

Gamlingay Neighbourhood Plan Basic Conditions Statement *July 2021*

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1 INTRODUCTION

Introduction

1.1 This Basic Conditions Statement has been produced to explain how the proposed Gamlingay Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

Background to the Gamlingay Neighbourhood Development Plan

1.2 The draft plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members, community volunteers and the help of South Cambridgeshire District Council. However the Neighbourhood Plan belongs to the people of Gamlingay.

Supporting documents and evidence

1.3 The Gamlingay Neighbourhood Plan is supported by a Consultation Statement, Strategic Environmental Assessment Scoping Report (January 2020), Gamlingay Parish and South Cambridgeshire District Council SEA Screening Determination Statement (incorporating Habitats Regulations Assessment Screening), SEA Environmental Report (July 2020) and this Basic Conditions Statement.

1.4 Additional technical evidence documents are the Gamlingay Village Deign Guide SPD, Gamlingay Cycleway Improvement Plan and Gamlingay Housing Needs Survey.

1.5 All documents and supporting evidence can be found on the Neighbourhood Plan website <https://gamlingay-future.uk/draft-neighbourhood-plan-r-14-consultation/>

2 BASIC CONDITIONS

Basic conditions to be met

2.1 Schedule 4B to the Town and Country Planning Act paragraph 8(2), as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004, sets out the following basic conditions that Neighbourhood Plans must meet:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
- the making of the neighbourhood plan contributes to the achievement of sustainable development.
- the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for neighbourhood plan

How the Gamlingay Neighbourhood Plan meets the basic conditions

2.2 The Gamlingay Neighbourhood Development Plan meets the basic conditions of schedule 4B to the 1990 Town and Country Planning Act, Schedule 4B, 8(2) (a). This is set out in the following sections of this Basic Conditions Statement.

2.3 Schedule 4B section 8(2) (b) covers the provision of 61E(2), 61J and 61L as amended by s38C(5)(b) this provides a reference to the provision of 38A and 38B. The following information is submitted in respect of 38A and 38B.

38A

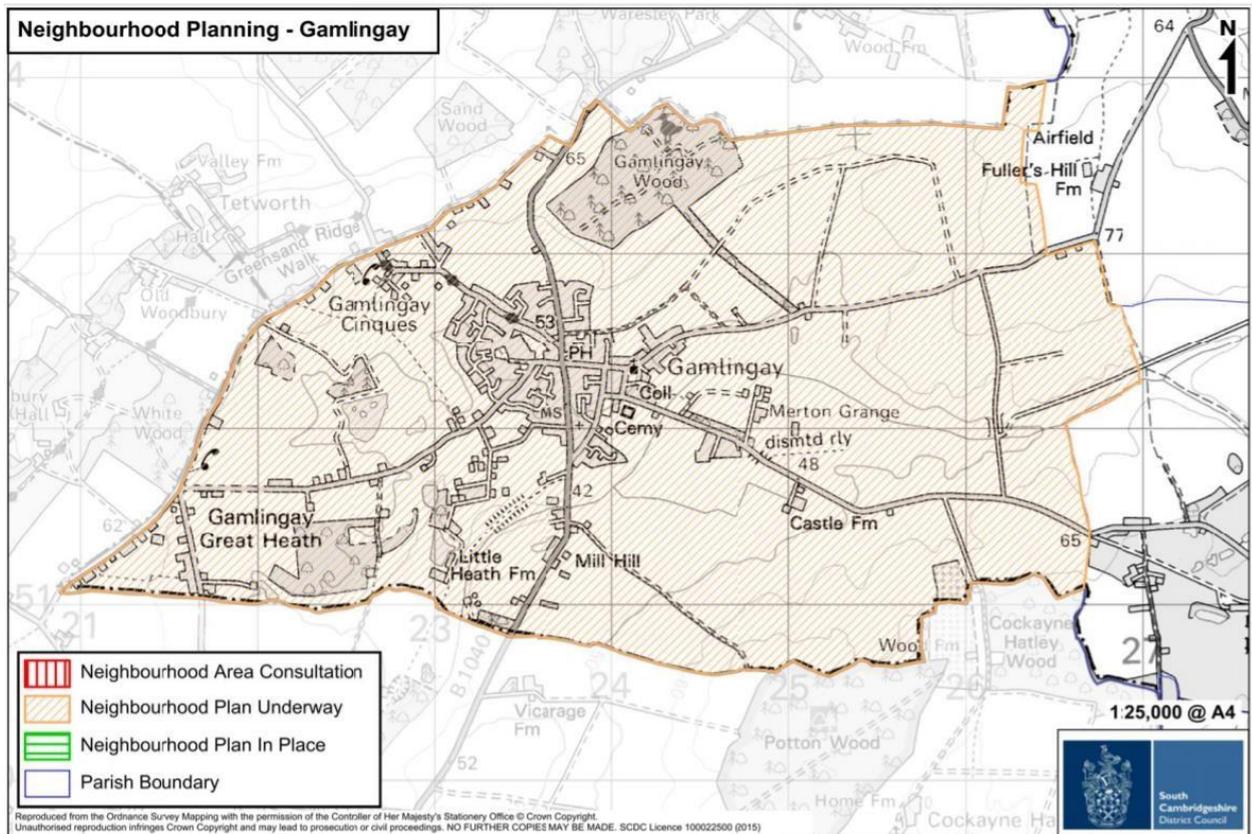
2.4 Gamlingay Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP or neighbourhood plan) for its own parish. The Gamlingay NP expresses policies that relate to the development and use of land only within the neighbourhood area.

38B

2.5 (1a) The Gamlingay NP covers the period from 31 December 2020 to 31 December 2035.

2.6 (1b) No provision for excluded development such as national infrastructure is contained within Gamlingay NP.

