

GAMLINGAY NEIGHBOURHOOD PLAN: EXECUTIVE SUMMARY

Prepared by the Neighbourhood Plan Steering Group

September – October 2020 Reg. 14 Consultation



Aerial shot of Gamlingay by Gareth Squance

**Gamlingay Neighbourhood Plan Reg.14 Consultation events:
9th, 18th, 19th, 26th September and 3rd, 15th, 21st, 28th October**

For more info take a look inside.

Come along and tell us your views!

The latest government guidance on social distancing will be considered in our plans for this consultation.

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INTRODUCTION

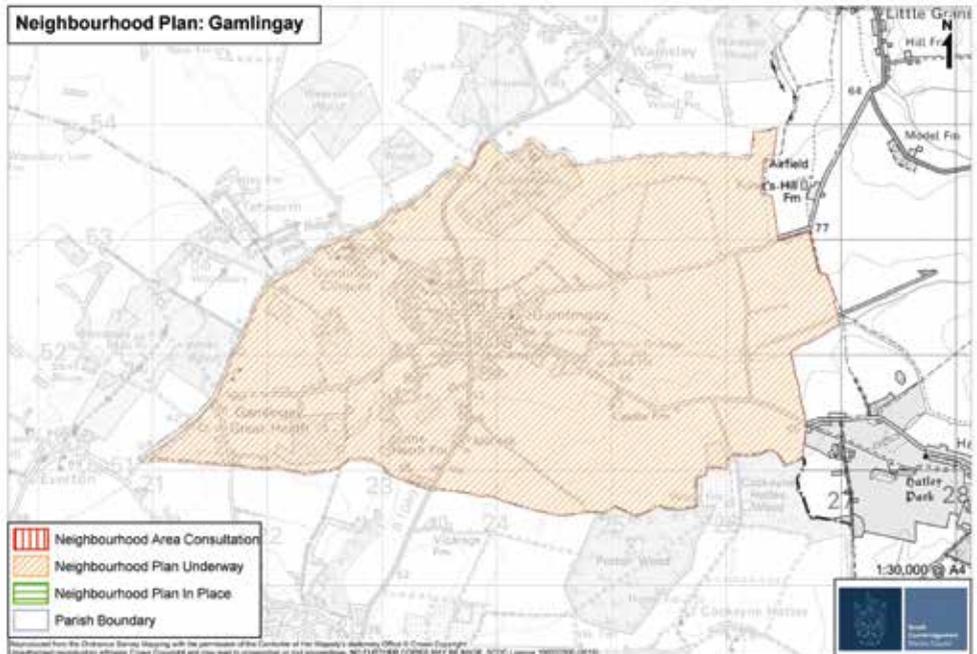
A Neighbourhood Plan is a way of helping local communities to positively influence the planning of the area in which they live and work. It means we can:

- have a say where new developments should be built and what they should look like
- make sure there are enough community facilities for current & future residents
- protect the local character and landscape, including important green spaces

Neighbourhood plans were introduced through the Localism Act in 2011. Once made, Gamlingay's neighbourhood plan will form part of the statutory development plan and this means that South Cambridgeshire District Council must use our neighbourhood plan to determine planning applications.

People living and working in Gamlingay value and appreciate its special qualities – its rural feel, the wealth of amenities and local businesses and being part of a friendly community. Residents clearly told us that protecting our characteristic settlement pattern as a village with satellite hamlets and not eroding the open countryside are a priority.

The Gamlingay neighbourhood plan has been prepared by a steering group made up of residents and members of Gamlingay Parish Council and will run from 2020 – 2035. The steering group have listened and consulted on a wide range of issues in order to draft a plan which details how we see our parish developing. Every effort has been made to ensure that the vision, objectives and policies in our neighbourhood plan accurately reflect the views and future aspirations of local people.



REGULATION 14 CONSULTATION

The plan has been prepared for the Regulation 14 Pre-submission Consultation. This is a formal and important stage within the neighbourhood planning regulations. Essentially, everyone in the parish, residents and businesses, will have the opportunity to comment on the full draft plan before it is submitted to South Cambridgeshire District Council for examination.

