

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

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/. 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.

Name:		Agent's name:	Gemma Jenkinson
Name of organisation: (if applicable)	██████████ ██████████	Name of Agent's organisation: (if applicable)	Iceni Projects Ltd
Address:	C/O Agent	Agent's Address:	The Colmore Building 20 Colmore Circus Queensway Birmingham
Postcode:		Postcode:	B4 6AT
Email:		Email:	██
Telephone:		Telephone:	██████████
Signature:	G Jenkinson	Date:	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)	Objectives 1 and 4 Policy GAM1 Policy GAM6
Do you Support, Object or have Comments? (Please tick)	<input checked="" type="checkbox"/> Support <input type="checkbox"/> Object <input type="checkbox"/> Comment

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.

Objective 1 - We support this objective. As set out later in the plan, there is a clear need for sustainable affordable homes, in particular 1-2-bedroom dwellings and bungalows.

A further Housing Needs Survey was carried out in September and October 2021. 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.

Objective 4 - We support this objective. The NPPF (2021) at para. 79 states 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 village nearby."

Policy GAM1 - We support this draft policy, specifically the requirement for housing development to "provide a mix of homes, in particular one- or two-bedroom dwellings and bungalows."

Housing surveys have shown a clear need for 1-2 bedroom properties and bungalows and affordable bungalows according to Table 3 of the Plan have not been delivered.

As stated in paras. 4.12 and 4.13 of the Plan, the Housing Needs Survey (2018) indicates a particular demand for smaller 1-2-bedroom homes and bungalows in order to meet the needs of single people requiring accommodation on their own, as well as older people seeking to downsize. Market conditions (showed a glut of larger 4- and 5-bedroom houses for sale in the parish, with only one 2-bedroom property available in December 2017.

A further Housing Needs Survey was carried out in September and October 2021. 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.

Policy GAM6 – We support the protection of community amenities and facilities.

Summary of Comments:

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

Objective 1 - We support this objective because there is a clear need for sustainable affordable homes, in particular 1-2-bedroom dwellings and bungalows.

Objective 4 - We support this objective in line with the requirement in the NPPF (2021) at para. 79 for housing in rural areas to be located where it will enhance or maintain the vitality of rural communities.

Policy GAM1 - We support this draft policy, specifically the requirement for housing development to “provide a mix of homes, in particular one- or two-bedroom dwellings and bungalows.”

Policy GAM6 – We support the protection of community amenities and facilities.

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

Email: 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