeguard landscape features and designations –A site specific policy could individually highlight what the constraints are for each specific site. Each employment site may have different requirements/ constraints. An inset map



Supporting Gamlingay Neighbourhood Plan Group

could be included to highlight the layout/ issues to be considered for each area and to show the boundary for each area. (BC test)¹⁵

80. Our Economic Development Officer supports the idea of having separate policies for each site. This would not only support appropriate developments but would also help any developer/ business/planner understand the key site issues early on. This would help expedite any application process and avoid unnecessary costs for all parties. If the aim is to support local businesses, the provision of as much information as possible up front is important.
81. It would be useful also to have some supporting text that is specific to each site to help the reader to understand the sites themselves, why the site specific policies have been included and ultimately what the visions/objectives for the sites are.
82. Drove Road is outside of the development framework boundary of the village. The Local Plan Policy S/7: Development Frameworks allows for site allocations to be permitted outside of the framework if they are within a made neighbourhood plan. The listing of Drove Road in GAM4 could be contrary to this strategic policy in the Local Plan if it is not a specific allocation. The Plan should include a map clearly showing the boundaries of this and all the employment sites.
83. We are unclear of the extent of the Drove Road employment site, as there is not a map showing this area in the Plan. Earlier versions of the Plan had included a map with boundaries which had been an extensive allocation which also included East Lane and North Lane residential properties. We had expressed concerns at this large allocation for employment. The existing policy had evolved to refer specifically to the expansion of businesses in situ but without a map to indicate where these are located within the area. Are they scattered or concentrated in one area? Are the existing businesses primarily agricultural? If so a general policy that allows agricultural operations to expand and diversify might be more appropriate?
84. We note that Drove Road employment site is now listed in GAM4 rather than GAM5. It is no longer 'allocated as a new employment site' but rather 'identified as a local employment site'. We understand that this is because of residents' concerns and the findings of the Strategic Environment Assessment. It would be helpful to have this reasoning more fully explained in the supporting text to tell the employment story to the reader of the Plan. (BC test)
85. For Drove Road there are specific criteria that must be followed if a development proposal is to be successful. There is no explanation in the supporting text to justify the support for permitting development that is an increase of 25% of the

¹⁵ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

existing footprint. Why 25%? Given the space available this seems to be quite limiting e.g. would you turn down 30% or even doubling floorspace if it were not detrimental to the surrounding area? If development has to follow specific design criteria to be of an appropriate scale (what scale is appropriate?) and integrated into the landscape (how to achieve this). It should be spelt out more clearly within the policy and explained in the supporting text. This will assist a developer to ensure a proposal meets the requirements of this policy and for a development management officer or the Planning Committee at SCDC to determine a planning application against this policy. Would a version of Local Plan Policy E/12: New Employment Development in Villages relating to just the expansion of existing premises on Drove Road be more straightforward? There could be an explanation of what is considered appropriate scale in the supporting text. (BC test)¹⁶

86. We have previously expressed our concerns on the inclusion of the B8 use in the policy wording for both employment policies. Would applications for development of B8 uses be approved on all these employment sites regardless of scale or specific location constraints? Although it has been highlighted to us that such uses already exist on these sites this policy criterion would be positively encouraging such a use. If this is the case it could be contrary to the Local Plan Policy E/11: Large Scale Warehousing and Distribution Centres. This is a strategic policy in the Local Plan. This policy in your Plan would not meet the basic condition test about being in general conformity with the strategic policies in the Local Plan. (BC test)

GAM5 New employment sites allocations

87. Mill Hill is now the only site allocated in GAM5 so this policy could be site specific to Mill Hill. (BC test)

88. There should be an inset map to clearly show the boundaries of this site. (BC test)

89. See comments for GAM4 above regarding encouraging B8 uses contrary to Local Plan strategic policy and lack of mention within the policy of the scale of development to be allowed on the sites. Without restrictions on the scale of development that would be supported this could result in large sheds and the associated traffic generation. Your policy must be clear on what would be supported. (BC test)

¹⁶ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

90. The policy, as drafted, does not restrict the amount of employment use allowed in the Mill Hill area. We are not sure that this is what you had in mind but, if you did, it is not something that could be supported by SCDC. We are not sure what your vision for this area is and how it is envisaged development would take place. Is it proposed to be piecemeal redevelopment on these sites or a comprehensive scheme? There would be implications for the provision of infrastructure to support such development. We would consider that if this site is to be developed comprehensively there should be a requirement included in the policy for a design framework or brief. A brief would help to shape the future development of the site and would be a useful tool to determine the appropriate capacity of the site (site coverage) identifying the constraints and opportunities of the site ,setting out the design parameters for the layout and appearance, exploring improved connections and the impacts on existing infrastructure (BC test)
91. There are residential properties including a care home within the boundaries of the area you have allocated for this new employment site. Whilst recognising that your policy now includes a section that states that any employment proposal has to demonstrate that there will be no adverse impacts on the rural environment and amenity or property of nearby residents we remain concerned at the potential scale of development that could be allowed by this policy and controlling the amenity impact on nearby residents. We consider that you should review the extent of what could be allowed by this policy. (BC test)¹⁷
92. The policy should more clearly state the role of the VDG – we suggest that it sets out the need for development to follow the principles set out in the VDG. (BC test)
93. Paragraph 4.38 mentions Local Plan Policy H/19: Dwellings to support a rural based enterprise indicating that a business may need to have a permanent dwelling which would relate to security. However, there is no mention of this within any policy. Should this be deleted? (Non-BC test)

4.4 Community facilities

94. The justification section does not read as a clear story as it goes from services such as protecting shops and cultural facilities etc but then mentions the Village Design Guide and green spaces. We suggest that this section could have a different layout so that the supporting text to particular policies is close to the actual policy. Currently you have all the policies grouped together. Your Plan should tell a clear story. The feedback from the community could also be against the relevant policy. (Non-BC test)

¹⁷ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

95. There is mention of extracts from Local Plan policies which may give a misleading interpretation of what these policies are endeavouring to achieve. Policies SC/4: Meeting community Needs and TI/8: Infrastructure and New Developments are included. Other Local Plan policies are not mentioned relating to green spaces, indoor community facilities etc which would be helpful to include in the supporting text as your policies should be providing locally specific details to the overarching local plan policies to complement them rather than replace. It tells the full story of the policy framework. (Non-BC test)
96. It is not clear why the extract from the Village Design Guide is here when you are mentioning community facilities like shops and health services... Would this be better placed near to a section about open spaces – you have not described the green open spaces within the village. The section 4.6 about the Natural Environment is more about biodiversity but this could all be linked to the green spaces within the village not just the fields and important Gamlingay Wood on the edge of the parish and outside the developed part of the village. You could include the policies that protect the environment that are included in the Local Plan – local green spaces, protected village amenity areas. New development is expected to contribute to providing open space of different categories – this does not get explained in the supporting text. We feel that this is a missed opportunity to explain the green network within the parish. (Non-BC test)
97. There is also mention of New Homes Bonus and the Community Infrastructure Levy – the later has not have yet been introduced into South Cambridgeshire. These are linked to Policy GAM6 and GAM9 and GAM10. But why has Section 106 monies not been mentioned here as a means of achieving new community infrastructure? It is important that you are aware of the national regulations concerning S106 contributions:

Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:

- *necessary to make the development acceptable in planning terms;*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development.*

(Non-BC test)¹⁸

98. Within this section there is suddenly introduced the former First School field and the importance of saving it from development. If this were introduced with

¹⁸ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

supporting text about open space and placed next to policy GAM 7 it could read better. Likewise, the supporting text about the need for more nursery places and a new doctor's surgery within the parish should be next to GAM8. This results in a summary in paragraph 4.60 that is covering a wide range of different issues. (BC test)

GAM6 Community Facilities

99. Is this policy saying anything specific for Gamlingay or is it just repeating the Local Plan protecting services and facilities (SC/3) or meeting community needs (SC/4)? What is specific for Gamlingay? This policy states that unless it can be demonstrated that 'reasonable efforts' have been made.... The Local Plan policy has more specific matters that must be taken into account in policy SC/3 to protect services and facilities and could be easier to implement than this policy. (BC test)

100. The policy assumes that all new residential and business development will have a detrimental impact on community facilities – from the impact from a small extension to a new housing estate. The requirement for all development to contribute towards new community facilities is not consistent with government regulations as set out in Reg 122 of the Community Infrastructure Levy Regulations 2010. It states that planning obligations must be:

- i. Necessary to make the development acceptable in planning terms
- ii. directly related to the development; and
- iii. fairly and reasonably related in scale and kind to the development.