2.7 (1c) The Gamlingay NP does not relate to more than one neighbourhood area. It is solely related to the Parish of Gamlingay as designated by South Cambridgeshire District Council on the 3rd February 2015. The area is contiguous with the Parish boundary.



2.8 (2) There are no other neighbourhood plans in place for the Gamlingay neighbourhood area.

2.9 (3) If there are any conflicts within the neighbourhood plan, it is clarified that in the event of a conflict between a neighbourhood plan policy and any other statement or information in the plan, the conflict must be resolved in favour of the policy.

2.10 (4) Regulations made by the Secretary of State relating to neighbourhood plans in the Neighbourhood Planning (General) Regulations 2012 (as amended) have been used to inform the process of making the Gamlingay NP. These regulations set out:

- Processes by which neighbourhood plans are to be made and set out the consultation bodies for neighbourhood plans.
- Neighbourhood plans that are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment. - The Gamlingay NP has been screened to test whether or not a Strategic Environmental Assessment (SEA)

or a Habitats Regulation Assessment is required. A Habitats Regulation Assessment (HRA) has been undertaken. The screening exercise for the Gamlingay NP concluded that a HRA was not required, but the plan did require a strategic environmental assessment.

2.11 (5) Refers to the publication of neighbourhood plans once made by a local planning authority in accordance with the regulations.

2.12 (6) Clarifies what is excluded development.

2.13 Para 1(d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates. It is not considered that there is any benefit or reason for extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

2.14 Para 1(e) such other matters as may be prescribed. There are no other matters.

3 HAVING REGARD TO THE NATIONAL PLANNING POLICY FRAMEWORK

3.1 The National Planning Policy Framework (NPPF, 2021) states that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the policies contained in the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

3.2 The NPPF sets out three core objectives that should underpin plan-making and decision-taking. These are:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3 These objectives have been embodied throughout the construction of the Gamlingay NP, which has had regard to the following key policy areas as evidenced below. Where a policy is in general conformity with the provisions of the NPPF, this is stated, although the basic conditions uses the terminology 'have regard to'.

Delivering a sufficient supply of homes

3.4 To support the Government's objective to boost the supply of homes it is important that the needs of groups with specific needs in the community are met. The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (such as, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

3.5 This point is reiterated in paragraph 78 of the NPPF which states that "In rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs." A Housing Need Survey (2017) was commissioned for the Gamlingay NP and identified a demand for smaller 1-2 bedroom homes, bungalows and homes adaptable to the needs of young families, older people and people with disabilities.

3.6 The Gamlingay NP sets out the following policies in order to deliver a sufficient supply of homes:

- GAM1 - New houses and employment buildings
- GAM2 – Land off West Road
- GAM3 - Local character

3.7 Policy GAM1 is in general conformity with the NPPF by seeking to deliver a mix of dwellings, in particular 1-2 bedroom homes as identified by the survey. GAM2 allocates a development site for 29 dwellings. Provision of affordable housing is also a priority the Parish. The survey identified the need for 45 affordable units across the lifetime of the plan. However, this is already accounted for through current and forecast development (e.g. at the Green End site); demand for affordable homes will be kept under review at regular intervals.

3.8 Paragraph 80 of the NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside. Policy GAM3 supports this objective by requiring all new developments to fall within the village framework and to be within walking and cycling distance from the village services such as the primary school.

Building a strong, competitive economy

3.9 Paragraph 81 of the NPPF states that "planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt... taking into account the needs of local businesses... [and allowing] each area to build on its strengths".

3.10 In order to support a prosperous rural economy this could include (paragraph 83):

- the growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings

- the development and diversification of agricultural and other land-based rural businesses
- allowance for rural workers to live permanently at or near their place of work in the countryside (paragraph 79).

3.11 The NPPF also acknowledges that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport (paragraph 85).

3.12 Supporting established and new local businesses and attracting more local employment to the village is a key objective of the Gamlingay NP. The following specific policies are intended to support and strengthen the local economy:

- GAM1 - New houses and employment buildings
- GAM4 - Local employment sites
- GAM5 - New employment site allocations
- GAM6 - Community amenities and facilities
- GAM8 - Transport provision on developments
- GAM9 - Contributions towards Gamlingay's Cycle and Footway Improvement Plan

3.13 The Gamlingay NP is in general conformity with building a strong and competitive economy because it: protects existing employment sites (GAM4) and identifies new locations outside the village framework (GAM5); ensures that sites are environmentally sustainable (GAM1); enhance community facilities (GAM 6), and; exploit opportunities for sustainable travel by improving access on foot and by cycling (GAM8 and GAM9).

Ensuring the vitality of town centres

3.14 Paragraph 86 of the NPPF recognises that town/local centres are the heart of the community. Promotion of a distinctive and flourishing local economy, exhibiting vitality and dynamism will assist in the strengthening of the local economy and provide local facilities to new and existing residents.

3.15 The Gamlingay NP sets out the following specific policy that intends to ensure the vitality of the existing village:

- GAM4 - Local employment sites
- GAM5 - New employment site allocations
- GAM6 - Community facilities

3.16 The Gamlingay NP is in general conformity with ensuring the vitality of the town centre policy of the NPPF. Policy GAM4 and GAM5 support local employment and policy GAM6 supports the vibrancy and vitality of Gamlingay village centre by diversifying and enhancing the range of local shops and commercial services.

Promoting healthy and safe communities

3.17 The planning system plays an important role in facilitating social interaction, creating safe and accessible places, and enabling and supporting healthy lifestyles. Paragraph 92a of the NPPF notes that opportunities to meet people are more likely to take place, for example, in neighbourhoods featuring a mixture of uses, with a clearly defined centre, street layouts that allow for easy pedestrian and cycle connections and where there are active street frontages.

