

Consultation Statement



Great Gransden Neighbourhood Plan
Produced by Great Gransden Parish Council

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1. Requirements for Statement of Consultation

This consultation statement has been produced to accompany the Submission Draft of the Great Gransden Neighbourhood Plan (GGNP). The consultation statement is required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), referred to in this document as the “NP Regulations”, to include information on the following:

1. Details of the people and bodies who were consulted about the proposed NP
2. An explanation of how they were consulted
3. A summary of the main issues and concerns raised by the people consulted
4. A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed NP.

2. Introduction

The aims of the Great Gransden Neighbourhood Plan consultation process were:

- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process.
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken.
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure that results of consultation were fed back to local people and available to read as soon as possible after the consultation events.

2.1 Structure

The work on the GGNP has been led by a Steering Group which was set up by the Great Gransden Parish Council (GGPC), comprising a mixture of local residents and Parish Councillors. Work on the plan started in March 2018. In September 2021 management of the plan was taken over by a working group of Great Gransden Parish Councillors, henceforth referred to as “The Working Group”. The Steering Group remains active to assist the Working Group and GGPC on request.

2.2 Engagement Tactics

A community engagement strategy was drafted by the NP group in 2018 and updated as the Plan developed

A broad range of different engagement methods have been used at different stages of plan development (see below). Some of these are explained in more detail later in this document.

Principal methods for keeping residents and local stakeholders informed included:

- Thirty Steering Group meetings were held during the period March 2018 to June 2021. The meetings were open to the public, and from September

2018 included an open forum session. Agendas were published on the Parish Council website and noticeboard. During Covid restrictions these were held via Zoom, but still with open public access. Updates were given at Parish Council meetings, which were also open to the public.

- Dedicated Web site (for the initial public engagement phase)
www.2020vision.org
- Regular updates posted at www.greatgransdenpc.org.uk
- Dedicated Facebook page
(<https://www.facebook.com/GreatGransdenNDP/>)
- An email address was set up, linked to the Parish Council, to allow comments to be made at any time gransden2020vision@outlook.com
- The Parish Council were kept continually informed of progress on the NP through presence of a NP steering group member providing an update report at every PC meeting, which are open to the public
- Updates in the monthly village newsletter, "Roundabout"
- Awareness and consultation events with displays. A variety of venues were used to try to engage broadly, including Barnabas Oley Primary School (BOPS), Great Gransden Reading Room, the Lighthouse Café, the Crown and Cushion public house and "Pop up" stalls on street corners.
- Village events attended with displays including Great Gransden Agricultural Show, Great Gransden Apple Day, Church Fete and School Fete
- Dedicated village events, including a walking treasure hunt, a quiz, a networking event for homeworkers and a Societies Fair
- Delivering an initial awareness and consultation leaflet to every house
- Engagement, via email updates and social media, with village societies
- Letters to local businesses, seeking their input
- Specific projects to engage young people including the school and Brownies – see Appendix E5
- Engagements with local landowners
- Meetings with School Governors and Cambridgeshire County Council Education Department

Residents were also involved in evidence gathering, for example via the undertaken of the Housing Needs Survey by Cambridge ACRE in 2018.

3. Consultation Approach

The consultation activity undertaken for the GGNP can be broken down into four key phases:

- Inception Phase May 2017 to Jan. 2018
- Initial Plan development. Feb. 2018 to Feb. 2019
- Advanced Plan Development. March 2019 to December 2021.
- Regulation 14 Consultation

These phases are explained in more detail below. A record of individual consultation activities and events is provided in Appendix A

3.1 Inception Phase May 2017 – January 2018

3.1.1 Decision to proceed

Initial discussions were started in May 2017 by the Parish Council. The decision to proceed was taken at the November 6th PC meeting. An open invitation was issued to invite people to be involved in developing the Plan.

