

# GREAT GRANSDEN PARISH COUNCIL

Dear Resident,

## Great Gransden Neighbourhood Plan - Draft

**This letter is Notification and your invitation to contribute in the Formal Public Consultation on the Great Gransden Draft Neighbourhood Plan (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012)**

***This gives you the opportunity to influence the future development of Great Gransden***

The Neighbourhood Plan (NP) sets out a framework for future development in the parish of Great Gransden to meet identified future needs. The NP also contains a vast amount of supporting information with regards to the village including, population, plans and history of Great Gransden

When adopted the NP has legal status. It will sit alongside the adopted Local Plan prepared by Huntingdonshire District Council (HDC) and together they will provide the statutory development plan for the parish of Great Gransden. The Local Planning Authority must follow what is in the NP when making decisions about planning applications in the area, subject to other material considerations.

A steering group of local parish councillors and residents prepared the Draft NP on behalf of Great Gransden Parish Council (PC), based on public consultation. Work on the Plan started in 2018.

The PC now invites representations from residents, community groups and other stakeholders on its draft NP. Along with other supporting documents, the NP can be viewed and downloaded from the NP website: [greatgransdenpc.org.uk/neighbourhood-plan/](http://greatgransdenpc.org.uk/neighbourhood-plan/)

Paper copies of all NP documents can be viewed in the following locations at normal opening times:

- Reading Room Café on Friday mornings 9:00 to 12:00
- Lighthouse Café on Tuesday mornings 10:00 to 14:00
- Great Gransden Church entrance porch.

Also delivered with this letter is a **Representation Form** which can be used to provide comments, but the PC also welcome, and would prefer, comments entered online at the NP website using the link 'Click here to access the easy-to-use online Representation Form'.

**The consultation period runs from 1<sup>st</sup> March until 5pm 12<sup>th</sup> April 2022.**

This consultation is your opportunity to contribute to the NP and future development of your village. The PC would be pleased if you would get involved in this Consultation. Please let us know if you support the drafted priority policies and projects and please provide any suggestions you can on

how we can improve them, using the printed or preferably, online forms provided at the PC website, NP page here <https://greatgransdenpc.org.uk/neighbourhood-plan/>

We recommend that you discuss the Draft NP with your friends, neighbours and colleagues. We particularly would like to hear from more of our younger residents.

Please submit all comments (in paper format or online) on the Draft NP by **5pm 12<sup>th</sup> April 2022**. Please leave paper representation forms in the collection box at the village shop.

### **Next Steps**

Following the public consultation process on the Draft NP, it will be amended and submitted to HDC together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the NP. HDC will then re-consult, before the NP is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the NP will be subjected to a local Referendum, and then, subject to a successful outcome at referendum, 'made' by HDC and used to help determine planning applications in the parish.

It is very important that we end up with a NP that really works for us all – a Plan that the majority of Great Gransden support.

## **Privacy Notice**

### **How will we use your information?**

Great Gransden PC need to collect and hold your name and contact details (email or postal address as preferred) in order to let you know about later stages in the NP's preparation. We are required to ensure anyone who comments on the NP has the opportunity to express their opinions to the Independent Examiner before the NP is finalised.

The information you provide will be kept until the NP is completed and formally 'made' by HDC. We will not pass any personal data on to third parties other than HDC to enable them to carry out their statutory responsibilities relating to this NP.

Should you have any further queries on the use of your information please see our full Privacy Notice on our website.

Yours faithfully

Great Gransden PC

The **Draft NP** is a lengthy document of 75 pages, and we appreciate that not everyone will want to, or have the time to read the whole document. We have listed the most important parts of the report here in the Plan Summary

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## Plan Summary

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Initial community engagement identified **Key Issues** and concerns for the future of Great Gransden. Analysis of the responses from further engagements identified recurring themes, which have been used to develop the **Vision** and **Objectives** for the future. The objectives can be achieved by a combination of implementing planning **Policies** and by **Related Community Action Plans** supported by the parish council.

The Vision is that Great Gransden will continue to thrive as a vibrant rural village, with a diverse population and a highly engaged community. The village will develop in a sustainable, evolutionary manner, such that the parish's rural nature and character are maintained and enhanced. This will be achieved through the following objectives, policies and related community action plans:

### Spatial Strategy

**Key Issue** – Sustainable development and growth of the housing stock in Great Gransden.

**Objectives** - NP will include policies which facilitate the delivery of the housing requirement figure provided to it by HDC in the period (*64 new dwellings in the period 2011 -36*). New growth will be focussed on providing deliverable and sustainable developments in the parish, supported by necessary infrastructure

**Policies** – NP defines a development boundary within which the principle of development is accepted (subject to other constraints) and outside of which development is resisted. One of the exceptions allowed is the delivery of rural exception sites (affordable housing for people with a connection to Great Gransden)

**Related Community Action Plans** - The PC will monitor the local housing needs and when appropriate explore the option for a local Exception Site.

### A Rural and Historic Village

**Key Issue** – Protection and enhancement of the rural character

**Objectives** - New development must be of a high quality and sensitive to the key characteristics of Great Gransden taking cues from existing designs. New developments will protect and enhance the landscape character and important views. The Conservation Area and its essential character will be conserved or enhanced.