3.18 Paragraph 91 also states that creating safe and accessible spaces can be achieved through provision of clear and legible pedestrian routes and high quality public spaces which encourage active and continual use. Safe and accessible green infrastructure, sports facilities, local shops, allotments, and layouts that encourage walking and cycling, support and enable healthier lifestyles.

3.19 A neighbourhood plan should consider the social, recreational and cultural facilities and services that its community needs. Paragraph 92 notes that planning policies and decisions should guard against the unnecessary loss of valued facilities and services - such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship.

3.20 Access to high quality open spaces and opportunities for sport and recreation are promoted in paragraph 98 of the NPPF for making an important contribution to the health and wellbeing of communities. Building on existing open space, sports and recreational buildings and land, including playing fields will only be permitted in exceptional circumstances.

3.21 Planning policies should also protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users (paragraph 98).

3.22 The NPPF encourages neighbourhood plans to designate land as Local Green Space in order to allow communities to identify and protect green areas of particular importance to them.

3.23 The Gamlingay NP actively promotes a healthy and safe community in the following policies:

- GAM6 - Community amenities and facilities
- GAM7 – Designation of the Former First School Field, off Green End and Cinques Road
- GAM8 - Reuse of the former First School buildings, Green End
- GAM9 - Transport provision on new developments
- GAM10 - Contributions to Gamlingay's Cycle and Footway Improvement Plan ●
- GAM11 - Landscape and natural environment

3.24 The Gamlingay NP is in general conformity with the NPPF. Policy GAM6 seeks to maintain and enhance community facilities, GAM7 designates the former school field as a Local Green Space, GAM8 seeks to designate the former First School buildings for community and educational use, GAM9 and GAM10 promotes walking and cycling, and

GAM11 supports the creation of a network of green spaces for biodiversity and outdoor recreation.

Promoting sustainable transport

3.25 Transport issues have to be considered at the earliest stages of the plan making process. Paragraph 104c of the NPPF encourages development proposals that identify and pursue opportunities to promote walking, cycling and the use of public transport - including in mitigation and to provide a net environmental benefit as a consequence impacts of traffic from new development. Provision of parking, patterns of movement and street layouts are integral to the design of schemes that help make high quality places.

3.26 The NPPF states that the planning system should actively manage patterns of growth and development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes (paragraph 105).

3.27 Paragraph 106d of the NPPF states that planning policies should provide high quality walking and cycling networks.

3.28 The Gamlingay NP sets out the following policies to support sustainable transport:

- GAM9 - Transport provision on new developments
- GAM10 - Contributions to Gamlingay's Cycle and Footway Improvement Plan

3.29 The Gamlingay NP is in general conformity with the NPPF by seeking to maximise opportunities or walking and cycling; promoting the provision of walking and cycling infrastructure - in particular new cycleways; and, requiring new developments provide sufficient parking within the development envelope.

Supporting high quality communications

3.30 Paragraph 114 of the NPPF, states that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. High quality communications play a vital role in the provision of local community facilities and services.

3.31 In conformity with the NPPF, the Gamlingay NP supports improvements to digital connectivity, however, this is aspirational. There is no specific policy requiring contributions towards improvements to the communications network because the need is already being met. The Connecting Cambridgeshire digital connectivity programme, led by Cambridgeshire County Council, is being extended to improve mobile, broadband and public Wi-Fi coverage – particularly in rural villages across Cambridgeshire¹.

¹ See

Making effective use of land

3.32 Paragraph 119 of the NPPF states that planning decisions should make effective use of land while safeguarding and improving the environment and ensuring healthy and safe living conditions.

3.33 Planning policies and decisions should, for example:

- “encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production; and
- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs...” (paragraph 118).

3.34 The Gamlingay NP sets out the following policies in support of making effective use of land:

- GAM1 - New houses and employment buildings
- GAM8 - Reuse of former First School buildings, Green End
- GAM11 - Landscape and natural environment
- GAM12 – Gamlingay Wood

3.35 The Gamlingay NP is in general conformity with the policies in the NPPF. Housing development proposals will be considered within the village framework, existing and new employment sites must contribute to environmental sustainability (GAM1), reuse of buildings and new buildings on the former First School brownfield site will be supported for educational purposes, and the natural environment will be protected and where possible enhanced (GAM8, GAM11 and GAM12).

Achieving well-designed places

3.36 Paragraph 124 of the NPPF states that “the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

3.37 Sensitive development which respects and enhances the natural, built and historic environment is a key objective of the Gamlingay plan. The following policies set out requirements for good design:

- GAM1 - New houses and employment buildings
- GAM3 - Local Character

3.38 These policies are in conformity with the NPPF. Policy GAM1 seeks to deliver a mix of housing built to a high environmental standard which will adapt to changing needs (paragraph 129).

3.39 Policy GAM3 seeks to protect the local character of the area articulated in the Village Design Guide - in particular the predominantly undeveloped gaps between the village and Mill Hill, Little Heath, Great Heath and the Cinques. It also encourages development features that improve environmental performance thereby reducing carbon emissions.

Meeting the challenge of climate change, flooding and coastal change

3.40 The planning system should support the transition to a low carbon future in a changing climate. It should contribute to radical reductions in greenhouse gases and support renewable and low carbon energy and associated infrastructure (paragraph 148).

3.41 The Gamlingay NP highlights the importance of local communities taking action in their local area to tackle climate change (the Parish is not subject to flooding or near the coast). The plan endorses development that has a positive effect on the environment, for example, by reducing its carbon footprint.

3.42 The Gamlingay NP sets out following policies to meet the challenge of climate change:

- GAM1 - New houses and employment buildings
- GAM4 - Local employment sites
- GAM5 - New Employment site allocations
- GAM9 - Transport provision on new developments
- GAM10 - Contributions to Gamlingay's Cycle and Footway Improvement Plan

3.43 In conformity with the NPPF, the new buildings policy (GAM1) requires designs to demonstrate improved environmental performance and supports renewable energy generation. Local employment policies (GAM4 and 5) and Transport policies (GAM9 and GAM10) support active travel.