The consultation will begin on 7th September 2020 for a minimum of six weeks. All comments received will be reviewed, considered and the plan amended accordingly. Various statutory bodies will also be consulted. Once the plan has been examined to ensure it complies with legislation, residents will then be asked to vote as to whether the neighbourhood plan should be formally 'made' at a referendum planned for early 2021.

HOW DO WE HAVE OUR SAY?

This booklet summarises the neighbourhood plan and has been sent to every household in Gamlingay Parish. The full draft plan is available to view on our website, gamlingay-future.uk, with paper copies of the plan available at the Eco Hub. The consultation events listed below are for residents and businesses to come along and ask any questions you may have. We are also planning to attend the Gamlingay Show on 19th September. Feedback can be provided in person via the sessions below and via paper & online feedback form (details at the end of this booklet). All events are listed below:

Date	Time	Location
Weds 9th September	5-7pm	Eco Hub, main reception
Fri 18th September	10am - 12pm	Eco Hub, main reception
Sat 19th September	TBC	Gamlingay Village Show
Sat 26th September	10am - 12pm	Eco Hub, main reception
Sat 3rd October	10am - 12pm	Eco Hub, main reception
Thurs 15th October	3 - 5pm	Eco Hub, main reception
Weds 21st October	6.30 - 8.30pm	Eco Hub, main reception
Weds 28th October	6.30 - 8.30pm	Eco Hub, main reception

The latest government guidance will be considered in our plans for this consultation. Please observe the latest guidance on social distancing when attending an event. We would be grateful if you could let us know if you're planning to come so we can keep an eye on numbers. You can also book an appointment to speak with member(s) of the steering group by contacting clerk@gamlingay-pc.gov.uk or telephone (01767) 650310.

VISION

For Gamlingay to continue to be a thriving and sustainable community, and an attractive, friendly and safe place to live and work.

The Parish will seek to conserve its distinctive character as a radial village with satellite hamlets and easy access to open countryside, while nurturing and growing local employment and community facilities to ensure an outstanding quality of life for all residents.

OBJECTIVES AND POLICIES AT A GLANCE

The objectives and policies which set out how this vision will be achieved are summarised below. The full policy wording can be read in the relevant section of the neighbourhood plan which is available on our website, www.gamlingay-future.uk, and paper copies at the consultation events.

HOUSING GROWTH

Objective 1: We will meet the needs of the local community by supporting new housing that is of appropriate size, affordable and adaptable. All new buildings will be built to high environmental standards.

Gamlingay already has plenty large, expensive houses. What we actually need are small, affordable (to buy and heat) and adaptable homes. Policy GAM1 will ensure new housing developments provide a mix of homes, in particular affordable 1-2-bedroom dwellings and bungalows. Homes will be designed to be adaptable to the needs of occupants across the lifetime of the building.

Since the adoption of the local plan in 2018 planning permission has been granted for 29 dwellings south of West Road in Gamlingay. The steering group have been advised to allocate this within the plan as it demonstrates that the local planning authority is delivering housing sites against its five-year land supply requirement. The site allocation for West Road is in policy GAM2.

LOCAL CHARACTER

Objective 2: In order to maintain the integrity of Gamlingay as a radial village with satellite hamlets and smallholdings, we will protect the open countryside and landscape setting. New buildings will reflect and contribute to the strong character of the built heritage expressed in the Village Design Guide.

People born in Gamlingay and the people who move here love living in a rural area. The plan will ensure the right kind of development in the right places and in keeping with its surroundings. Policy GAM3 will ensure housing is located within the boundary of the village to protect the open countryside separating the village from the hamlets and smallholdings. Housing and employment buildings will draw upon the scale, form, materiality and massing of existing vernacular buildings (e.g. traditional barns) described in the Village Design Guide.

LOCAL ECONOMY AND EMPLOYMENT

Objective 3: We will nurture and grow local businesses to sustain and develop new employment opportunities in the Parish for our residents.

