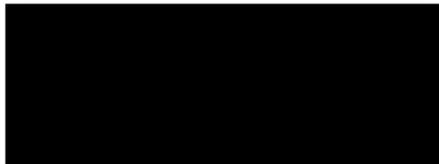


traditional buildings on the road frontage. In addition the proposal will replace existing substantial modern utilitarian farm buildings visible from the Conservation Area with more appropriate scale high quality buildings. The proposal enables a sensitively designed scheme with a landscaped private drive and footpath as well as the ability to accommodate offices for Hutchinson Builders, a local builders looking to relocate from Potton which will retain and enable local jobs. New hedgerow will be provided on the northern and eastern boundary which will also provide ecology benefits. The land off Greenacres, Gamlingay will also provide much needed housing and affordable housing with access achievable off Greenacres. Given the land is of low ecological value there is the opportunity to create biodiversity net gain, one of the big themes outlined in the Greater Cambridge Local Plan Issues and Options 2020.

The National Planning Policy Framework 2019 sets out in paragraph 78 that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a nearby villages. Given the services and facilities in Gamlingay the village is ideally placed to accommodate further growth. The Greater Cambridge Local Plan should help to meet its housing need by having a combination of large and small sites. Therefore, dispersal through new settlements and villages would be appropriate locations to develop housing and the land at Grays Road, Merton Farm and Land off Greenacres are ideally place to assist with achieving this aim and enable sustainable development in accordance with paragraph 8 of the National Planning Policy Framework 2019.

Yours sincerely



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t/a Brown & Co Barfords



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