Conserving and enhancing the natural environment

3.44 Paragraphs 101 and 102 of the NPPF allow communities to designate land as Local Green Space through local and neighbourhood plans, preventing development except in special circumstances. Local Green Space designation is only permitted where the land is close to the community it serves and can be shown to be of particular local significance.

3.45 Paragraph 174 of the NPPF reinforces the principle that planning policies and decisions should contribute to and enhance the natural and local environment. There are different ways this can be achieved, for example: by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; recognising the intrinsic character and beauty of the countryside and establishing coherent ecological networks that are more resilient to current and future development pressures.

3.46 The NPPF states that the aim of conserving and enhancing the natural environment should be to minimise pollution and other adverse effects on the local and natural environment.

3.47 The Gamlingay NP sets out the following policies to conserve and enhance the natural environment:

- GAM3 - Local character
- GAM5 - New employment site allocation
- GAM7 – Designation of the former First School Field, Green End as a Local Green Space
- GAM11 - Landscape and natural environment
- GAM12 – Gamlingay Wood

3.34 The Gamlingay NP seeks to retain the landscape setting of the village (GAM3) and protect existing landscape features (GAM5). It designates the First School field as a Local Green Space in line with the NPPF demonstrating general conformity. GAM11 is a general policy seeking to increase biodiversity and improve the biodiversity network. Policy GAM12 establishes a protective cordon around a local ancient woodland.

Conserving and enhancing the historic environment

3.48 Paragraph 190 of the NPPF states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.

3.49 Proposals that preserve the historic elements and character of a place, which make a positive contribution to local character or distinctiveness should be treated favourably.

3.50 The Gamlingay NP requires consideration for conserving and enhancing the historic environment through the following policies:

- GAM3 - Local character
- GAM5 - New employment site allocation

3.51 GAM3 requires the Village Design Guide to be followed, which incorporates consideration of the historic environment and GAM5 requires archaeological investigations.

Summary

3.52 The Gamlingay NP is in general conformity with the NPPF. It seeks to respect and enhance the surrounding natural and built environment, respect local character and historic

assets creating a strong sense of place whilst promoting sustainable development and employment that respects the character of the surroundings in scale and design.

3.53 In line with paragraph 16f of the NPPF, the policies in the neighbourhood plan avoid unnecessary duplication with the policies in the NPPF and in the Local Plan. The policies outlined above reflect policies set out in the NPPF and positively to support them. Appendix A cross references the Gamlingay NP policies with those of the NPPF.

4 CONTRIBUTING TO SUSTAINABLE DEVELOPMENT

4.1 The purpose of the planning system is to contribute to the achievement of sustainable development (NPPF, paragraph 7). The objective of sustainable development can be summarised as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

4.2 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles (NPPF, paragraph 8):

- an economic role – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social role – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- an environmental role – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

4.4 The basic condition of “contributing to the achievement of sustainable development” requires a broad scope of assessment to embrace social and economic and environmental objectives. Table 1 below summarises the economic, social and environmental attributes of each policy in the Gamlingay NP.

4.5 The vision and objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. The social goals are to improve the local amenities and of meeting the demand and need for new homes of the local community. Economic goals are relatively limited in scale in the Parish, but the provision of local

employment is recognised and small scale expansion of businesses is encouraged. Environmental goals include the protection and enhancement of the area's natural and historic environment.

4.6 However, the objectives make clear that there are environmental parameters within which these social and economic goals must be kept by ensuring development is in scale with the rural character of the existing parish.

Table 1: Sustainability Attributes

Key: *positive - neutral x negative

Policy	Soc	Econ	Env	Commentary
GAM1 – New houses and employment buildings	*	*	*	Provides a positive impact for the housing mix of the village and ensures sustainable buildings incorporating features to respond to the climate emergency which is beneficial to both the environment and the wellbeing of residents
GAM2 – Site allocation, land off West Road	*	*	X	Provides additional housing which will support existing facilities and services and provides economic benefits for the Parish and more generally through construction phase. A negative impact on the environment during the construction phase will be inevitable, but in the longer term, there may be benefits to the natural environment through additional planting.
GAM3 – Local character	*	-	*	Seeks to ensure that the character of the Parish, including the settlement pattern, both historic and natural is retained and enhanced where possible, contributing to resident's enjoyment and wellbeing.
GAM4 – Local Employment Sites	-	*	*	Supporting and retaining local businesses is very important and contributes to the economic aspect of sustainable development. The policy also seeks to retain and enhance landscape features, minimize impact on residents and requires electric vehicle charging points, all of which are positive for the environment.
GAM5 – New Employment Site allocations	-	*	*	Supporting new local businesses contributes to the economic aspect of sustainable development. The policy also seeks to retain and enhance landscape features, minimize impact on residents and requires archaeological surveys, all of which are positive for the environment.
GAM6 – Community amenities and facilities	*	*	-	This policy will deliver very positive impacts on social wellbeing of residents and economic benefits to the village.