We need a mix of local jobs available and easily accessible for residents. Policy GAM4 will support and develop existing local employment sites such as Station Road & Green End Industrial Sites, Church Street and Drove Road, where appropriate. Policy GAM5 will enable the development of a new Rural Business Development Area at Mill Hill. All proposals will be expected to protect landscape features and to not cause adverse impact on the rural environment or nearby residents.

COMMUNITY AMENITIES AND FACILITIES

Objective 4: We will protect valued local amenities and seek developer contributions to ensure that local facilities adapt to meet the needs of our growing community.

Our neighbourhood plan will give local people the opportunity to say what development they want and where. Policy GAM 6 will ensure that all new developments address the impact they are likely to have on community amenities and facilities. In particular, developments will be expected to contribute towards new facilities to enable more cycling, walking and riding.

524 people signed a petition to retain the former First School field as a formal recreation space for sport and informal recreation use in perpetuity. Policy GAM7 designates the field as a new Local Green Space with pedestrian access. Policy GAM8 supports development of the former First School buildings for educational and community uses and safeguards the site for 10 years.

HOW WE GET ABOUT (TRANSPORT)

Objective 5: We will develop a network of paths to promote walking, cycling and riding for everyday journeys and recreation. We will reduce congestion by encouraging more parking provision.

Congestion, parking and speeding have put people off walking, cycling and riding in Gamlingay. We need better, safer places to walk, bike and ride. Developer contributions to Gamlingay's Cycle and Footway Improvement Plan are the way to help that happen. Policy GAM9 will ensure all new housing is located within convenient walking or cycling distance to village facilities with developments expected to provide appropriate car parking. Policy GAM10 outlines how developments will contribute towards the provision and maintenance of new paths between the village, hamlets, employment sites and neighbouring villages.

