

# Gamlingay Neighbourhood Plan



## Response Form

This form has two parts to complete (please use black ink):

Part A – Your Details

Part B – Your Response

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or

[neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org)

All comments **must** be received by 5pm on Tuesday 23 November 2021.

### Data Protection

We will treat your data in accordance with our Privacy Notices:

[www.scambs.gov.uk/planning-policy-privacy-notice/](http://www.scambs.gov.uk/planning-policy-privacy-notice/). Information will be used by South Cambridgeshire District Council solely in relation to the Gamlingay Neighbourhood Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

**The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'.**

Do you wish to be kept informed of future stages of the Gamlingay Neighbourhood Plan?

Please tick: Yes X No

## Part A – Your Details

Please note that we cannot register your comments without your details.

<b>Name:</b>		<b>Agent's name:</b>	<b>Gemma Jenkinson</b>
<b>Name of organisation:</b> (if applicable)	██████████ ██████████	<b>Name of Agent's organisation:</b> (if applicable)	Iceni Projects Ltd
<b>Address:</b>	C/O Agent	<b>Agent's Address:</b>	The Colmore Building 20 Colmore Circus Queensway Birmingham
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<b>Email:</b>		<b>Email:</b>	██
<b>Telephone:</b>		<b>Telephone:</b>	██████████
<b>Signature:</b>	G Jenkinson	<b>Date:</b>	05/11/21

If you are submitting the form electronically, no signature is required.

**For office use only**

Agent number:

Representor number:

Representat on number:

**Part B – Your Response****What part of the Neighbourhood Plan do you have comments on?**

Policy or Paragraph Number (please state)	Whole Plan
Do you Support, Object or have Comments? (Please tick)	<b>Support</b>  <b>Object</b>  <b>X Comment</b>

**Reason for Support, Object or Comment:**

Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph

If you consider that the referendum boundary should be extended, please outline your reasons.

We propose the site Land at Potton Road, Mill Hill, Gamlingay as a further housing allocation (for affordable housing). A map is included with the accompanying letter.

A Housing Needs Survey was carried out in September and October 2021. All households in the parish were invited to respond to the questionnaire. 1,676 questionnaires were dispatched and 204 responses were received. Survey data was processed to find out how many households were in affordable housing need and planned to move home to find more suitable housing that they could afford in the parish. The number of new households likely to form and be in affordable need over the next 5-years was also estimated from information provided by respondents. Information was collected about number of bedrooms needed and household preferences for affordable rented or affordable home ownership (e.g. shared ownership).

The Government's good practice guidance for housing needs surveys states that more than one source of data should be used to estimate levels of affordable housing need. This is because parish housing surveys cannot collect information from households with a local connection that do not live in the parish and not all households respond to the survey. Housing registers underestimate need as registration is voluntary, only records need for affordable rented housing and does not take account of future need from newly forming households. Therefore both methods tend to undercount local need for affordable housing.

Snapshot data from the survey and housing register is turned into an annual flow of households in affordable using the Government's Basic Needs Assessment Model. The main findings of the model are that:

- every year for the next 5-years a minimum of 27 households will be in affordable housing need, 135 households over 5-years;
- 55% will seek affordable rented housing and 45% will seek affordable home ownership; and
- a mixture of 1, 2 and 3 bedroom bungalows semi detached and terraced houses are needed.

Supply from vacancies and new build affordable homes must be taken into account over this 5-year period. We note that 34 affordable homes including 10 shared ownership homes will be built in the parish on the former Green End industrial estate over the next few years.

Our overall finding is that even taking supply into account there will still be a need for 15 affordable rented and 49 affordable home ownership dwellings over the 5-year period.

This level of need is mostly due to the level of local house prices. The HNS demonstrates that although prices are lower than for South Cambridgeshire as a whole, they are still not affordable to many households needing to move to more suitable housing.

We also had responses from home owners seeking more suitable housing at market prices. Many are seeking to upsize to 4-bedroom homes. We note that Gamlingay has a smaller proportion of 4-bedroom homes than South Cambridgeshire as a whole. This site falls outside the Gamlingay settlement boundary, however as it is previously developed land (a former scrap yard) it is sequentially preferable to many alternative greenfield locations. In addition, the site has an extant consent for B class employment uses. If this was implemented, the site could be in commercial use and there would be workers commuting to and from the site, and at lunchtimes (as there are no facilities currently on the site).

The NPPF (paragraphs 122 and 130) encourages the effective use of land by reusing land that has been previously developed provided that it is not of high environmental value. The site is not considered to be of high environmental value (as it is not within the Green Belt, nor are there any other protected designations) and therefore the re-development of the site would be in line with this key aim.

The Council's leaflet on rural exception sites states that these can only be brought forward if there is a proven unmet local need for affordable housing. The Housing Needs Survey results demonstrate that there is a proven unmet local need for affordable housing. The Neighbourhood Plan Submission does not include any affordable housing sites.

Sustainable affordable homes on this site would help to support local shops and services in Gamlingay, and also in nearby Potton, in accordance with the NPPF paragraph 79 which states that housing should be located where it will enhance or maintain the vitality of rural communities, as well as the Neighbourhood Plan Draft Objective 4 which seeks to support local facilities. There is a farm shop and café opposite the site and therefore the site is in close proximity to local facilities. Furthermore, on-site facilities could be included in any development.

Transport options for the site include an eco-friendly shuttle bus between the site and the village, a contribution towards local bus services or a car rental scheme, a bike hire scheme and electric vehicle charging points.

### Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

We propose the site Land at Potton Road, Mill Hill, Gamlingay as a further housing allocation (for sustainable affordable housing). The Plan currently has no allocations for affordable housing, this site would provide one. The site is previously-developed land in an accessible location. Development on the site would meet the unmet need for affordable housing locally and also support local facilities.

The recent Housing Needs Survey (2021) supports the need for a further housing allocation, finding that every year for the next 5-years a minimum of 27 households will be in affordable housing need, 135 households over 5-years.

### Completed forms must be received by 5pm on 23 November 2021 at:

Email: [neighbourhood.planning@greatercambridgeplanning.org](mailto:neighbourhood.planning@greatercambridgeplanning.org) or post it to:

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