101. There are some terms included in the policy that need to be defined

- i. What is meant by reasonable efforts?
- ii. What is meant by the term 'commercial' in the first sentence?
- iii. What is meant by new community facilities in the second section of the policy?

(BC test)

102. The policy also has mentioned additional sports pitches and we cannot see any supporting text relating to this? As part of the evidence base of the Local Plan we have a Playing Pitch strategy which indicated whether parishes required more playing fields. There will need to be justification of the need for additional sports pitches. Here is a link to the playing fields strategy https://www.scams.gov.uk/media/3455/final_playing_pitch_strategy_2016_rd-csf-190_revised.pdf We also did an indoor sports facility strategy - https://www.scams.gov.uk/media/3445/final_indoor_sports_facility_strategy_2016_rd-csf-200_revised.pdf



Supporting Gamlingay Neighbourhood Plan Group

GAM7 Local Green Space

103. We suggest that the wording of the policy be amended to read as follows ‘ In accordance with Policy NH/12 in the adopted Local Plan the site xxx is designated as a Local Green Space (LGS) as shown on Polices Map ’ It would help those who do not know the parish to have an inset map near to this policy to show clearly the boundaries of this site and where it is within the village. The site appears to be shown on Map 9 but the key is not clear. (BC test)¹⁹
104. The supporting text ought to identify whether the site is accessible. It would be helpful to show where the pedestrian access is to be and justification for access – does it already exist. This could be in the supporting text rather than the policy itself. LGS does not need to have public access but the supporting text indicates that it is the school playing field of the former First School for which you have another policy in your Plan. (BC test)
105. We suggest that you could mention in the supporting text what a LGS is and rather than reinvent words use those we have in the Local Plan - say that a LGS must be *demonstrably special to the local community* and hold a *particular local significance. Criteria for assessing from NPPF para 100.* (BC test)
106. Either in the Plan or a supporting evidence document you should identify how the LGS meets the requirements of the NPPF. Were other sites assessed and found wanting? The assessment for this site will need to be in the evidence base of the Plan. There is also on Map 9 sites shown as ‘public open space’ – there does not appear to be a policy to protect these sites too? (BC test)

GAM8 Reuse of first school building.

107. We suggest that rather than stating a set period over which the site is safeguarded and could remain empty that you use wording so that the site is safeguarded unless it can be demonstrated that the site has been marketed for a period at a realistic price for educational and community uses and nothing has been forthcoming. You may wish to include in the policy alternative acceptable uses for the site. (BC test)
108. Have you had any discussion with the County Council about this site? Do they support a community use otherwise they are likely to object to your policy? Such information should be included in the supporting text to the policy. (BC test)
109. You could indicate criteria you would wish a planning application for a community use to be considered against – Application supported if it follows the

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Supporting Gamlingay Neighbourhood Plan Group

guidance in the VDG. Other access considerations for the site? Landscaping? Lost opportunity if you do not include guidance on what your community would like to see on the site. (BC test)²⁰

110. The Policy could say you are particularly supportive of a nursery use. You will need evidence to justify this. Within the supporting text you mention that there is a need for additional capacity at doctors. Is the site big enough for both uses? Have you spoken to the Clinical Commissioning group as to whether they would support using the site for doctor's surgery? (BC test)
111. A criteria-based policy could have as a requirement that a design guide/masterplan be prepared for the site. Such a brief could clarify policies and their application to the site. There may be different interests in the development of the site, and these may sometimes conflict. The preparation of a brief provides an opportunity for such conflicts to be resolved and provide sound urban design principles to the development of the site. (BC test)

GAM9 Transport provision

112. For the first part of policy – Surely any new housing is going to be relatively close to village facilities? Are there many opportunities for additional cycle ways, footpaths within the village – how much development is proposed? Are these the lines shown on the Map 10 as GAM9 is not shown in the key? This is in our opinion a very open-ended policy. You should include in the policy that any new transport provision should be in line with adopted guidelines /standards. (Non-BC test)
113. Does the car parking element of the policy forming the second part of the policy add anything specific for Gamlingay? The Local Plan Policy TI/3: Parking Provision is design led. There is no evidence or mention in the supporting text to support why level multi use surfaces should be avoided – is this a particular problem in Gamlingay? Context and number of units served should influence the road layout. Shared surfaces streets influence driver behaviour to reduce vehicular speed and improve road safety. The focus of government concerns on level multi use surfaces applies to schemes in areas with relatively large amounts of pedestrian and vehicular movement, such as high streets and town centres (outside of pedestrian zones). The clause does not apply to streets within new residential areas, or the redesign of existing residential streets with very low levels of traffic, such as appropriately designed mews and cul-de-sacs'

²⁰ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

114. We also have concerns about this part of the policy from a historic environment perspective. At present, it is framed very rigidly, and we are anxious that it might inadvertently lead to heavily engineered layouts in very small-scale developments, especially small plots leading off the village's central streets. At present, such developments often do have shared surfaces, and the Village Design Guide identifies some developments with shared surfaces as being successful. We would suggest that this section might need to be made slightly more flexible to avoid unintentional harm to the historic character of the village. (BC test)

GAM10 Contributions

115. There has been a meeting between the Section 106 officer and the parish council to discuss this policy. He considers the principle of asking for contribution fine but that you need for clear idea of what is to be included in your improvement plan for cycling etc.

116. Policy GAM10 mentions the Gamlingay Cycle and Footway Improvement Plan which is a Sustrans document relating to the feasibility of a cycle route between Gamlingay and Potton. We can see no reference in either the Plan nor the Sustrans document that relates to other new paths/networks that are intended being funded by the contributions. Perhaps the Policy should be more specific about its primary objective (i.e. the Gamlingay to Potton route) but also say it relates to the wider network.

117. The Gamlingay Cycle and Footway Improvement Plan states *It is estimated that the construction costs for the path alone will be at least £1M. This excludes land acquisition costs and any bridge works.* However only part (around half) of the cycle route is within Gamlingay. To justify the level of contribution sought it may be necessary to understand the cost associated with the part of the route that is within Gamlingay Parish Council boundary. (BC test)

118. Policy GAM10 requires *contributions of £21 per m² of floor space (for business developments), and £10 per m² of floor space (for housing developments).* We would suggest the plan should seek to explain how these contributions have been arrived at and also estimate the likely level of contribution that may be secured over a period of time (say 10 years) in order to provide some certainty that the scheme will be delivered. If the estimated level of contributions are unlikely to be paid for by new developments alone then we would suggest the plan should set out potential alternative funding schemes that may be available in order to achieve its delivery.(BC test)

119. The plan should explain whether there is County Council support for this proposal both in Cambridgeshire and Central Bedfordshire. We would imagine this is a key point that an examiner would expect an answer on.