GAM7 – Designation of the former First School Field, off Green End and Cinques Road	*	-	*	Ensures the longer term protection of open space which benefits residents wellbeing and the environment
GAM8 – Reuse of the former First School buildings, Green End	*	-	-	Retention/redevelopment of the school buildings for community and educational use will clearly be of benefit to the social aspects of resident’s lives.
GAM9 –	*	-	*	New developments result in additional traffic. The
Policy	Soc	Econ	Env	Commentary
Transport provision on developments				policy seeks to reduce the impact through location and provision of pavements and cycleways thereby having a positive impact on social and environmental factors
GAM10 – Contributions towards Gamlingay’s Cycle and Footway Improvement Plan	*	-	*	The policy requires contributions to sustainable transport by improving footpath and cycleways which will benefit the environment and also the social aspects of travel around the parish. The environmental gain relates to the potential reduction in local traffic.
GAM11 – Landscape and the natural environment	*	-	*	Seeks to ensure that the biodiversity of the Parish is retained and enhanced where possible, contributing to resident’s enjoyment and wellbeing.
GAM12 – Gamlingay Wood	*	-	*	Seeks to ensure that the biodiversity of Gamlingay Wood is retained and enhanced where possible, contributing to resident’s enjoyment and wellbeing.

5 CONFORMITY WITH SOUTH CAMBRIDGESHIRE LOCAL PLAN

“South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.” (Policy S/1 Vision for South Cambridgeshire)

5.1 Neighbourhood plans must demonstrate that they are in general conformity with the strategic policies of the adopted development plan for the local area. Section 38 of the Planning and Compulsory Purchase Act 2004 defines "development plan" as the development plan documents (DPDS's) adopted for the area and Schedule 8 extends this to include saved local plans.

5.2 The current adopted Local Plan for the area is the South Cambridgeshire Local Plan (adopted 2018).

5.3 The evidence used in the production of the Gamlingay NP is supported by information and analysis used to inform the production of the Local Plan. The Gamlingay NP refines and adds detail to the overall strategic policy of the Local Plan.

5.4 The Local Plan classifies Gamlingay as a Minor Rural Centre. These have “a lower level of services, facilities and employment than Rural Centres, but a greater level than most other villages in South Cambridgeshire, and often perform a role in terms of providing services and facilities for a small rural hinterland” (paragraph 2.59).

5.5 In addition, part of the neighbourhood plan area falls within a Minerals Safeguarding Area as defined in the Cambridgeshire and Peterborough Minerals Plan. Policy CS26 of that plan will apply.

5.6 The rest of this section demonstrates how each of the policies of the Gamlingay NP are aligned with and positively support the strategic needs, priorities and sustainable development of the local area identified by the Local Plan.

Housing growth

5.7 Policy H/9 states “a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community”. For developments of 10 or more dwellings this must include at least 30% 1 or 2 bedroom homes and 5% of homes in the development should be accessible and adaptable homes.

5.8 Policy CC/1 states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development.

5.9 Policy CC/3 requires proposals for new dwellings and new non-residential buildings of 1,000m² or more to reduce carbon emissions by a minimum of 10% through the use of 5.10 on-site renewable energy and low carbon technologies.

5.11 Policy CC/4 requires all new residential developments must achieve as a minimum water efficiency equivalent to 110 litres per person per day and non-residential development to be accompanied by a water conservation strategy.

5.12 Policy CC/5 states that “on developments where a show home is being provided, a sustainable show home must be provided... demonstrating environmentally sustainable alternatives beyond those provided to achieve the standard agreed for the development”. These must be available for purchase off-plan and at a cost equivalent to standard buyer’s options or extras.

GAM1 - New houses and employment buildings

5.13 Policy GAM1 conforms with the above policies seeking to meet its identified local housing need by providing a mix of high quality, smaller, adaptable homes within the village framework and ensuring that all new buildings contribute to sustainable development by mitigating and adapting to the consequences of climate change.

GAM2 - Site allocation, land off West Road

5. 13 Policy GAM2 conforms with Policy S/9 in the local plan which states that residential development and redevelopment up to an indicative maximum scheme size of 30 dwellings will be permitted within the development frameworks of Minor Rural Centres. Planning permission has been given for 90 units at Green End Industrial Estate within the village framework (Policy H/1(f)), but this scheme size does not apply to allocations forming part of the overall development strategy of the Local Plan.

Local character

5.14 Policy S/2 sets out the key objectives of the local plan. For example, protecting the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt and ensuring that new development enhances the area, and protects and enhances biodiversity. New developments must be of high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change. New developments should maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.

5.15 Policy HQ/1 also states that all new developments must be of high quality design, responding to its setting and be compatible with its location. All proposals must make the effort to mitigate and adapt to the impacts of climate change on

development through location, form, orientation, materials and design of buildings and spaces.

5.16 Policy NH/2 states that “development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located”. Gamlingay is located on the Bedfordshire Greensand Ridge national character area.

5.17 Policy NH/13 states that planning permission for development will be refused if it would compromise important countryside frontages, for example, where this provides an important rural break between two nearby but detached parts of a development framework.

5.18 Policy NH/14 states that development will be supported where it sustains and enhances the special character and distinctiveness of South Cambridgeshire and its heritage assets - such as buildings, monuments, sites, places, areas or landscapes which are significant because of their historic interest.

GAM3 - Local Character

5.19 Policy GAM3 conforms with the above policies by supporting new development that responds to Gamlingay’s unique built and landscape character.

Local economy and employment

5.20 Policy S/5 is a strategic policy which recognises the importance of creating jobs as well as building new homes. The local plan sets a target of 22,000 additional jobs (and 19,500 new homes) for the period 2011-2031. Gamlingay already has a thriving local economy - the village survey indicates that in the region of 20% of residents work locally - and by supporting its businesses, can safeguard existing jobs, grow new jobs and contribute to local plan targets for South Cambridgeshire.

5.21 Policy E/12 states that “within development frameworks in villages, planning permission will be granted for new employment development (B1, B2 and B8 uses) or expansion of existing premises provided that the scale of development would be in keeping with the category and scale of the village, and be in character and scale with the location.” This policy supports the proposals above for businesses on Church Street, Station Road and Green End industrial estates.

5.22 Policy E/14 states that the loss of existing employment sites to non-employment uses within or on the edge of development frameworks will be resisted.