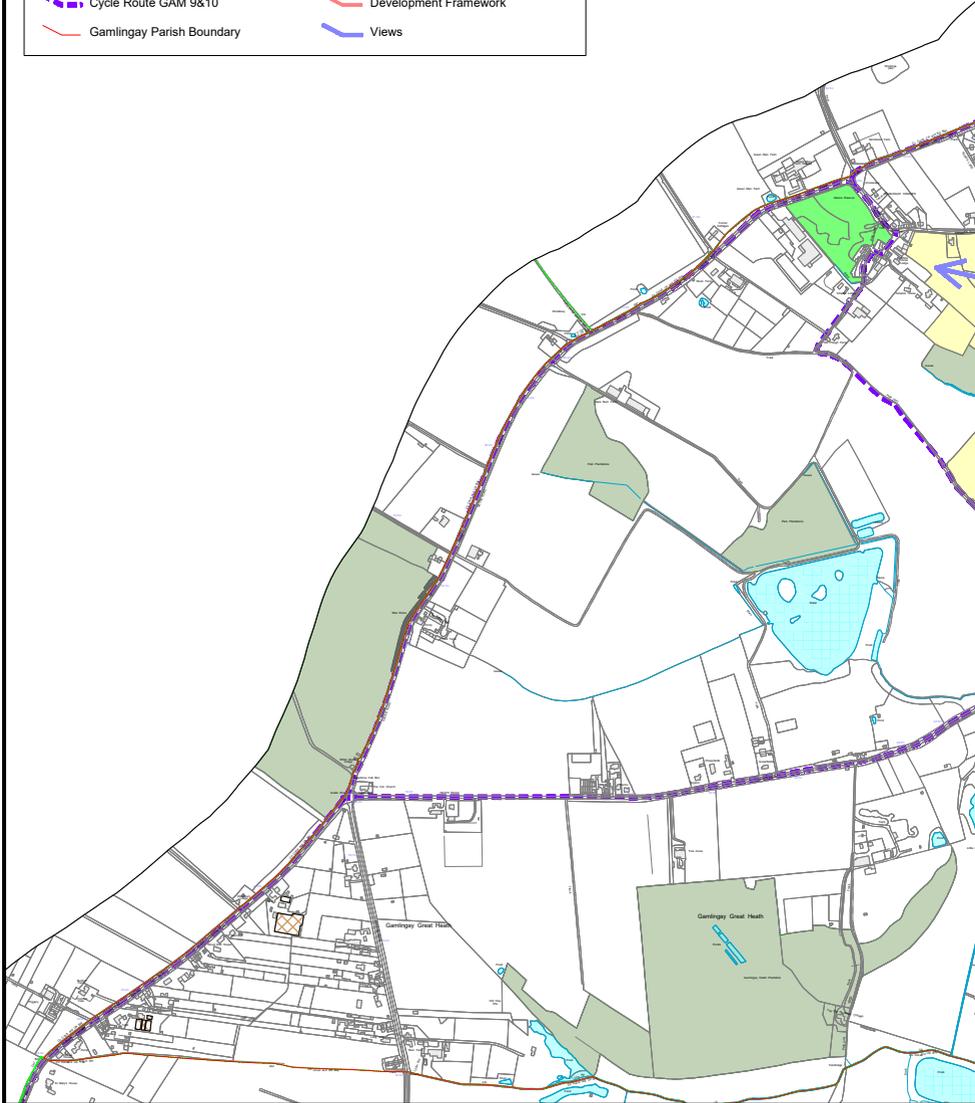
NATURAL ENVIRONMENT

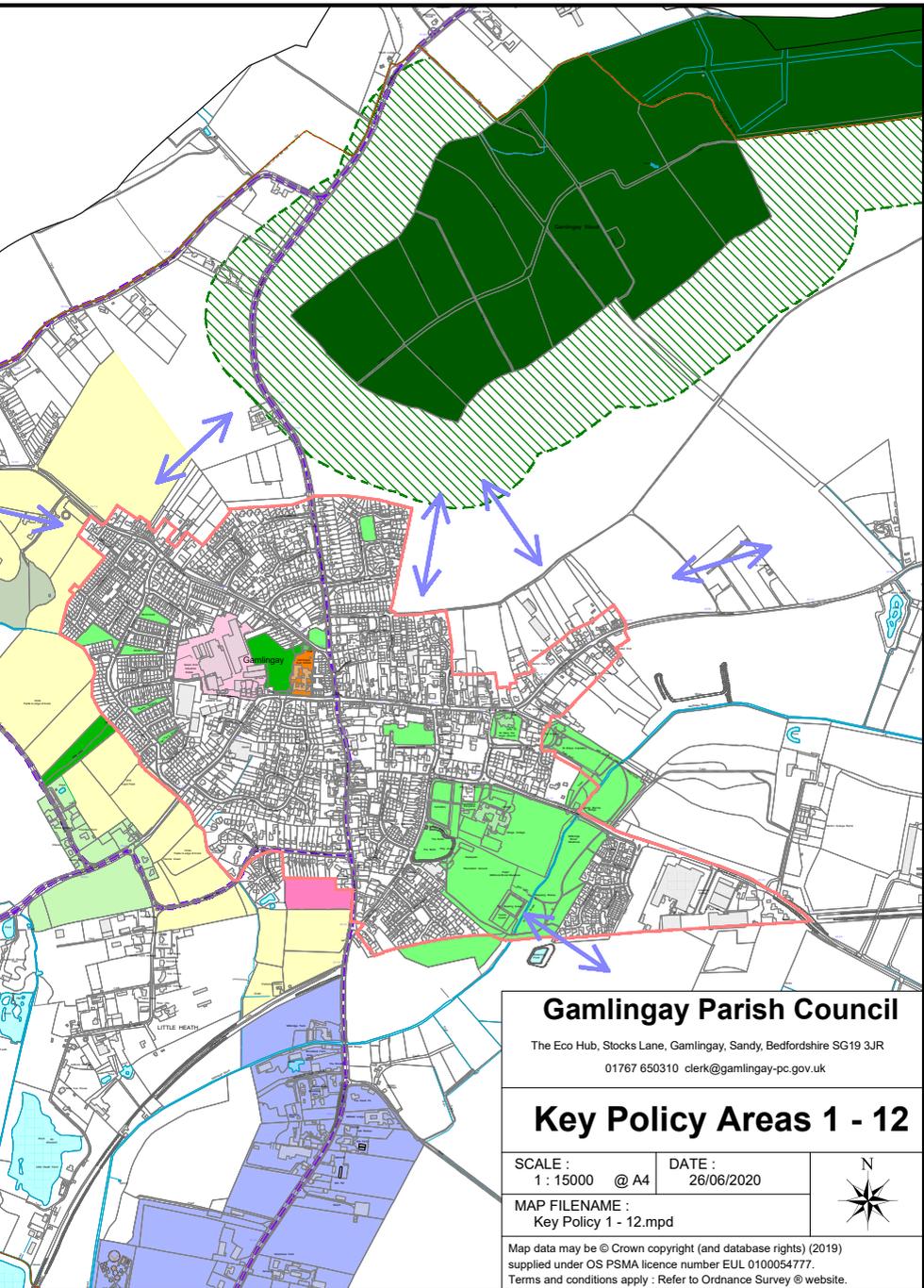
Objective 6: We will protect and where possible enhance the natural environment and the biodiversity of the Parish.