Supporting Gamlingay Neighbourhood Plan Group

4.6 Natural Environment

120. It may help to have the supporting text included in the justification section to be directly linked to the policy placed in the Plan next to the relevant text.

GAM11 Landscape and natural environment

121. It will be important to demonstrate how this policy is different to the Biodiversity policy in Local Plan. Recreation Grounds, community orchards and allotments are protected by Local Plan policy SC/8. The policy states that only housing and employment developments should not obstruct, or damage valued sites referred to – surely all development should protect these sites? Have you a map showing the wildlife corridors in the parish? Could this policy be re-worded to create a green network in the parish. It is not clear in the policy how the green spaces within a development are not to become isolated rather than linked to the wider green network of the parish. As currently worded, it is repeating some local plan policies and there is an opportunity to create a distinctive Gamlingay policy. Policy SC/7 outlines what open space all new housing development must contribute to. (Non-BC test)

122. The policy states that green spaces should be consolidated – it would help if you had a green infrastructure map or network to show where existing green space is within the parish? If you want a green network/ corridors for the parish need to have a map showing this included in the Plan – VDG does show open space on page 14 so include in this in the Plan to give added weight to protection of corridors. VDG talks of green fingers of landscape from centre of village to rural edge – these could be shown in a map in this Plan. (BC test)

123. It is unclear whether this is the policy that is protecting the protected views and vistas? Such views have been shown on several maps throughout the Plan but not explained. We suggest that there is either a separate views policy or it is clearly set out as a section of this policy. If views are to be protected, you will need to include a clear map with a list summarising why each is special to justify their inclusion in the Plan. Currently the Plan simply includes a list in an appendix and cross refers to the VDG in the policy. The views will have added weight if considered in your Plan. It would help to give each view a unique reference so that it can easily be referred to in future reports. We would expect views to be from publicly accessible locations in the village Some of those shown on Map 4 look to be in middle of fields? Views appear to be to north and east of village. The policy protecting the hamlets is to the west and south so does this leave any room for future development? Developers could question the sustainability of



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your Plan if too much is protected. Where would future development be located? (BC test)²¹

GAM12 Gamlingay Wood

124. Ancient woodland is protected in Local Plan – Policy NH/7 – this fact could be included in the supporting text. (Non-BC test)
125. The 200m cordon we understand is to allow for countryside uses for those using the woodland. This should be explained more clearly in the supporting text rather than simply stating it is for the enjoyment of future generations but then mentioning in the policy that it is to allow for small scale sustainable construction for the traditional woodland industry. This needs to be explained. (BC test)

Strategic Environmental Assessment (SEA)

126. We note that the SEA suggested that your Plan could include a policy which specifically focuses on the protection and enhancement of both designated and non-designated heritage assets within the parish. (See page 29 paragraphs 5.23 - 5.24) It was suggested that the policy could be supplemented with site specific mitigation measures for the proposed Rural Business Development Areas. There were examples given of criteria for the policy. We consider that the Plan could benefit if such a policy were added.

²¹ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

OUR RESPONSE TO SCDC FEEDBACK

<https://gamlingay-future.uk/wp-content/uploads/2021/08/Response-table-SCDC-July-2021.pdf>

Subject	Comment or suggestion	Reaction	Response
Executive summary	We are concerned that in Objective 2 'Local Character' on page 8 there is no reference to protecting existing heritage assets and their settings. We assume that this is implied but recommend that it be stated explicitly. We suggest that it would be a good idea to make some reference in this objective to alterations and additions to existing buildings as well as to new buildings.	Agreed	Amended objective 2 to include protection of built heritage and alterations to existing buildings. The justification for GAM3 includes the statement that development in this neighbourhood plan seeks "to enhance and will not harm buildings in the conservation area (see map 2) or other designated heritage assets" (revised paragraph 4.32).
East West Rail	Paragraph 2.12 East West Rail – It is invaluable to include this section in the Plan however the map has a very faint . It will also need a copyright adding to it. (Non-Basic Condition Test)	Agreed	East West Rail have provided a better map in their response. We will include this instead. Copyright has been agreed
Local employment	Paragraph 2.28 Local business – Mention is made of the loss of employment land as a result of Green End having planning permission for housing. There is no clear explanation that this	Agreed	Paragraph 2.28 amended to state that this is a housing allocation in the Local Plan.



Supporting Gamlingay Neighbourhood Plan Group

	<p>is a housing allocation in the adopted Local Plan. It would help to tell the story of the parish if there was more detail here.</p> <p>It would help to have a map showing where the employment areas are within the parish.</p>		A new map has been commissioned to show employment areas in the parish.
Chart 2	Chart 2 is not clear	Noted	Additional labelling added.
Chapter 3 Our Vision	With regards to Objective 1, it is not clear how the reference to 'high environmental standards' is defined. For the sake of clarity, it may be better for the Neighbourhood Plan to promote new development that seeks to 'b. (BC test) ²²	Noted	Objective 1 relates directly to policy GAM1 for New Houses and Employment Buildings. The justification for GAM 1, clearly explains the environmental standards we would like to see for new houses and employment buildings.

²² Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



Supporting Gamlingay Neighbourhood Plan Group

<p>GAM 1 & GAM2 Housing Growth</p>	<p>As our Local Plan was prepared and adopted before this requirement came into being, we are required if asked by a qualifying body (i.e. the local parish council preparing a Plan) to provide a housing needs figure. We have sent you the methodology we are using to calculate this. We start with the total housing figure for the district and take from this the strategic sites allocated in the Local Plan. This leaves a figure that comprises of the windfall sites. This is then divided according to the percentage of population of South Cambridgeshire living in each parish. Gamlingay has 2.4% of population of South Cambs so % of windfall for Gamlingay is 26. No mention has been made of this figure provided by SCDC. (BC test)</p>	<p>Noted</p>	<p>New paragraph 4.10 explains SCDCs methodology for windfall sites and demonstrate how this quota has been met through granting of planning permission of 26 new homes between 2016 to 2019 (11 of which were self-build) in Denis Green (5), Great Heath (9), Little Heath (11) and The Cinques (1)²³.</p>
<p>GAM 1 & GAM2 Housing Growth, paragraph 4.11</p>	<p>Our main concern with the Plan is the assumption that sites allocated/planning permission already granted will meet all the need identified. There is no breakdown in terms of tenure and property type of the need identified and how this compares to what has already been given planning permission.</p>	<p>Noted</p>	<p>New Table 3 shows how the identified housing need has been met for households in need identified in the BRCC (2018) survey by tenure, type of property and property size for Robinson Court, Green End and West Road.</p>

²³ Gamlingay Parish Council (2019). Appeal reference APP/W0530/W/19/3230103. See appendix 1.