GAM4 - Local Employment Sites

5.23 Policy GAM4 is in general conformity with the above policies in seeking to protect and support the growth of existing employment sites in the village.

GAM5 - New Employment Site allocations

5.24 Policy E/13 supports the creation of new employment sites outside the village framework where it can be shown that: there are no suitable sites within the settlement; the site comprises previously developed land; there is no unacceptable adverse impact on the character and appearance of the area and in particular the village edge, and is in scale with the location, and; the site can be easily accessed on foot or cycle.

5.25 Policy E/16 states that the expansion of established existing firms which are outside development frameworks will be permitted where there is a sound business case and there is “no unacceptable adverse impact on the countryside with regard to scale, character and appearance of new buildings and/or changes of use of land.”

5.26 Policy H/19 permits permanent dwellings in the countryside for full-time workers where: there is a clear existing functional need; the enterprise has been established for at least three years; there is no other accommodation currently suitable and available, and; the proposed dwelling is no larger than that required to meet the reasonable needs of the enterprise.

5.27 Policy SC/10 notes that planning permission will not be granted for developments causing unacceptable levels of noise pollution.

5.28 Policy GAM5 conforms with the above policies by supporting the creation of new Rural Business Development Areas (and associated residential dwellings) for employment uses B1, B2 and B8, where proposals are in keeping and of a scale suitable to their rural setting. Sites must be accessible on foot and by bike.

Community facilities

5.29 Policy SC/3 states that planning permission will be refused for proposals which would result in the loss of a village service (e.g. village pubs, shops, post offices, community buildings and meeting places, sports venues, cultural buildings, places of worship or health facilities) where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.

5.30 Policy SC/4 states that “all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development”. This can include buildings, land (serviced if to be built on), and financial contributions, proportionate to the scale of the development.

5.31 Policy SC/8 states that planning Permission will not be granted for proposals resulting in the loss of land or buildings providing for recreational use, playing fields or for the loss of allotments or community orchards, except in exceptional cases.

5.32 Policy TI/8 sets out the requirement for contributions via planning obligations (Section 106) or the Community Infrastructure Levy - which should be responsive to

local need. It notes that “planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.”

GAM6 - Community facilities

5.33 Policy GAM6 is in general compliance with the local plan by seeking to protect and improve the diversity of shops, related commercial services, and health, social, recreational and cultural facilities for the existing communities who rely on Gamlingay and future residents.

GAM7 - Designation of the former First School Field, off Green End and Cinques Road

5.34 Policy NH/12 states that Local Green Space will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Policy GAM 7 is in compliance by seeking to protect the First School field - the only significant green space for recreation on the west side of Gamlingay village.

GAM8 - Reuse of the former First School buildings, Green End

5.35 Policy TI/9 states that local circumstances must be taken into account when assessing proposals for education facilities. Education facilities comprises: early-years and childcare, primary, secondary and further education places for all children and young people aged 019 and up to 25 for those with Special Educational Needs and/or disabilities. New education facilities must meet an existing deficiency and be in locations accessible by walking, cycling and public transport.

5.36 Policy GAM8 is in general compliance with the local plan in proposing the reuse of buildings on the First School site for educational and community purposes where a need (for example for pre-school provision or a new doctor’s surgery) could be met.

How we get about (transport)

5.37 Policy HQ/1 states that all new developments must be of high quality design, responding to its setting, being compatible with its location, deliver safe and attractive opportunities for walking and cycling, and are flexible enough to allow for future changes in needs and lifestyles and adaptation to climate change. It requires parking to be integrated into a development in a way that is convenient and accessible but does not dominate the development and its surroundings or cause safety issues.

5.38 Policy TI/2 states that permission will only be granted to developments likely to give rise to increased travel demands where provision is made for safe and direct routes for walking and cycling - for example through improvements to existing routes and provision of new infrastructure.

5.39

5.40 Policy TI/3 sets out standards for vehicle parking and cycle parking on new developments. Developers must take into consideration “the site location, type and mix of uses, car ownership levels, availability of local services, facilities and public transport, and highway and user safety issues, as well as ensuring appropriate parking for people with impaired mobility.” Innovative solutions to parking are encouraged.

GAM9 - Transport provision on developments

5.41 Policy GAM 9 builds on these policies by welcoming improvements or additions to the public rights of way network. Parking provision must be provided without compromising the comfort and safety of the most vulnerable road users, by making sure that there are pavements with kerbs.

GAM10 - Contributions towards Gamlingay's Cycle and Footway Improvement Plan

5.42 Policy TI/2 states that development should promote and provide for sustainable travel, such as walking, cycling and public transport. They will be required to demonstrate how they will make “adequate provision to mitigate the likely impacts (including cumulative impacts) of their proposal”. This will be achieved through “direct improvements and Section 106 contributions and/or the Community Infrastructure Levy (CIL), to address transport infrastructure in the wider area including across the district boundary”.

5.43 Policy GAM10 is in general conformity with the above policies because it promotes sustainable modes of transport in association with new development and supports the provision of new infrastructure.

Natural environment

5.44 Policy NH/2 states that “development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which it is located.”

5.45 Policy NH/3 protects arable land against development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land.

5.46 Policy NH/4 states that new development must aim to maintain, enhance, restore or add to biodiversity.

5.47 Policy NH/5 states that development likely to have an adverse effect on land within or adjoining a Site of Biodiversity, such as a Site of Special Scientific Interest (SSSI) will not normally be permitted.

5.48 Policy NH/6 sets out South Cambridgeshire Council’s aim to conserve and enhance green infrastructure in the district - including wildlife habitats, rights of way, bridleways,

commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments.

5.49 Policy NH/11 states that development will not be permitted within or adjacent to protected Village Amenity Areas if it would have an adverse impact on the character, amenity, tranquillity or function of the area.