3.1.2 Initial Awareness Raising

Once the decision to develop a Neighbourhood Plan for the village was taken, a series of posters, banners and leaflets was produced with the aim of generating interest and awareness within the community as well as recruiting people for the Steering Group and project activities.

An introductory meeting was held with Cambridgeshire ACRE on Jan 3rd 2018, attended by seven residents and four Councillors. This was followed by a Project Inception meeting, also with Cambridgeshire ACRE on January 17th, where a Steering Group comprising members of the PC and residents was established.

Monthly Steering Group meetings were established. These were open to the public and included an Open Forum session for questions and comments.



Consultation Event



Reading Room Quiz



Societies Fair

3.2 Initial Plan Development Phase February 2018 – February 2019

The main focus of this stage was to consult with the community and gather evidence for the Plan via broad engagement with all parts of the community, to help identify the main concerns and aspirations for the future.

A variety of approaches and locations were adopted for consultation to try to offer opportunities for all parts of the community to engage with the Plan. At all times people were encouraged to become involved in the Plan preparation.

The Steering Group held monthly meetings, the agenda for which was published in advance on the PC Noticeboard. These meetings were open to the public and included a public Open Forum session to allow anyone to raise questions and comments.

Updates on the Plan were given at the monthly Parish Council meetings, which are open to the public.

The Great Gransden Neighbourhood Area was designated by Huntingdonshire District Council on 30 July 2018 covering the whole of the parish area.

3.2.1 Residents Engagement and Survey June 2018 – January 2019

The starting point was to explore the questions:

- What do you like about Great Gransden?
- What don't you like, or what concerns do you have about Great Gransden?
- What changes would you like to see in Great Gransden?

A standard leaflet "Gransden 2020 Vision" (see Appendix E6) was used to capture the comments, and there were also free text options for longer responses.

The Gransden 2020 Vision Leaflet was delivered to all dwellings in the Plan area, around 380 in total in June 2018. It was also available electronically on the Parish Council website. Survey responses were collected in the village shop and School, and at public engagement events described below. Responses continued until October 2018.

The leaflet was used to collect input at a range of community events. Steering Group members distributed the leaflets and presented NDP display materials (explaining "*What is a Neighbourhood Plan?*" and its aims) at the Church Fete (20 May), School Fete (16 June), Lighthouse Café (June) and Agricultural Show (29 September). "Pop up" display stalls were hosted by Steering Group members at eight locations around the village. (June – September)

During June 2018, the Steering Group contacted 27 village societies by email, covering all age ranges and interests. This described the Plan aims and invited the involvement of the Society and its members.

In October 2018, Barnabas Oley Primary School (BOPS) circulated the leaflet to parents and carers on their contact list

Several engagements were aimed at collecting the views of young people in the community.

- At BOPS, pupils produced artwork during Golden Time activities
- Also, at BOPS the school's EcoCouncil discussed the future hopes for the community and current concerns and produced a summary note
- The Brownies discussed the Gransden 2020 leaflet and produced individual responses
- An invitation was placed on the village Googlegroup (Touchbase) for teenagers to be directly involved in Plan project
- Staff at Barney's After School Club prepared a summary of their future needs

A letter was sent to 24 local businesses in December 2018, introducing the NDP and requesting their input on their business and its future needs. A prepaid reply envelope was included.

By January 2019, a total of 73 responses were received to the residents' survey, plus 26 from the Brownies, the BOPS school artwork, the BOPS EcoCouncil feedback, the Barney's feedback and 6 replies from businesses.

Analysis of the responses by the Steering Group identified recurring themes, which were used to develop the Vision, Objectives and Themes in the Plan.

The main "Likes" were:

- Our community
- Our heritage
- Outstanding education
- Natural environment

And the main dislikes / concerns were:

- Traffic & Road Safety
- Unsustainable development
- Affordability of housing
- Playground & sports facilities

These themes were similar for adult and junior responses. They were subsequently used to develop the detailed content of the Plan, the Issues, Policies and Community Action Plans.