Supporting Gamlingay Neighbourhood Plan Group

	Therefore, does this truly meet the need identified. The Housing Need Survey does not seem to specify the actual breakdown of need for the 44 households identified, and has taken the approach to reduce this by 50% and then specify property type and tenure based on the provision of an exception site?		
GAM 1 & GAM2 Housing Growth, paragraph 4.11	The statement that there is not a need for housing exception sites for at least five years (Paragraph 4.11) might be undermined if a new survey were carried out that identified a need. We suggest that the last sentence of paragraph 4.11 should be replaced with 'There is therefore no need to identify further sites for affordable housing to come forward during the next five-year period'. (BC test)	Noted	An additional sentence at the end of the paragraph now states 'The situation will be reviewed every five years'.
GAM 1 & GAM2 Housing Growth	We consider that the Plan appears to contradict itself having stated in paragraph 4.11 that there is no further need to provide affordable housing but then in the At a Glance statement after 4.11 '... What we actually need are more small affordable (to buy and heat) and adaptable homes'. We do not consider that there is enough information to ascertain where the	Noted	Former paragraph 4.9 has been amended and now states 'In future, developers are recommended to focus on the community's preference for less expensive, smaller and adaptable 2 to 3 bedroom houses and bungalows'



Supporting Gamlingay Neighbourhood Plan Group

	<p>statement (to buy) as opposed to rent comes from. Should your Plan therefore be thinking about supporting a policy for more intermediate tenures, such as shared ownership, rent to buy, etc. If there is evidence your Plan could include a policy about seeking higher standards in terms of accessibility.</p>		
<p>GAM 1 & GAM2 Housing Growth paragraphs 4.13 and 4.14 on Fuel Poverty</p>	<p>With regards to paragraph 4.13 and the reference to local plan policies related to climate change, a useful addition to this would be reference to the Greater Cambridge Sustainable Design and Construction Supplementary Planning Guidance (SPD), which provides further guidance on the implementation of these policies. (Non-BC test)</p> <p>Paragraph 4.14 refers to the Building for Life 12 standard, and while this is a useful measure of design quality, it has very little impact on the environmental performance of homes and the need to address fuel poverty. This paragraph may therefore be better in a section on design quality rather than fuel poverty. (Non-BC test)</p>	<p>Noted</p>	<p>The focus on renewable energy and resource efficiency in the Fuel Poverty section has been strengthened. It references the Greater Cambridge Sustainable Design and Construction SPD, the Cambridgeshire Flood and Water SPD and the Cambridgeshire Sustainable Housing Design Guide. Paragraph 4.14 has been deleted.</p>



Supporting Gamlingay Neighbourhood Plan Group

<p>GAM1 New Houses and Employment Buildings (policy wording)</p>	<p>This policy is muddled and is not definitive in what it is seeking to achieve. The policy title is 'New Buildings' – or should it be New Dwellings? When the policy states 'more affordable dwellings and bungalows' it is not clear what this is more than? The Policy is seeking to set standards of insulation that are restricted by the 2015 Ministerial Statement that states that neighbourhood plans should not set local standards.</p>	<p>Agreed</p>	<p>The new policy title specifies 'new houses and employment buildings'; the policy is cross-referenced with GAM5 regarding new employment/industrial buildings on Mill Hill. Reference to affordability has been removed from the policy wording (it is explained in the supporting text). The policy now states that developers are expected to exceed the baseline conditions set out in the local plan. It does not set local standards for insulation, it recommends action developers should take in order to respond to the climate emergency.</p>
<p>GAM1 New Houses and Employment Buildings (policy wording)</p>	<p>Public survey had said people supportive of wind turbine – have you considered allocating a site in the parish? Anywhere suitable? (Non-BC test)</p>	<p>Noted</p>	<p>The parish already has a community wind turbine outside the village. An additional paragraph providing more information about Gamlingay Community Turbine has added to the section on Local Infrastructure. GAM 1 is supportive of on-site renewables such as wind power.</p>
<p>GAM2 Site Allocation at West Road, paragraph 4.20 in relation to West Road</p>	<p>Your group should be allocating this site because the principle of development has been accepted and it safeguards the development should the permission lapse. We had previously</p>	<p>Agreed</p>	<p>The text has been added to the end of the paragraph.</p>



Supporting Gamlingay Neighbourhood Plan Group

	<p>suggested the following wording to explain the advantage of having a site allocation in your Plan:</p> <p>“By allocating sites and meeting the identified housing requirement, the Neighbourhood Plan fully accords with the requirements of Paragraph 14 of the NPPF in meeting the identified housing requirement in full and therefore providing some certainty in determining proposals for new housing should the District Council not be able to demonstrate a five-years supply of housing sites in the near future.”</p>		
<p>GAM2 Site Allocation at West Road (Map 8 and policy wording)</p>	<p>The map would need a copyright. (BC test)</p> <p>Wording of the policy needs to be amended to simply allocate the site rather than it being there to meet the housing needs survey which is not the case. The period given 2020-25 we presume is the lifetime of the plan/ the next review? It will meet the housing needs requirement provided by South Cambridgeshire as part of its duty set out in paragraph 65 of NPPF. (BC test)</p>	<p>Agreed</p>	<p>Map copyright has been obtained.</p> <p>Policy wording has been amended and now reads: “The development of a total of 29 dwellings off West Road is allocated in this Plan to meet the housing needs requirement provided by South Cambridgeshire District Council as part of its duty set out in paragraph 65 of the National Planning Policy Framework.”</p>



Supporting Gamlingay Neighbourhood Plan Group

GAM 3 Local Character, Paragraphs 4.24	Main emphasis VDG, just mention VDS 2001. You should emphasis the role of the recently adopted Village Design Guide SPD which provides detailed contextual guidance for new development and is complimentary to the District Design Guide	Agreed	We have expanded justification paragraph to strengthen its legitimacy in planning terms.
GAM 3 Local Character, Paragraphs 4.23 to 4.29 and 4.30	It would help to tell the story of the parish if you included here in the supporting text a summary of the local character areas as set out in the Village Design Guide.	Noted	The main emphasis is on landscape and settlement character.
GAM 3 Local Character, After paragraph 4.29	Provides an opportunity for the identification of 'non-designated heritage assets' (NDHA's). Identifying individual buildings which are felt to be important locally in this way might give extra clarity and specificity to this policy. NDHA is a non-statutory designation, which only carries limited weight, and can only refer to the external form and appearance of the building.	Noted	We have not identified any non-designated heritage assets. However, additional justification has given for the protection of designated heritage assets in line with advice form Historic England.
GAM 3 Local Character paragraph 4.31	A new Settlement Gap policy? Clearly the unique character of your parish is the main village and hamlets. You should	Noted	The existing policy has been split into two clear sections: general development principles, and, settlement character. We



Supporting Gamlingay Neighbourhood Plan Group

	include a definition in the supporting text of what you mean by hamlet. Whilst we appreciate that this buffer is already shown on Maps 4 and 7 it would benefit from having an annotated map near the suggested new policy. Refer to LAW9 Babergh Neighbourhood Plan for wording help.		have referred to policy LAW9 of the Babergh Neighbourhood Plan and now refer to a 'settlement gap' instead of a 'buffer'. Maps 4 and 7 will be amended accordingly.
GAM3 Local Character paragraph 4.26	Paragraph 4.26 mentions that there is an appetite within the village for self-build housing in the Parish but does not then go on to include a policy to support these. This could be a missed opportunity to promote such development within the parish. Are there any suitable sites that were considered other than that which already has permission at the Green End site? Could you include a criteria-based policy to help a future self-build site come forward – what criteria would a site require to be suitable? Near the village centre? (Non-BC test)	Noted	Although the parish survey showed support for self-build, the high cost of land means it is only affordable for a small number of people. between 2016 to 2019, 11 of self-build houses received planning permission in Denis Green, a further 9 nine self-build homes in Heath Road were approved on appeal outside the development framework. The neighbourhood plan gives priority to the communities preference for smaller, less expensive, one or two bedroom dwellings and bungalows.
GAM3 Local Character paragraph 4.27	Paragraph 4.27 mentions recent good examples of new development that respects the character of the village – the Maltings and Stubbs Oak. Could a photograph be added with a site	Noted	Photographs of the Maltings and Stubbs Oak have been added to the Justification text to illustrate what we mean by good examples of development.



