

TABLE OF RESPONSES Statutory Consultees, Landowners, agents and developers

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.
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 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	Character policy will follow guidance included in the VDG and take account of the principles outlined. The policy however goes further than the

			in new paragraphs	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 Para 4.26	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 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).	Mrs. S. Kakar KAKH Capital Estates Ltd	Justification evidence to be included in new paragraphs and photographs	The group agree to clarify the importance to retain the gap and separation of Gamlingay from Dennis Green/Park Lane, and other 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 heritage assets	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.
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
Aims objectives Site at Mill Hill	Site proposed for housing exception site	Ms.G. Jenkinson Richmond Planning	No additional housing sites allocated,	The Mill Hill scrapyards site is outside the village framework boundary, as identified in the adopted

			response re proposed GAM5 rural Business development area	<p>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.</p> <p>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).</p> <p>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>
GAM6	it is not clear whether Policy GAM6 is intended to secure 'other' community facilities? If so, what?	Mr. M. Page Brown Barfords	Policy wording amendment	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.
GAM7	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	Mrs. S. Anderson Cambridgeshire County Council	No change	Support for policy noted. Local Green Space proposed with no restrictions on who can use it.

	warranted. Access to the playfields will be granted, on permission only basis, to documented authorised users.			
GAM8	<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 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</p>	Mrs. S. Anderson Strategic Assets Cambridgeshire County Council	Use classes order updated and further justification of use types including mixed use to be evidenced.	<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. 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 • 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>

	for future use of the site to maximise the benefit for Cambridgeshire County Council and the local community.			
GAM9 Page 59 para 4.75	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 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?	Mr. M. Page Brown Barfords	Wording clarification and additional justification to add Appendix to add	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 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 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 improving hedgerow connectivity in the Gamlingay parish, in particular for local bat populations.	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.

<p>GAM11 GAM12</p>	<p>Ancient Woodland 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). 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. 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 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 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>Ms. T. Briscoe Forestry Commission</p>	<p>Add referencing NPPF page 175 for GAM12 Further justification paragraphs to add</p>	<p>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.</p>
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	<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>			
<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>

GAM12 Para 4.87	Additional development may harm biodiversity of the wood outside the cordon	Mr. M. Page Brown Barfords	Add Natural England's Impact risk Zone reference	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.
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