

Request 8769 Gamlingay Village Design Guide

This states 'New development should preserve key views to and from the village

(Map and Fig 7 below)'. This conflicts with policy HQ/1 of the adopted Local Plan 2018 which sets out in section 1 'As appropriate to the scale and nature of the development, proposals must:

- a. Preserve or enhance the character of the local urban and rural area and respond to its context in the wider landscape
- b. Conserve or enhance important natural and historic assets and their setting'. There is also no explanation of how the sensitivity of the views have been assessed and by what criteria.

The Design Guide was subsequently adopted in January 2020 and the attached Consultation Statement was issued. It will be evident that although the above representation was acknowledged (highlighted) the 'views' point was not addressed in the 'Council's Assessment'.

Consequently we are none the wiser in terms of how the sensitivity of the views have been assessed and by what criteria, and why for example some views around the village are identified and others are not.

This is now of importance given the emerging Gamlingay Neighbourhood Plan is proposing to incorporate the views identified in the Design Guide and when questioned how these are justified the response is these have already been considered and justified in the preparation of the Design Guide.

In light of the above we would be grateful for an explanation of the assessment which is missing from the published Consultation Statement clarifying how the sensitivity of the views have been assessed and by what criteria, and why for example some views around the village are identified and others are not?

Response

Key views are identified in the Village Design Guide due to their contribution to the village character, the link they provide between the village and its landscape setting, and their value to the local community. They were identified through the assessment of the expert consultants developing the Village Design Guide, and the community engagement that formed part of the VDG development process. They were reviewed by officers and also through the Design Enabling Panel review of the draft Village Design Guide.

The views highlighted are not a statutory designation, as the Village Design Guide is a supplementary planning document and not a development plan document. They are identified in the Village Design Guide to encourage future development to respect them as a distinctive characteristic of the village, thereby ensuring that the character of the village is sustained and enhanced and good design is delivered. The

Neighbourhood Plan will constitute a Development Plan document and therefore higher level policy. We cannot comment on how the Neighbourhood Plan proposes to address views.