Supporting Gamlingay Neighbourhood Plan Group

	location map or an annotated plan to show what was successful?		
GAM3 Local Character (policy wording)	The first sentence of the policy as drafted needs a word adding after the brackets to make sense – add 'to' after development framework) to prevent the village...	Agreed	The word 'to' has been added.
GAM3 Local Character (policy wording)	In the second sentence of the first part of the policy mention is made of preserving key views to and from the village. There is no mention of these in the supporting text to the policy. What views are these (e.g. views of something or from somewhere e.g. a public footpath) and what is distinctive about them? They do not appear to be the same views as are included in the Village Design Guide SPD. Length of arrows-showing where are views from or to are all the same, is this intentional? Has any assessment work been carried out to identify these views and justify why they have been included in the Plan?	Noted	The supporting text has been updated to include the key views to and from the village. These include the views identified in the Village Design Guide as well as two additional views recommended by the Landscape and Visual Assessment commissioned in response to SCDC feedback. This will be included in our evidence documents.
GAM3 Local Character (policy wording)	The final sentence of the first part of the policy states that hamlets are not suitable locations for exception sites. We presume that these are housing exception sites. There is no reasoning	Agreed	The supporting text has been updated noting that all new housing should be located within the village framework, and further noting that the hamlets are more



Supporting Gamlingay Neighbourhood Plan Group

	<p>for this requirement in the supporting text? What tests have been undertaken to establish that the hamlets are suitable or not for exception sites? The Local Plan Policy H/11: Rural Exception Site Affordable Housing states that such sites need to be adjoining a development framework boundary. The hamlets are a little distance from the main village boundary so may not be suitable for exception housing but it would strengthen your policy if you had robust evidence to support your assertion that all the hamlets are unsuitable. (BC test)</p>		<p>than 1300 m from shops and community facilities (as stated in the explanatory text to GAM1 GAM)2. Therefore, they are not suitable locations for housing exception sites.</p>
GAM3 Local Character (policy wording)	<p>The wording in the second part of the policy could be changed to so that it states the policy 'will support development that will follow the guidance included in VDG / or taking account of the principles included in VDG / in line with the principles'.(BC test)</p>	Agreed	Wording has been changed.
GAM3 Local Character (policy wording)	<p>There is no explanation about what is meant by 'suitable landscape treatment' e.g. hedgerows in keeping with Bedfordshire Greensand Ridge NCA – This needs to be set out in the supporting text. (BC test)</p>	Agreed	Supporting text has been amended to explain the importance of trees and hedgerows in particular as suitable landscape treatments. A new map has been



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			creating showing existing hedgerows in the parish.
GAM 4 & GAM5 Local Economy and Employment	It would be helpful to those that do not know the parish well to have an inset map to show the location of the employment sites within the village especially those mentioned in policies.	Agreed	A new map has been added with the location of existing employment sites and policies GAM4 and GAM5.
GAM 4 & GAM5 Local Economy and Employment paragraph 4.38	Paragraph 4.38 mentions Local Plan Policy H/19: Dwellings to support a rural based enterprise indicating that a business may need to have a permanent dwelling which would relate to security. However, there is no mention of this within any policy. Should this be deleted? (Non-BC test)	Agreed	Reference to Local Plan Policy H/19 has been deleted.
GAM4 Local Employment Sites (policy wording)	It should be reworded “applications for ...local employment sites will be supported”	Agreed	GAM4 reworded as suggested.
GAM4 Local Employment Sites (policy wording)	What could be meant by the word ‘local’?	Noted	Policy wording has been expanded to specify ‘within the parish boundary of Gamlingay’.



Supporting Gamlingay Neighbourhood Plan Group

<p>GAM4 Local Employment Sites (policy wording)</p>	<p>The second section of policy GAM4 states that all applications for new buildings or additional office space must include the provision of electric vehicle charging points. This does not clearly state how many might be required.</p>	<p>Noted</p>	<p>Policy wording now states “All applications for new buildings or additional office space must include provide at least one electric vehicle charging point”</p>
<p>GAM4 Local Employment Sites (policy wording)</p>	<p>There are two policies regarding employment - GAM4 Local Employment Sites and GAM5 New Employment Sites – However both policies contain similar considerations to be taken into account by a developer and it is not entirely sure what is the difference between these two polices other than GAM5 is allocating a site whereas GAM4 is identifying sites</p>	<p>Noted</p>	<p>GAM4 supports the improvement, enhancement and development of existing employments sites. GAM5 allocates a new employment site at Mill Hill allowing for the expansion of local economic activity.</p>
<p>GAM4 Local Employment Sites (policy wording)</p>	<p>Station Rd, Church Street, Drove Road and Green End Industrial sites are treated slightly differently in Policy GAM4 Local Employment Sites. We consider that each site should have its own separate policy. These site-specific policies could show what would be supported in the different areas as each has its own character and requirements and constraints. You could include a criterion about what would be considered a suitable scale as well as the use class order. Proposals will need to be suitable in</p>	<p>Noted.</p>	<p>We have chosen not to create site specific policies.</p>



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	<p>scale to the location. Those sites on the edge of the village will need different consideration to those within the village. The policy currently drafted says all proposals are expected to protect and safeguard landscape features and designations –A site specific policy could individually highlight what the constraints are for each specific site. Each employment site may have different requirements/ constraints. An inset map could be included to highlight the layout/ issues to be considered for each area and to show the boundary for each area. (BC test)</p>		
<p>GAM4 Local Employment Sites (policy wording)</p>	<p>Our Economic Development Officer supports the idea of having separate policies for each site. This would not only support appropriate developments but would also help any developer/ business/planner understand the key site issues early on. This would help expedite any application process and avoid unnecessary costs for all parties. If the aim is to support local businesses, the provision of as much information as possible up front is important.</p>	<p>Noted.</p>	<p>We have chosen not to create site specific policies. GAM4 sets out the key principles for development on all sites.</p>



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<p>GAM4 Local Employment Sites (policy wording)</p>	<p>Drove Road is outside of the development framework boundary of the village. The Local Plan Policy S/7: Development Frameworks allows for site allocations to be permitted outside of the framework if they are within a made neighbourhood plan. The listing of Drove Road in GAM4 could be contrary to this strategic policy in the Local Plan if it is not a specific allocation. The Plan should include a map clearly showing the boundaries of this and all the employment sites.</p>	<p>Noted</p>	<p>A new map has been added with the location of existing employment sites and policies GAM4 and GAM5.</p>
<p>GAM4 Local Employment Sites (policy wording)</p>	<p>We are unclear of the extent of the Drove Road employment site, as there is not a map showing this area in the Plan. Earlier versions of the Plan had included a map with boundaries which had been an extensive allocation which also included East Lane and North Lane residential properties. We had expressed concerns at this large allocation for employment. The existing policy had evolved to refer specifically to the expansion of businesses in situ but without a map to indicate where these are located within the area. Are they scattered or concentrated in one area? Are the existing businesses primarily agricultural? If so a general policy that allows</p>	<p>Noted</p>	<p>A new map has been added with the location of existing employment sites and policies GAM4 and GAM5. As stated in paragraph 4.15 there is also light industrial development to the west (E(g)B1 and B2) e.g. Gilks Fencing, RNT Tanks and Silos, and Gemmaton steelworks.</p>



