

Our ref: SHS/[REDACTED]  
Your ref:

23 November 2021

Greater Cambridges Shared Planning Policy Team  
South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA



St Neots Office

The Fairways  
Wyboston Lakes  
Great North Road  
Wyboston  
Bedfordshire  
MK44 3AL

E [REDACTED]  
T [REDACTED]  
W brown-co.com

EMAIL ONLY

Dear Sir/Madam

### **GAMLINGAY NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION**

We are instructed by [REDACTED], to submit the following objections to the Gamlingay Neighbourhood Plan Regulation 16 consultation and in particular Policy GAM4.

The proposed Local Employment Site to the rear of the pharmacy on Church Street is not a suitable location for employment and this site should be removed from Policy GAM4.

#### Background

The [REDACTED] own commercial premises to the rear of 33 and 37 Church Street, Gamlingay. These comprise a 482 m<sup>2</sup> warehouse with offices measuring 157m<sup>2</sup>.

To the south of the site owned by [REDACTED] are further commercial buildings which are in different ownership and were formerly a glove factory. There is a shared private accessway off Church Street, Gamlingay to access these sites.

Within the Neighbourhood Plan is Map 5A: Employment (Business Sites). This map, together with Policy GAM4, lack clarity of the precise areas proposed under Policy GAM4. Due to the size and scale of the map the site outlined within Church Street is not clearly legible. It is suggested that a larger map is produced to provide further clarity of the local employment site on Church Street.

#### Policy GAM4 – Local Employment Sites

Policy GAM4 in the Gamlingay Neighbourhood Plan proposes the following:

Policy GAM4 – Local Employment Sites supports business within Church Street for employment uses E(g). This Use Class includes:

- (i) An office to carry out any operational or administrative functions;
- (ii) The research and development of products or processes; or
- (iii) Any industrial process

Being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

GAM4 - Local Employment Sites states that all applications will need to demonstrate that there will be no adverse impact on the amenity or property of nearby residents.

#### Issues

1. Policy Conflict. Policy GAM4 lacks clarity when referring to Church Street as a Local Employment Site for uses E(g). The inference for the reader is that all buildings with Use Class E(g) within Church

Street should remain as such for perpetuity. If this is the situation then there are duplications given Policy E/14: Loss of Employment Land to Non Employment Uses in the South Cambridgeshire (2018) Local Plan. Policy E/14 in the Local Plan states that conversion, change of use or redevelopment of existing employment sites to non-employment uses could be permitted provided they meet certain criteria. Therefore, Policy GAM4 is in conflict with the Local Plan.

2. Highway Safety. Church Street is a mixed residential and commercial area with limited off-street parking. The street is also on a bus route and has traffic calming measures. There is congestion within this area partly due to the parking on the public highway as well as the periodic loading and unloading of commercial vehicles that serve the local amenities. The road is narrowed by vehicles parking on the street, causing further obstructions. The accessway to the commercial buildings situated between 33 and 37 Church Street is narrow, the narrowest point of the accessway measuring less than 4m in width. There are two small turning areas opposite the commercial buildings which are unsuitable for large vehicles. Heavy goods vehicles (HGVs) use the narrow accessway to the commercial area to deliver goods to and from these commercial units. Due to the width of the accessway there is insufficient space for two vehicles to pass one another. HGVs visiting the site struggle to manoeuvre to access the 4m wide accessway as can be seen in the photo below (Figure 1). The driver is impeded by the parked cars as well as the narrow access and HGV deliveries to the commercial premises results in total congestion in the street.



Figure 1 – Lorry trying to access employment site on Church Street

2. Noise. There are residential properties adjacent to the commercial premises. There has been anecdotal evidence that the employment site at 35 Church Street has adversely impacted on the amenity or property of nearby residents in the past. This is supported at paragraph 4.51 of the Neighbourhood Plan which states:

3.

51% disagreed or strongly disagreed with further development on Church Street (behind the pharmacy).

It is understood complaints regarding noise and traffic generated by this employment site have been made by residents to the Council. The Council may hold further historic information about this site which we are unable to access following changes to their procedures since COVID-19.

Conclusions

For the reasons explained above it is suggested that the employment site accessed between 33-37 Church Street, behind the pharmacy, should be deleted from the Policy GAM4 of the Neighbourhood Plan and the maps. This would enable the site to come forward in the future for residential development without conflicting with the Neighbourhood Plan.

We would be grateful to receive an acknowledgement in respect of the above representation and to be kept advised on the consideration of our points and the progress of the Neighbourhood Plan.

Yours sincerely

A black rectangular redaction box covering the signature of Susan Shenston.

**Susan Shenston MSc MA BSc (Hons)**

**Town Planner - Planning**

For and on behalf of Brown & Co - Property and Business Consultants LLP  
t/a Brown & Co Barfords

Mob: 

DDI: 