

Your ref:
Our ref: AC/ncb
DD: [REDACTED]
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Date: 18/03/2019

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

Dear Sir/Madam

GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES CONSULTATION – LAND TO THE WEST OF MILL STREET, GAMLINGAY

I write to you on behalf of my client, Trinity College Cambridge, in relation to the submission of land to the west of Mill Street, Gamlingay to the Greater Cambridge Local Plan Call for Sites consultation. The remainder of this letter provides a site description, sets out the context and background of the site, describes the potential development proposals that the site could accommodate and lists the benefits that the development could deliver.

Site Description

The site is located immediately to the south of Gamlingay and lies within South Cambridgeshire District Council (SCDC). The site measures approximately 2.95 hectares (ha) and is currently in agricultural use.

The site is bound to the east by Mill Street with residential development beyond, to south by agricultural fields with agricultural and industrial units beyond, to the west by agricultural fields and to the north by a parcel of land which benefits from planning permission for 29 units. There are a number of mature trees and hedgerow located along the site's eastern, northern and western boundaries.

The centre of Gamlingay, with its range of services and facilities, is located approximately 500m to the north of the site.

The site is not subject to any environmental designations and is located within Flood Zone 1, as indicated by the Environment Agency's Flood Maps, and therefore has a 0.1% chance (low probability) of flooding. A small area within the south western corner of the site lies within a sand and gravel mineral safeguarding area.

The site is not located within a Conservation Area, nor are there any Listed Buildings on site.

Gamlingay

Gamlingay is classified as a Minor Rural Centre in the settlement hierarchy within the adopted Local Plan. Minor Rural Centres are the second most sustainable settlement type within the hierarchy and perform a role in terms of providing services and facilities for a rural hinterland.

The Village Classification Report (2012) prepared by SCDC reaffirms Gamlingay's position in the settlement hierarchy and ranks Gamlingay as the tenth most sustainable village in South Cambridgeshire, a district which comprises over 100 villages. This is by reference to an assessment of the extent of services, facilities and shops. The Report found that Gamlingay, at the time, had 16 shops and services and was part of a group of villages which performed significantly better than other existing Minor Rural Centres.

Whilst the Report was prepared in 2012 it still demonstrates the general range of facilities and services in Gamlingay and that it is one of the better served, and therefore more sustainable, villages in the district.

A number of bus services operate through the Village providing public transport to Cambridge, Hitchin, Royston and St Neots. The B1040 transects the Village from north to south and runs along the site's eastern boundary. South of Gamlingay, the B1042 and A603 provide access into Cambridge.

Relevant Planning History

The site has no relevant planning history. The land immediately adjacent to the north of the site benefits from planning permission for 29 residential units (application references: S/1338/15/OL and S/2367/16/OL). A Reserved Matters Application (reference: S/3868/18/RM) to deliver these units has been submitted to SCDC.

Development Proposals

It is considered that the site could accommodate a landscape design-led residential development of up to 90 residential units. This would include 40% affordable housing, landscaping, vehicular and pedestrian access and formal and informal open space.

Following the delivery of the scheme to the north of the site, it is considered that the development of this site would represent a logical extension to the village and could deliver a softer, enhanced landscaped edge and entrance to the village in this location.

Benefits

It is considered that the development proposals could deliver numerous tangible social, economic and environmental benefits to the local area, including:

- The opportunity to deliver a substantial amount of affordable housing to help meet the needs of Gamlingay and the wider District;
- Locating residential development within one of the District's largest and most sustainable villages. The site is located approximately 500m from the village centre and is well placed for future residents to be able to walk and cycle, rather than travel by private car, to these facilities;
- A landowner who wishes to work with the community in order to shape a proposal which meets the needs of and can provide wider benefits to the village;
- Supporting Gamlingay's economy, including local shops and services; and
- Enhancing biodiversity levels across the site. The site is predominantly agricultural land and can currently be considered to be of low ecological value.

Conclusion

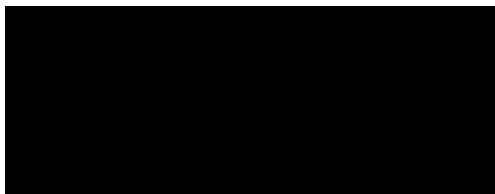
The submission has been prepared by Bidwells on behalf of Trinity College Cambridge to submit land to the west of Mill Street, Gamlingay to the Greater Cambridge Local Plan Call for Sites. The site is located immediately to the south of Gamlingay, one of the largest and most sustainable villages in South Cambridgeshire and lies adjacent to a recently consented scheme of 29 units. The development proposed is a landscape-led residential development, comprising up to 90 homes of which 40% would be

affordable and has the potential to deliver tangible social, economic and environmental benefits to Gamlingay and the surrounding area.

If you have any queries regarding this submission or require further information, please do not hesitate to contact me.

Kind regards

Yours faithfully



Anthony Child BPlan AssocRTPI MPIA AIEMA
Principal Planner, Planning

Enclosures **Call for Site Forms**
Site Location Plan