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	agricultural operations to expand and diversify might be more appropriate?		
GAM4 Local Employment Sites (policy wording)	We note that Drove Road employment site is now listed in GAM4 rather than GAM5. It is no longer 'allocated as a new employment site' but rather 'identified as a local employment site'. We understand that this is because of residents' concerns and the findings of the Strategic Environment Assessment (SEA). It would be helpful to have this reasoning more fully explained in the supporting text to tell the employment story to the reader of the Plan. (BC test)	Agreed	Additional explanation of the SEA findings has been added to the justification.
GAM4 Local Employment Sites (policy wording)	For Drove Road there are specific criteria that must be followed if a development proposal is to be successful. There is no explanation in the supporting text to justify the support for permitting development that is an increase of 25% of the existing footprint. Why 25%? Given the space available this seems to be quite limiting e.g. would you turn down 30% or even doubling floorspace if it were not detrimental to the surrounding area? If development has to follow specific design criteria to be of an	Noted.	Additional information provided on the consultation of businesses located on Drove Road, who were asked what percentage expansion would meet their needs. Supporting text (paragraph 4.15 of the consultation document) already includes an explanation of what is deemed an appropriate scale of development, including a photograph illustrating a small



Supporting Gamlingay Neighbourhood Plan Group

	<p>appropriate scale (what scale is appropriate?) and integrated into the landscape (how to achieve this). It should be spelt out more clearly within the policy and explained in the supporting text. This will assist a developer to ensure a proposal meets the requirements of this policy and for a development management officer or the Planning Committee at SCDC to determine a planning application against this policy. Would a version of Local Plan Policy E/12: New Employment Development in Villages relating to just the expansion of existing premises on Drove Road be more straightforward? There could be an explanation of what is considered appropriate scale in the supporting text. (BC test)</p>		<p>single storey, affordable and secure barn style building.</p>
<p>GAM4 Local Employment Sites (policy wording)</p>	<p>We have previously expressed our concerns on the inclusion of the B8 use in the policy wording for both employment policies. Would applications for development of B8 uses be approved on all these employment sites regardless of scale or specific location constraints? Although it has been highlighted to us that such uses already exist on these sites this policy criterion would be positively</p>	<p>Noted.</p>	<p>We have removed reference to B8 from GAM4. B8 uses are already present on Mill Hill.</p> <p>Applications for development of B8 uses would not be approved on all these employment sites regardless of scale or specific location constraints. Cumulative</p>



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	<p>encouraging such a use. If this is the case it could be contrary to the Local Plan Policy E/11: Large Scale Warehousing and Distribution Centres. This is a strategic policy in the Local Plan. This policy in your Plan would not meet the basic condition test about being in general conformity with the strategic policies in the Local Plan. (BC test)</p>		<p>impacts will determine how applications can demonstrate:</p> <p>“... that there will be no adverse impact on the rural environment and amenity or property of nearby residents (e.g. unsocial hours of operation, noise impacts, appearance of the development from public roads, damage to buildings and congestion on local roads, due to number, size or weight of vehicles requiring access to the site).</p> <p>All proposals are expected to protect and safeguard landscape features and designations which contribute to visual amenity and local distinctiveness, including trees and hedgerows following the principles set out in the Village Design Guide. Development proposals will incorporate climate change mitigation and adaptation measures (e.g. SuDs) through design.”</p>
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<p>GAM5 New Employment Site (policy wording)</p>	<p>Mill Hill is now the only site allocated in GAM5 so this policy could be site specific to Mill Hill. (BC test)</p> <p>There should be an inset map to clearly show the boundaries of this site. (BC test)</p>	<p>Agreed</p>	<p>GAM5 renamed “New Employment Site Mill Hill Allocation”</p> <p>A new map has been added with the location of existing employment sites and policies GAM4 and GAM5.</p>
<p>GAM5 New Employment Site (policy wording)</p>	<p>The policy, as drafted, does not restrict the amount of employment use allowed in the Mill Hill area. We are not sure that this is what you had in mind but, if you did, it is not something that could be supported by SCDC. We are not sure what your vision for this area is and how it is envisaged development would take place. Is it proposed to be piecemeal redevelopment on these sites or a comprehensive scheme? There would be implications for the provision of infrastructure to support such development. We would consider that if this site is to be developed comprehensively there should be a requirement included in the policy for a design framework or brief. A brief would help to shape the future development of the site and would be a useful tool to determine the appropriate capacity of the site (site coverage) identifying the constraints and opportunities of the site</p>	<p>Noted</p>	<p>There is no plan to develop the site comprehensively. The SEA concluded that there are “significant opportunities for the avoidance and mitigation of potential negative effects, as well as opportunities for delivering enhancements through environmental net gain, improvements in green infrastructure provision and the delivery of community infrastructure”. Cumulative impacts will determine how applications can demonstrate:</p> <p>“... that there will be no adverse impact on the rural environment and amenity or property of nearby residents (e.g. unsocial hours of operation, noise impacts, appearance of the development from public roads, damage to buildings and</p>



Supporting Gamlingay Neighbourhood Plan Group

	<p>,setting out the design parameters for the layout and appearance, exploring improved connections and the impacts on existing infrastructure (BC test)</p> <p>There are residential properties including a care home within the boundaries of the area you have allocated for this new employment site. Whilst recognising that your policy now includes a section that states that any employment proposal has to demonstrate that there will be no adverse impacts on the rural environment and amenity or property of nearby residents we remain concerned at the potential scale of development that could be allowed by this policy and controlling the amenity impact on nearby residents. We consider that you should review the extent of what could be allowed by this policy. (BC test)²⁴</p> <p>The policy should more clearly state the role of the VDG – we suggest that it sets out the need</p>		<p>congestion on local roads, due to number, size or weight of vehicles requiring access to the site).</p> <p>All proposals are expected to protect and safeguard landscape features and designations which contribute to visual amenity and local distinctiveness, including trees and hedgerows following the principles set out in the Village Design Guide. Development proposals will incorporate climate change mitigation and adaptation measures (e.g. SuDs) through design.”</p> <p>Policy wording for GAM5 and GAM4 has been amended stating the need for development to follow the principles set out in the VDG.</p>
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²⁴ Comments relating to meeting the Basic Conditions test are identified as follows – (BC test) and the other comments as (Non-BC test).



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	for development to follow the principles set out in the VDG. (BC test)		
GAM6, GAM7 & GAM8 Community Facilities Justification	<p>The justification section does not read as a clear story as it goes from services such as protecting shops and cultural facilities etc but then mentions the Village Design Guide and green spaces. We suggest that this section could have a different layout so that the supporting text to particular policies is close to the actual policy. Currently you have all the policies grouped together. Your Plan should tell a clear story. The feedback from the community could also be against the relevant policy. (Non-BC test)</p> <p>There is mention of extracts from Local Plan policies which may give a misleading interpretation of what these policies are endeavouring to achieve. Policies SC/4: Meeting community Needs and TI/8: Infrastructure and New Developments are included. Other Local Plan policies are not mentioned relating to green spaces, indoor community facilities etc which would be helpful to include in the supporting text as your policies should be providing locally specific details to the</p>	Noted.	The justifications section has been reordered to create a better flow. The extract from the VDG has been removed. Additional reference is made to SC/6 Indoor Community Facilities and South Cambridgeshire District Council's Playing Pitch Strategy. Policy NH/12 Local Green Space was already included.