5.50 Policy NH/12 states that Local Green Space will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community.

5.51 Policy NH/13 states that planning permission for development will be refused if it would compromise important countryside frontages, for example, where this provides an important rural break between two nearby but detached parts of a development framework.

GAM11 - Landscape and natural environment

5.52 GAM11 is in general compliance with the above policies as it seeks to protect and wherever possible enhance the landscape and natural environment of the Parish.

5.53 Policy NH/5 states that development likely to have an adverse effect on land within or adjoining a Site of Biodiversity, such as a Site of Special Scientific Interest (SSSI) will not normally be permitted. Policy NH/7 states that planning permission will usually be refused for development resulting in the loss or deterioration of ancient woodland.

GAM12 - Gamlingay Wood

5.54 Policy GAM12 is in general compliance with both NH/5 and NH/7.

6 COMPATIBILITY WITH EU REGULATIONS

6.1 The UK left the EU on 31st January 2020. Under the UK-EU withdrawal agreement, a transition period ended on 31st December 2020, during which time all EU law continued to apply to the UK. During the transition period the UK needed to continue following domestic law that implements EU law, or directly applicable EU law that is given effect through the EUWA 2018.

6.2 Beyond the transition period, the relevant EU Regulations will continue to apply as before unless and until new legislation is introduced to amend them. Accordingly, Gamlingay NP has been assessed against all relevant EU legislation.

6.3 **Human Rights:** The Gamlingay NP has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. The overall purpose of the NP is to improve the quality of life for people living and working now and in the future in the parish from an environmental, social and economic point of view. The aims and policies in the NP have been formulated in response to local people's views and in the light of evidence gathered for the parish, in order to meet the needs expressed and address the issues identified. In order to confirm that the NP does not have any unintended consequences for particular groups the strategic aims and the policies in the NP have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups. The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a "protected characteristic" and those who do not. "Protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

6.4 Table 2 below shows an assessment has been made on whether the policies in the Neighbourhood Plan have a positive, negative or neutral impact on each of the protected characteristics.

6.5 Certain protected characteristics are not affected by the Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics, the Plan has a neutral effect. Where policies in the Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same way.

Table 2: Human Rights

Policy	Outcomes for persons with certain protected characteristics
GAM1 - New houses and employment buildings	Neutral impact
GAM2 - Site allocation, land off West Road	Broadly positive impact
GAM3 – Local character	Neutral impact
GAM4 – Local employment sites	Neutral impact
GAM5 – New Employment Site allocations	Neutral impact
GAM6 – Community amenities and facilities	Neutral impact
GAM7 - Designation of the former First School Field, off Green End and Cinques Road	Neutral impact
GAM8 – Reuse of the former First School buildings, Green End	Neutral impact
GAM9 – Transport provision on developments	Neutral impact
GAM10 – Contributions towards Gamlingay's Cycle and Footway Improvement Plan	Neutral impact
GAM11 – Landscape and natural environment	Neutral impact
GAM12 – Gamlingay Wood	Neutral impact

6.6 Accordingly, the Gamlingay NP is considered to meet the following Human Rights articles:

- Article 1 – Protection of property
- Article 8 – Right to respect for private and family life
- Article 14 – Prohibition of discrimination d) Protocol 12 – Article 1 – General prohibition of discrimination.

6.7 The proposed policies within the NP do not give rise to any potential impacts on these Human Rights.

6.8 **Habitat Regulations:** Regulation 32 and Schedule 2 (Habitats) of the Neighbourhood Planning (General) Regulations (amended 2018) states that the

neighbourhood plan will meet basic conditions if “the making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects”.

6.9 A screening decision was issued by South Cambridgeshire District Council in September 2019 following consultation on a Screening Opinion with the relevant national bodies. The Council determined that the Gamlingay NP is not likely to result in significant effects on any Habitats site. The requirement for the plan to undertake an accompanying HRA was therefore screened out. This meets the requirements of Chapter 8 of Part 6 of the Habitat Regulations 2017.

6.10 **Strategic Environmental Assessment:** South Cambridgeshire Council determined that the Gamlingay NP should be ‘screened in’ for its requirement of Strategic Environmental Assessment (SEA) in line with the requirements of Directive 2001/42/EC. AECOM were appointed by the Parish Council to carry out the requirements.

6.11 The SEA Scoping Report was published by Gamlingay Parish Council for consultation with the statutory authorities to complete Stage A of the SEA process in January 2020. The comments received were then taken into account in Stages B and C of drafting the SEA alongside the Pre-Submission Neighbourhood Plan, both of which were published for consultation (known as Regulation 14 Consultation) with the statutory authorities as well as the general public. No comments were received on the Environmental Report as a result of the Regulation 14 consultation. Accordingly, the AECOM Environmental Report dated July 2020 is the final SEA and submitted to accompany the Submission document.

6.12 In conclusion it is considered that the Gamlingay Neighbourhood Plan is compliant with EU obligations.

Appendix A: policy table

Policy	Objective	NPPF	South Cambridgeshire Local Plan
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<p>GAM1 – New housing and employment buildings</p>	<p>To meet the needs of the local community by supporting new housing that is the appropriate size, affordable and adaptable. All new buildings will be built to high environmental standards.</p>	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Building a strong, competitive economy • promoting healthy and safe communities • Making effective use of land • Achieving well designed places • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	<p>S/7 -Development frameworks S/9 - Minor rural centres HQ/1 - Design principles H/1(f) - Allocations for residential development in villages H/9 - Housing mix H/10 - Affordable housing CC/1- Climate change mitigation CC/3 Reduction in carbon emissions CC/4 Water Conservation CC/5 Show home sustainable alternatives</p>
<p>GAM2- Site allocation- Land off West Road,</p>	<p>To meet the needs of the local community by supporting new housing that is the appropriate size, affordable and adaptable. All new buildings will be built to high environmental standards .</p>	<ul style="list-style-type: none"> • Delivering a sufficient supply of homes • Building a strong, competitive economy • promoting healthy and safe communities • Making effective use of land • Achieving well designed places • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	<p>S/9 - Minor rural centres HQ/1 - Design principles H/9 - Housing mix H/10 - Affordable housing</p>

