



1) Policy GAM1

The approach in the policy is both ambitious and well-intended.

However, does it conflict with the contents of the Written Ministerial Statement 25th March 2015- Eric Pickles?

Answer

In its January 2021 response to its consultation on the Future Homes Standard, the Government confirmed that a local plan can go beyond building regulations and set policy requirements related to carbon associated with new buildings. The Future Homes and Building Standard comes into effect in 2025 with the expectation that new homes and non-domestic buildings will be carbon neutral – for example, based on the use low-carbon heat and the best fabric standards possible. The Climate Change proposals in the emerging Local Plan for Greater Cambridge go further than the requirements set out in current and future Building Regulations¹. Policy GAM 1 is in conformity with the emerging Local Plan (policy CC/CE).

2) Policy GAM2

Is the policy needed given that outline planning permission has been granted for the site off West Road?

Answer: Yes- The site met with strong local opposition (June 2015; S/1338/15/O) but it was granted outline planning permission because of the presumption in favour of sustainable development, as there wasn't an agreed five-year housing land supply at the time. The site wasn't allocated in the adopted Local Plan 2018, so we were advised and agreed to allocate it within our Neighbourhood Plan. The site significantly contributes to delivering the housing needs of the parish (see table 3, page 37 of the Neighbourhood Plan)

¹ Page 147, [Greater Cambridge Local Plan First Proposals \(greatercambridgeplanning.org\)](http://greatercambridgeplanning.org)

In any event does Map 8 need to show the drawings associated with that outline planning permission?

Map 8 is for clarification for those not familiar with Gamlingay. The site is referenced as West Road, where there is the vehicular access. However, the sites proximity relates to and is situated just off Mill Street.

3) *Policy GAM3*

The policy is an important element of the Plan.

Did the Parish Council make a deliberate decision to incorporate a series of overlapping matters into one policy?

As I read the policy it has four separate elements as follows:

- local character (the first bullet point);
- the location of housing in the village (the second bullet point);
- the safeguarding of a gap between settlements (the second bullet point); and
- key views (the second bullet point)

I am minded to recommend that these elements become separate policies (with any required modifications). Does the Parish Council have any observations on this proposition?

Answer:-Yes, it was considered and rejected.

Policy GAM3 defines local character in terms of the appearance of the buildings and landscape character.

The landscape of the parish is characterised by its settlement pattern (the village and its radial hamlets) and its visual qualities. The settlement gap between the Cinques and Little Heath and the list of views and vistas are the baseline measure of landscape character for the neighbourhood plan.

We determined that all elements of the policy are interlinked; no element should be viewed in isolation. We also felt that the importance of progressing the neighbourhood plan (already 5 years in the making) outweighed the need to re-consult on a “new” set of local character policies.

4) *Policy GAM4*

The policy takes a positive approach towards safeguarding employment sites in general terms. However, on the broader range of uses proposed on a site-by-site basis does the Parish Council wish to comment on the District Council's observations about the Use Classes Order?

Answer-

Class E allows change of use without requiring consent UCO (2020)

Suggest remove the (g) referencing and leave it as UCO E to resolve the issue.

However, given its location and access point is the Church Street site suitable for continued employment uses?

Answer:-

The policy GAM4 is to include all current employment sites for mapping purposes to record existing use and lend support for further future use for employment. However, if there is no future use of the site for employment due to site constraints/access, and lack of demand for premises, the plan does not prevent owners applying for change of use, as the site is within the Gamlingay Village Framework. This is the current adopted Local Plan (2018) Policy E/14, page 186. The neighbourhood plan policy GAM4 seeks to create a positive supportive framework for existing businesses within the parish. The Church St site is a good location-reducing the need to travel by car, as it is situated within the village centre (good cycle and walking access)

On what basis has the 25% expansion threshold been selected for the two sites in Drove Road?

Answer: Threshold of 25% is based on survey responses from existing businesses on sites established on Drove Rd. Constraints have been identified within the policy in relation to traffic, visual amenity, impact on residents, biodiversity and environmental impact as a direct result of the Strategic Environmental Assessment findings. The policy has been reviewed to address these concerns (See the Strategic Environmental Assessment Table 4.1, page 16).

5) Policy GAM5

Am I correct in my reading of the policy that it has been designed to cover the wider area and not just the existing parcels of land which are in employment uses?

If so, does the second part of the policy seek to mitigate some of the implications of additional growth in this part of the neighbourhood area?

Answer :Yes.

The policy is created to provide opportunities for local companies who need to expand and are constrained by current site limitations, a result of consultations with local firms, involved in this plans preparation. It is in response to the loss of significant industrial /employment land allocations which have been granted permission for housing (Green End Industrial Estate and Station Rd Industrial estate) within the last 15-20 years. (Planning references S/2068/15/OL and S/1302/04/F)

Has the Parish Council considered the likely new employment floorspace which may come forward as a result of the policy and the environmental and traffic generation effects of new development in the wider area?

Answer: This area is already a mixed use employment area. The policy is consistent with the existing adopted Local Plan. The sites are in close proximity to the B1040. The County Council Highways responses to all industrial/employment development planning applications on Mill Hill in the past have been supportive. Mitigation measures relating to traffic generation and environmental impacts have been identified in the Strategic Environmental Assessment and this has been addressed within the policy. See paragraph 3 and 4 of the policy GAM5 on page 52 of the Neighbourhood Plan.

In any event is this part of the neighbourhood area a sustainable location for new employment development?

Answer: The area in part, is already a well-established employment area. The Neighbourhood Plan has policies to improve transport infrastructure (footway/cycleway) to this area (See the Gamlingay cycleway and footway Improvement Plan 2019). The Mill Hill location compliments the footway/cycleway planned infrastructure within policies GAM9 and GAM10, which enhances the sustainability of the location for employment of Gamlingay residents.

It is a more suitable and sustainable location for employment rather than housing. This was also addressed in the SEA

The Gamlingay Neighbourhood Planning Steering Group

20-12-21