**Policies** – Seek to ensure that all new development contributes in a positive way to the existing built environment and is sensitive to the rural setting of the village; also requires all proposals to protect or enhance existing landscape character and requires valued views of significant buildings and valued landscapes to be protected. There are more specific requirements in the Conservation Area.

## Natural Environment

**Key Issue** - Access to open space and enjoyment of the countryside

**Objectives** - Existing areas of important semi-natural habitats within the parish and the biodiversity that they support will be effectively protected and enhanced, lost habitats restored where possible. These efforts will be targeted to areas which increase their connectivity across the landscape and thus their viability and long-term sustainability.

**Policies** – Protecting and enhancing biodiversity in the parish including at Gransden Woods.

**Related Community Action Plans** - The PC will aim to work with both landowners of the Waresley and Gransden Woods site to find ways to effectively protect their woodland and continue to seek alternative outdoor recreation provision to serve the parishioners. The PC will support a community-led initiative to recognise an arc shaped corridor shown on the map in Figure 5, page 17 of the Plan, along the valley of Gransden Brook and encourage landowners to target this for habitat protection and enhancement.

## Open Space

**Key Issue** - Access to open space and enjoyment of the countryside

**Objectives** - Maintain and protect key areas of green space within the village and elsewhere in the parish where these are valued by the community for their amenity and recreational value and/or rural landscape value. Also, to increase the quality and quantity of accessible open space within the parish, whilst fully respecting the rights of private landowners and legitimate uses of the land.

**Policies** – These policies give strong protection to four open spaces in the plan area (sportsfield, playing field, allotments, Mill Weir) and sets out the priorities for open space improvements and provision in the parish. Also draws attention to the existing network of public rights of way, protects the network, and requires future proposals to either link with the network or look at creating new links.

**Related Community Action Plans** - The PC will aim to work with landowners and the community to identify a suitable location for a new open space close to the village centre.

## Transport and Road Safety Improvements

**Key Issue** – Road safety and traffic

**Objectives** - A prioritised programme of improvements will be implemented, to enhance road safety for all road users, particularly pedestrians and cyclists. Cycleways, footpaths and pavements on key routes around the village, and to and from the village will be established and upgraded. New development will allow for safe movement of vehicles and non-motorised users in and around the village.

**Policies** – Requires all development proposals to be provided with adequate infrastructure to enable occupants to walk and cycle along safe and direct routes into the village centre, Standards will be set when new roads are proposed in the parish.

**Related Community Action Plans** - The PC will support the development of a prioritised improvement plan for road safety in Great Gransden for all road users and support fundraising for implementation. It will also support a community-led action plan to encourage reduced car usage within the village. Work with neighbouring parishes, the District and the County to explore the potential for a new cycle route to Cambourne, St Neots and Cambridge to link in with similar networks in neighbouring parishes.

## Community Facilities and Infrastructure

**Key Issues** – 1) Community Facilities and Infrastructure. 2) Uncertainties of major infrastructure decisions

**Objectives** - New development will be supported by improvements in village infrastructure. CIL (Community Infrastructure Levy – a charge made by HDC on new developments) spending by the PC will reflect local priorities as expressed through the NP and through ongoing liaison with the community following adoption of the plan. Community-led projects will be identified to move towards net zero carbon.

**Policies** – This policy highlights the priorities for financial contributions to direct new and improved infrastructure, where it can be locally determined.

**Related Community Action Plans** - Financial contributions or direct provision of new infrastructure will be sought to secure infrastructure improvements made necessary by development proposals. Use of developer contributions that can be locally determined will be directed to any of the following priorities: Improvements to the children's playground - Reading Room - the Playing Field carpark in the centre of the village - indoor facilities provided at Great Gransden Sportsfield\* - Installation of new pavements and traffic calming measures - creation of new informal open space in and around Great Gransden\* - extending or improving the public rights of way network and permissive footpaths\* - creation of a cycle route, improvements to the communications and broadband capabilities\* - evaluation of ground and air source heat projects\* - enhanced opportunities for education for all ages\*

Priorities marked with an asterisk \* will require community leadership, with support from the PC

## **Primary Schooling, Education and Health**

**Key Issue** - Education and Health Services

**Objectives** - The village primary school will maintain its very high standards of education and its strong community ethos through any period of housing growth. It will be well-resourced and financially secure. Residents in the village will have easy access to good educational opportunities for all age groups. Health provision in the village will be restored and expanded

**Policies** –Supports development proposals which will help to sustain or enhance pre-school or primary school infrastructure in the parish. The policy supports in principle development needed to expand school facilities provided there are no adverse impacts on road safety, congestion or the appearance of the conservation area.

**Related Community Action Plans** – The PC to - explore with the Local Authority the possibility of instating free travel and a part resident-funded/part subsidised secondary school bus\* - to see how learning opportunities for all parishioners can be expanded; \* - see how greater access to existing meeting rooms and community buildings can be best provided. - discuss with GP surgeries at Bourn and Gamlingay to try to identify and agree suitable premises for appropriate consultation clinics to be held in Great Gransden.

Priorities marked with an asterisk \* will require community involvement, with support from the PC