GAM3 - Local character	To protect and enhance Gamlingay's unique built and landscape character as a radial village with satellite hamlets and small holdings, protecting open countryside and landscape setting.	<ul style="list-style-type: none"> • Achieving well designed places • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment 	S/2 - Objectives of the local plan HQ/1 - Design principles NH/2 - Protecting and enhancing landscape character NH/13 - Important countryside frontage NH/14 - Heritage assets
GAM4 - Local employment sites	To nurture and grow local businesses to sustain and develop new employment opportunities for residents of the parish	<ul style="list-style-type: none"> • Building a strong, competitive economy • Ensuring the vitality of town centres • Conserving and enhancing the historic environment 	S/5-Creating jobs E/12 - New employment development in villages E/13 - New employment development on the edges of villages E/14 - 4 Loss of employment land to non employment uses H/19 - Dwellings to support a rural-based enterprise SC/10 - Noise pollution
GAM5- New Employment site area designations	To nurture and grow local businesses to sustain and develop new employment opportunities for residents of the parish	<ul style="list-style-type: none"> • Building a strong, competitive economy • -Conserving and enhancing the historic environment 	-S/5- Creating jobs - E/12 - New employment development in villages - E/13 - New employment development on the edges of villages - E/16 - Expansion of existing businesses in the countryside - H/19 - Dwellings to

		•	support a rural-based enterprise SC/10 - Noise pollution
GAM6 -Community Facilities	To protect valued local amenities and seek developer contributions to ensure that local facilities adapt to meet the needs of our growing community	<ul style="list-style-type: none"> • Making effective use of land • Achieving well designed places • Conserving and enhancing the natural environment • -Ensuring the vitality of town centres • Promoting healthy communities 	<p>SC/3 - Protection of village services and facilities</p> <p>SC/4 - Meeting community needs</p> <p>SC/7 - Outdoor play space, informal open space and new developments</p> <p>SC/8 - Protection of existing recreation areas, allotments and community orchards</p> <p>TI/8 - 8 Infrastructure and new developments</p>
GAM7 - Designation of the former First School field, land off Green End and Cinques Road	To protect valued local amenities and seek developer contributions to ensure that local facilities adapt to meet the needs of our growing community	<ul style="list-style-type: none"> • Making effective use of land • Achieving well designed places • Conserving and enhancing the natural environment • -Ensuring the vitality of town centres • Promoting healthy communities 	<p>SC/3 - Protection of village services and facilities</p> <p>SC/4 - Meeting community needs</p> <p>SC/7 - Outdoor play space, informal open space and new developments</p> <p>SC/8 - Protection of existing recreation areas, allotments and community orchards</p> <p>TI/8 - 8 Infrastructure and new developments</p> <p>NH/12 - Local Green space</p>

<p>GAM8 - Reuse of former First School buildings</p>	<p>To protect valued local amenities and seek developer contributions to ensure that local facilities adapt to meet the needs of our growing community</p>	<ul style="list-style-type: none"> • Promoting healthy and safe communities • Making effective use of land • Ensuring the vitality of town centres 	<p>TI/9 - New education facilities SC/3 - Protection of village services and facilities SC/4-Meeting community needs TI/8-8 Infrastructure and new developments</p>
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<p>GAM9 - Transport provision on developments</p>	<p>To develop a network of footpaths to promote walking, cycling, riding for everyday journeys and recreation. We will reduce congestion by encouraging more parking provision.</p>	<ul style="list-style-type: none"> •Building a strong, competitive economy •Promoting healthy communities •Promoting sustainable transport •Supporting high quality communications •Meeting the challenge of climate change, flooding and coastal change •Conserving and enhancing the natural environment 	<p>TI/2 - Planning for sustainable travel TI/3 - Parking provision HQ/1 - Design principles</p>
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<p>GAM10 - Contribution towards Gamlingay's Cycle and Footway Improvement Plan</p>	<p>To develop a network of footpaths to promote walking, cycling, riding for everyday journeys and recreation. We will reduce congestion by encouraging more parking provision.</p>	<ul style="list-style-type: none"> • Promoting healthy communities • Making effective use of land • Promoting sustainable transport • -Building a strong, competitive economy 	<p>TI/2 - Planning for sustainable travel TI/3 - Parking provision HQ/1 - Design principles</p>
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GAM11 - Landscape and natural environment	We will protect and where possible enhance the natural environment and the biodiversity of the parish	<ul style="list-style-type: none"> • Making effective use of land • Conserving and enhancing the natural environment 	<p>NH/2 - Protecting and enhancing landscape character NH/3 - Protecting agricultural land NH/4 - Biodiversity NH/5 - Sites of biodiversity or geological importance NH/6 - Green infrastructure</p>
		<ul style="list-style-type: none"> • 	<p>NH/7 - Ancient woodlands and veteran trees NH/11 - Protected village amenity areas NH/12 - Local green space NH/13 - Important countryside frontage</p>
GAM12 - Gamlingay Wood	To protect and enhance biodiversity and amenity value of the local landscape and green spaces.	<ul style="list-style-type: none"> • Making effective use of land • Conserving and enhancing the natural environment 	<p>NH/5 - Sites of biodiversity or geological importance NH/7 - Ancient woodlands and veteran trees NH/2 - Protecting and enhancing landscape character NH/4 - Biodiversity NH/5 - Sites of biodiversity or geological importance NH/6 - Green infrastructure NH/13 - Important countryside frontage</p>