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	overarching local plan policies to complement them rather than replace. It tells the full story of the policy framework. (Non-BC test)		
GAM6, GAM7 & GAM8 Community Facilities Justification	There is also mention of New Homes Bonus and the Community Infrastructure Levy – the later has not have yet been introduced into South Cambridgeshire. These are linked to Policy GAM6 and GAM9 and GAM10. But why has Section 106 monies not been mentioned here as a means of achieving new community infrastructure? It is important that you are aware of the national regulations concerning S106 contributions.	Agreed	Reference to the New Homes Bonus and CIL have been removed. The justification now refers to receipts from planning obligations.
GAM6, GAM7 & GAM8 Community Facilities Justification	Within this section there is suddenly introduced the former First School field and the importance of saving it from development. If this were introduced with supporting text about open space and placed next to policy GAM 7 it could read better. Likewise, the supporting text about the need for more nursery places and a new doctor’s surgery within the parish should be next to GAM8. This results in a summary in paragraph 4.60 that is covering a wide range of different issues. (BC test)	Noted.	The justifications section has been reordered to create a better flow. We have chosen to keep the existing structure.



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GAM6, GAM7 & GAM8 Community Facilities Justification	The supporting text ought to identify whether the site is accessible. It would be helpful to show where the pedestrian access is to be and justification for access – does it already exist. This could be in the supporting text rather than the policy itself. LGS does not need to have public access but the supporting text indicates that it is the school playing field of the former First School for which you have another policy in your Plan. (BC test)	Noted	Supporting text now states that the field is accessible from Cinques Road (via a car park) and Green End.
GAM6, GAM7 & GAM8 Community Facilities Justification	We suggest that you could mention in the supporting text what a Local Green Space is and rather than reinvent words use those we have in the Local Plan - say that a LGS must be demonstrably special to the local community and hold a particular local significance. Criteria for assessing from NPPF para 100. (BC test)	Agreed.	Wording changed.
GAM6, GAM7 & GAM8 Community Facilities Justification	Either in the Plan or a supporting evidence document you should identify how the LGS meets the requirements of the NPPF. Were other sites assessed and found wanting? The assessment for this site will need to be in the	Noted	The justification demonstrates historic community use. It notes that in 2019, 524 people signed a petition to retain the First School field as a formal recreation space for sport and informal recreation use in



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	evidence base of the Plan. There is also on Map 9 sites shown as 'public open space' – there does not appear to be a policy to protect these sites too? (BC test)		perpetuity. Our October 2019 consultation showed that 64% of respondents supported this policy.
GAM6 Community Amenities and Facilities (policy wording)	Is this policy saying anything specific for Gamlingay or is it just repeating the Local Plan protecting services and facilities (SC/3) or meeting community needs (SC/4)? What is specific for Gamlingay? ... The Local Plan policy has more specific matters that must be taken into account in policy SC/3 to protect services and facilities and could be easier to implement than this policy. (BC test)	Noted	The specific elements for Gamlingay are the provision of sports pitches and contributions towards infrastructure for walking, cycling and horse riding.
GAM6 Community Amenities and Facilities (policy wording)	The policy assumes that all new residential and business development will have a detrimental impact on community facilities – from the impact from a small extension to a new housing estate. The requirement for all development to contribute towards new community facilities is not consistent with government regulations as set out in Reg 122 of the Community Infrastructure Levy Regulations 2010. It states that planning obligations must be:	Noted	Policy wording clarified: all new residential and business units are expected to contribute (not extensions) towards infrastructure for walking, cycling and horse riding. The principle of investing in walking and cycling to make development acceptable was established with the appeal decision for the West Road development which secured funding for a feasibility study.



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	<p>i. Necessary to make the development acceptable in planning terms</p> <p>ii. directly related to the development; and</p> <p>iii. fairly and reasonably related in scale and kind to the development.</p>		<p>New Appendix 3 sets out how proportionate costs for housing and employment (business) development have been calculated.</p>
<p>GAM6 Community Amenities and Facilities (policy wording)</p>	<p>There are some terms included in the policy that need to be defined</p> <p>i. What is meant by reasonable efforts?</p> <p>ii. What is meant by the term ‘commercial’ in the first sentence?</p> <p>iii. What is meant by new community facilities in the second section of the policy?</p>	<p>Noted</p>	<p>For simplicity:</p> <ul style="list-style-type: none"> • The word ‘reasonable’ has been deleted • The first sentence including the term ‘commercial’ has been deleted <p>Infrastructure replaces ‘new community facilities’</p>
<p>GAM6 Community Amenities and Facilities (policy wording)</p>	<p>The policy also has mentioned additional sports pitches and we cannot see any supporting text relating to this? As part of the evidence base of the Local Plan we have a Playing Pitch strategy which indicated whether parishes required more playing fields. There will need to be justification of the need for additional sports pitches. Here is a link to the playing fields strategy</p>	<p>Agreed</p>	<p>The justification has been amended to make the case for additional sports pitches and references the Playing Pitch Strategy.</p>



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<p>GAM7 Local Green Space (policy wording)</p>	<p>We suggest that the wording of the policy be amended to read as follows ' In accordance with Policy NH/12 in the adopted Local Plan the site xxx is designated as a Local Green Space (LGS) as shown on Polices Map ' It would help those who do not know the parish to have an inset map near to this policy to show clearly the boundaries of this site and where it is within the village. The site appears to be shown on Map 9 but the key is not clear. (BC test)</p>	<p>Agreed</p>	<p>Have added suggested text.</p>
<p>GAM8 Reuse of First School Buildings (policy wording)</p>	<p>A criteria-based policy could have as a requirement that a design guide/masterplan be prepared for the site. Such a brief could clarify policies and their application to the site.</p>	<p>Noted</p>	<p>We do not support a criteria-based policy. We are supportive of nursery use and the shortfall of nursery spaces in the parish is stated in the Chapter 2: local infrastructure and in the policy justification.</p>
<p>GAM9 Transport Provision on Developments (policy wording)</p>	<p>For the first part of policy – Surely any new housing is going to be relatively close to village facilities? Are there many opportunities for additional cycle ways, footpaths within the village – how much development is proposed? Are these the lines shown on the Map 10 as GAM9 is not shown in the key? This is in our opinion a very open-ended policy. You should include in the policy that any new transport</p>	<p>Noted</p>	<p>This policy is deliberately open ended. Wording has been amended to refer to adopted guidelines set out in Local Transport Note 1/20 on cycling and the Manual for Streets</p>



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	provision should be in line with adopted guidelines /standards. (Non-BC test)		
GAM9 Transport Provision on Developments (policy wording)	There is no evidence or mention in the supporting text to support why level multi use surfaces should be avoided – is this a particular problem in Gamlingay? Context and number of units served should influence the road layout. Shared surfaces streets influence driver behaviour to reduce vehicular speed and improve road safety. The focus of government concerns on level multi use surfaces applies to schemes in areas with relatively large amounts of pedestrian and vehicular movement, such as high streets and town centres (outside of pedestrian zones). The clause does not apply to streets within new residential areas, or the redesign of existing residential streets with very low levels of traffic, such as appropriately designed mews and cul-de-sacs'	Noted	The Government's pause on 'shared spaces' is focused on public realm projects. However, level surfaces are increasingly common in residential areas and the issues are the same. For example, two tone level surfaces in the Stubbs Oak development resemble parking bays and cars park on space allocated for pedestrians. Although the development as a whole is successful (e.g. the design of the buildings) this in turn puts pedestrians who may have impaired vision in the pathway of vehicles (even if vehicular traffic is low). The provision of kerbs ensures a safe space to walk for all pedestrians.
GAM10 Contributions towards Gamlingay's cycling and Footway Improvement Plan	Policy GAM10 mentions the Gamlingay Cycle and Footway Improvement Plan which is a Sustrans document relating to the feasibility of a cycle route between Gamlingay and Potton. We can see no reference in either the Plan nor the	Agreed	Clarity was needed. The Sustrans study was a first step. This Plan takes ambitions further and sets out a wider network for walking, cycling and horse riding. GAM10 has been renamed 'Contributions towards