Our green spaces ('green infrastructure') are important to us in Gamlingay. By consolidating green spaces in line with the Cycle and Footway Improvement Plan, we can make it easier for people to access and enjoy the open countryside. We also need to continue to protect wildlife and wildlife habitats, especially Gamlingay Wood. Policy GAM11 will support this through requiring developers to protect and where possible enhance the wildlife value within their proposals, ensuring developments do not harm our important views and vistas in and around the village. Policy GAM12 introduces a 200m cordon around Gamlingay Wood to protect it from harmful development.

Key

 Rural Employment Area GAM 5	 Allocated Local Plan Site GAM 1
 Gamlingay Woodlands	 Green Spaces
 Housing Policy GAM 2	 200m Gamlingay Wood Cordon
 Gamlingay Wood GAM 12	 Local Green Space GAM 7
 First School Site Building Policy GAM 8	 Village Character GAM 3
 Dennis Green	 Development Framework
 Cycle Route GAM 9&10	 Views
 Gamlingay Parish Boundary	





Gamlingay Parish Council

The Eco Hub, Stocks Lane, Gamlingay, Sandy, Bedfordshire SG19 3JR
 01767 650310 clerk@gamlingay-pc.gov.uk

Key Policy Areas 1 - 12

SCALE :
 1 : 15000 @ A4

DATE :
 26/06/2020

MAP FILENAME :
 Key Policy 1 - 12.mpd



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FEEDBACK FORM

Please complete this form either on paper or online at www.gamlingay-future.uk by Friday 30 October 2020.

If you have any questions please contact the steering group via our website, by email, clerk@gamlingay-pc.gov.uk, or by phone, (01767) 650310.

Completed paper forms can be returned by hand or by post to:

Neighbourhood Plan Steering Group C/O Gamlingay Parish Council Office
The Eco Hub, Stocks Lane, Gamlingay, SG19 3JR

Please tick the relevant boxes below and add any comments along with the page and paragraph numbers.

1. Are you a resident in Gamlingay Parish? YES NO
2. Are you a local business owner based in Gamlingay? YES NO
3. If you have any specific comments or feedback on the full draft plan, please do so below and indicate which page and paragraph number you are referring to. Please use additional paper if you need more space or use the form on our website.

Page no.	Paragraph no.	Comments

Name:

Address:

..... Postcode:

Email:

Telephone:

As part of the Reg.14 Pre-submission Consultation process, we ask that you provide your contact details (name, email address and/or telephone number). Your contact details will only be used for the purposes of the Gamlingay neighbourhood plan and will be shared with South Cambridgeshire District Council (Statutory Planning Authority). Please refer to Gamlingay Parish Council's [Privacy Notice](#) for further information.

THANK YOU!

PLEASE CUT AND DETACH HERE