



GAMLINGAY PARISH COUNCIL

The Eco Hub
Stocks Lane
Gamlingay
Beds
SG19 3JR

Telephone: 01767 650310

email: clerk@gamlingay-pc.gov.uk

Mr J Fisher
S.106 Officer
South Cambridgeshire District Council
South Cambs Hall,
Cambourne Business Park,
Cambourne
Cambridge
CB23 6EA

74/15/KR

16th November 2015

Dear Mr Fisher,

Re: s.106 Provisions- community benefits- Green End S/2068/15/OL

Further to our meeting dated 11th November 2015 at the District Council Offices, the Council is formally responding to the request for associated community benefits in relation to the Green End site. This site has been identified as the main housing development site in the emerging Local Plan to provide the main housing needs of the community to 2031.

The Council has previously commented on the application (letter dated 13th October 2015), matters which are to be discussed separately and do not form part of this correspondence.

I understand that the District Councillor has contacted both Gamlingay Surgery and Gamlingay First School to respond to issues raised from the application, and they will be providing comments to the Planning Officer shortly.

The Council provides the following information in support of its needs for our community. This is based on our current assessment of need, current issues within the parish and recent information collated from our consultation on our emerging Neighbourhood Plan.



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Open Spaces and areas for play and sport

The current application does not cater for the needs of the new residents with regard to open space, and sports facilities, and the proposed 'play area' location is unsuitable. The Parish Council formally request that matters of recreation be reassessed with regard to the position and type of land being provided for this purpose in light of the villages medium term needs.

Currently there are no formal play spaces or places for formal recreation/sport for the public at all on the west side of the settlement. With the addition of a further 90 dwellings at Green End, and more residents, this needs to be addressed.

The Parish Council formally request that an allocation of land for recreational purposes and parking be allocated to the rear of the Old Methodist Chapel, within the site boundary for community use. The Council require a minimum area of 75*50m for this purpose and request that this land is transferred at nil charge in a decontaminated state, with access, for the purposes of recreation. The Parish Council is currently consulting local voluntary group/s with regards providing suitable facilities on this site for formal and informal recreation, and currently are assessing the option to relocate Gamlingay Bowls Club to a new facility. The Council would require £200k to implement a recreation plan for this site, and would formally request the allocation to deliver appropriate recreation facilities on site. The inclusion of a LEAP or play space could be incorporated within this land, subject to the suitability of the proposed location of the recreation land within the development site.

Community Facilities and Pre school provision

This council is responsible for all the buildings containing all preschool settings within the village. The Old Methodist Chapel will be directly affected by this development sharing two of its boundaries with the development site. The building is a community facility and can be hired by members of the public for community use during the evenings and weekends. It has been used for children's birthday parties, lacemaking group and local village groups meeting place. It is the home of Rainbow Preschool.

The Council has gathered information concerning the current places available for children at the preschool settings, and the current information confirms that the Old Methodist Chapel will exceed its capacity with the numbers of children identified requiring preschool places from the development (County Council Officer generated figures). The Council therefore require an extension to this facility to provide an extra teaching room/teaching kitchen and toilet and cloakroom facilities to the rear of the chapel to cater for both preschool needs, and to better provide for the additional demand



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for community facilities from the new development and its associated recreation provision. The Council requires a s.106 contribution to provide this facility and estimates that the extension and project development costs would equate to approx. £350k. The Council is in the early stages of developing this project, further information can be provided on request.

The District Council is already aware that the Parish has programmed improvements to both the WI Hall and the Old Methodist Chapel with regard to insulation and energy efficiency measures to make these premises compliant as suitable pre-school settings with regard to temperature and thermal capacity in the winter months in particular. Previous s.106 resources have been used for this purpose from County Council allocation for preschool premises. However, further work needs to be undertaken. Further information is available if required.

Other S.106/community benefits

The Council is concerned about the increased problems which will be associated with the removal of informal car parking for the First School as a result of this development. Both accesses to the First School will be affected by this development. The Council would request that this scheme fully mitigates the loss of informal parking in the vicinity of the First School. The Council formally requests that a s.106 provision be made with regard to 'safer routes to school' from the west side of the village in particular, incorporating provision of an upgraded cycleway and footpath route through the application site. The Parish would like to see an allocation to be made to improve cycling routes in the vicinity of the site and First School to encourage parents and children to walk and cycle to school from nearby residential areas. The Neighbourhood Plan has identified that cycling in particular is very difficult within central village areas, and is likely to produce draft policies to improve facilities for cyclists, and pedestrians within the village core.

If you require any further information with regard to these village needs, please contact me in the first instance.

Yours sincerely

Kirstin Rayner

Parish Clerk

Cc: Paul Sexton ,Planning Manager