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	<p>Sustrans document that relates to other new paths/networks that are intended being funded by the contributions. Perhaps the Policy should be more specific about its primary objective (i.e. the Gamlingay to Potton route) but also say it relates to the wider network.</p>		<p>providing new infrastructure for walking, cycling and horse riding’.</p>
<p>GAM10 Contributions towards Gamlingay’s cycling and Footway Improvement Plan</p>	<p>The Gamlingay Cycle and Footway Improvement Plan states it is estimated that the construction costs for the path alone will be at least £1M. This excludes land acquisition costs and any bridge works. However only part (around half) of the cycle route is within Gamlingay. To justify the level of contribution sought it may be necessary to understand the cost associated with the part of the route that is within Gamlingay Parish Council boundary. (BC test)</p> <p>Policy GAM10 requires contributions of £21 per m2 of floor space (for business developments), and £10 per m2 of floor space (for housing developments). We would suggest the plan should seek to explain how these contributions have been arrived at and also estimate the likely level of contribution that may be secured over a period of time (say 10 years) in order to provide</p>	<p>Noted</p>	<p>New Appendix 3 explains how developer contributors have been calculated. We cannot anticipate the level of contributions over the next 10 years. As this is a Parish Council project alternative funding sources will also be explored.</p>



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	some certainty that the scheme will be delivered. If the estimated level of contributions are unlikely to be paid for by new developments alone then we would suggest the plan should set out potential alternative funding schemes that may be available in order to achieve its delivery.(BC test)		
GAM10 Contributions towards Gamlingay's cycling and Footway Improvement Plan	The plan should explain whether there is County Council support for this proposal both in Cambridgeshire and Central Bedfordshire. We would imagine this is a key point that an examiner would expect an answer on.	Noted	A footnote has been added stating that the plan for new walking, cycling and horse riding infrastructure is a local ambition and has not been adopted by Central Bedfordshire Council or Cambridgeshire County Council.
GAM11 Landscape and Natural Environment (policy wording)	It will be important to demonstrate how this policy is different to the Biodiversity policy in Local Plan. Recreation Grounds, community orchards and allotments are protected by Local Plan policy SC/8. The policy states that only housing and employment developments should not obstruct, or damage valued sites referred to – surely all development should protect these sites? Have you a map showing the wildlife corridors in the parish? Could this policy be re-worded to create a green network in the parish. It is not clear in the policy how the green spaces	Noted	No additional policy will be added on Wildlife Corridors. The policy has been amended in line with the recommendation from the SEA: <i>“Developers are required to deliver measureable, proportionate and appropriate biodiversity net gains (in line with national policy and via the application of a biodiversity metric tool) through design, preferably on the application site will protect and where possible enhancing</i>



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	<p>within a development are not to become isolated rather than linked to the wider green network of the parish. As currently worded, it is repeating some local plan policies and there is an opportunity to create a distinctive Gamlingay policy. Policy SC/7 outlines what open space all new housing development must contribute to. (Non-BC test)</p>		<p><i>the wildlife value on the application site, its perimeter and where it connects to key 'wildlife corridors' (e.g. maintaining and improving hedgerow connectivity)."</i></p> <p>The Cambridgeshire Green Infrastructure Strategy is introduced in the first paragraph of the justification. Reference to Policies SC/7 and SC/8 has been added to the justification for policy GAM6 community facilities and amenities.</p>
<p>GAM11 Landscape and Natural Environment (policy wording)</p>	<p>The policy states that green spaces should be consolidated – it would help if you had a green infrastructure map or network to show where existing green space is within the parish? If you want a green network/ corridors for the parish need to have a map showing this included in the Plan – VDG does show open space on page 14 so include in this in the Plan to give added weight to protection of corridors. VDG talks of green fingers of landscape from centre of village to rural edge – these could be shown in a map in this Plan. (BC test)</p>	<p>Noted</p>	<p>Maps 4 & 7 show greens spaces in the parish.</p>



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<p>GAM11 Landscape and Natural Environment (policy wording)</p>	<p>It is unclear whether this is the policy that is protecting the protected views and vistas? Such views have been shown on several maps throughout the Plan but not explained. We suggest that there is either a separate views policy or it is clearly set out as a section of this policy. If views are to be protected, you will need to include a clear map with a list summarising why each is special to justify their inclusion in the Plan. Currently the Plan simply includes a list in an appendix and cross refers to the VDG in the policy. The views will have added weight if considered in your Plan. It would help to give each view a unique reference so that it can easily be referred to in future reports. We would expect views to be from publicly accessible locations in the village Some of those shown on Map 4 look to be in middle of fields? Views appear to be to north and east of village. The policy protecting the hamlets is to the west and south so does this leave any room for future development? Developers could question the sustainability of your Plan if too much is protected. Where would future development be located? (BC test)</p>	<p>Noted</p>	<p>GAM 3 protects the settlement gap. GAM11 protects the views and vistas. The views and vistas are publicly accessible – additional information is provided in Appendix 2 and there is stronger cross-referencing across the justification for Local Character and Natural Environment policies. Residential development is expected to take place within the village framework.</p>
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GAM12 Gamlingay Wood paragraph 4.87	Ancient woodland is protected in Local Plan – Policy NH/7 – this fact could be included in the supporting text. (Non-BC test)	Noted	Policy NH7 of the Local Plan is already referenced in the justification for GAM12.
GAM12 Gamlingay Wood paragraph 4.87	The 200m cordon we understand is to allow for countryside uses for those using the woodland. This should be explained more clearly in the supporting text rather than simply stating it is for the enjoyment of future generations but then mentioning in the policy that it is to allow for small scale sustainable construction for the traditional woodland industry. This needs to be explained. (BC test)	Noted	The justification has been amended to further clarify the purpose of the 200m cordon which is to will protect and promote the recovery of the flora and fauna of Gamlingay Wood. Development within the cordon will only be supported where it is of conservation benefit or supports existing farming activities.
Strategic Environmental Assessment	We note that the SEA suggested that your Plan could include a policy which specifically focuses on the protection and enhancement of both designated and non-designated heritage assets within the parish (See page 29 paragraphs 5.23 - 5.24). It was suggested that the policy could be supplemented with site specific mitigation	Noted	No additional policies are being created. The justification for GAM3 Local Character has been amended to emphasise the built heritage and the justification for the Local Employment sites has been amended to encourage the archaeological investigation of the Mill Hill site (GAM 5) in line with SEA.



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	<p>measures for the proposed Rural Business Development Areas. There were examples given of criteria for the policy. We consider that the Plan could benefit if such a policy were added.</p>		
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Appendix 10-Schedule of proposed changes, amended plans, table amends and additional Appendices

Response from SCDC to R.14 Consultation and amendments made are detailed in the table responses (see appendix 9)

Map amendments:

New Map 1B- Gamlingay location added

Map 2: Retitled Development Framework and conservation area-Addition- important village hedgerows were added for reference, and village views. Boundary of Development Framework small amendment to match conservation area boundary -Church End, to include farm building.

Map 4: Landscape setting -village views added, examples of good design added

New map 5A- All existing business areas, and GAM5 New employment zone identified on one map.

Map 7: Key policy map re-labelling showing policy locations, including key views

Map 9- No change

Map 10- Retitled walking cycling and riding routes

Map 11- permissive paths added.