BOPS is highly valued by parents and Great Gransden residents. The potential implications of village development on the school were identified as a concern in consultation. To address this, a briefing on the Plan was given to the school Governors, (January 2019) followed by a meeting with Barnabas Oley Governors, Head, and Cambridgeshire County Council Education Department (February 2019) to discuss implications of housing development on school numbers and infrastructure.

The initial analysis and draft proposals were presented using displays at an open meeting held in BOPS school hall on Jan 18th 2019. The event was advertised using posters and invitations on the village Googlegroup Touchbase. It was attended by 64

adults and 6 children. Comments were invited on all aspects of the initial draft proposals, including Vision, Objectives and the major themes of:

- Great Gransden Past, Present and Future (included built environment and sustainable development),
- Natural Environment,
- Road Safety,
- Our Community,
- Outstanding Education and Young People

The comments received endorsed the conclusions from this initial phase of the Plan development. The comments mainly added to the concerns already raised, particularly road safety, sustainable development with associated infrastructure, footpaths and pavements, and the future of the school. No new issues were raised.

3.2.2 Housing Needs Survey

Survey packs were posted to all 380 residential addresses in the parish on 18 May 2018. The survey packs included covering letters from Cambridgeshire ACRE and Great Gransden Parish Council, a questionnaire, a FAQ sheet on rural affordable housing and a postage paid envelope for returned forms. Responses could also be made on-line.

The questionnaire was divided into two sections:

Part One of the survey form contained questions to identify those who believe they have a housing need. Respondents were also asked if they supported the idea of building a small affordable housing development in the village. All households were asked to complete this section.

Part Two of the survey form contained questions on household circumstances and housing requirements. This part was only completed by those households who are currently, or expecting to be, in need of housing.

The closing date for the survey was Friday 8 June 2018. In total, 136 completed forms were returned giving the survey a 36 per cent response rate.

The results are contained in documents posted on the NP website:

<https://greatgransdenpc.org.uk/wp-content/uploads/2021/12/GreatGransden-HNS-Report-2018-06-Public.pdf>

Key points included:

- 54% of respondents supported the principle of a small development of affordable dwellings for local people within the parish, 42 per cent were opposed.
- Support for affordable housing tended to focus particularly on the needs of young people.
- Some respondents were concerned about ensuring any affordable housing was secured for local people in perpetuity

- A common concern of people opposed to a small affordable housing development in principle was the potential impact on the character and scale of Great Gransden,
- The Housing Register maintained by HDC was searched for households in need of affordable housing who either live in Great Gransden or stated they have a local connection to the Parish. There were two households on the Register that met these criteria. Neither currently live in the parish so presumably qualify through family, work or previous residence.
- The Housing Needs Survey, together with the local Housing Register, identified five households identified in need of affordable housing who either live in or have a local connection to Great Gransden. Three of these five households would be eligible for a bungalow which is indicative of the age cohorts of those households identified.

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	
	1	1	2	1						5

Using this information in conjunction with housing completions and commitments, and the housing requirements defined by HDC, it was concluded that allocation of sites for development in the Plan was not appropriate.

3.3 Advanced Plan Development March 2019 to December 2021

In this period the outputs described above were evaluated further and following further consultation were, as described below, refined into a draft Plan with Supporting Documentation. This work was supported by Cambridgeshire ACRE. Guidance was provided by HDC Planning Policy team, including discussions on Housing requirements, Built Up Area Boundary, Character Assessment, Design Guide, Local Green Spaces.

Unfortunately, this phase of the Plan preparation was disrupted by Covid 19 restrictions. This caused significant delays, but work carried on throughout the period using virtual working.

3.3.1 HDC Planning Policy Team

During this phase four meetings were held with HDC Planning Policy Team. These provided general advice and support on the Plan structure and content, but also discussions and guidance on specific key topics. These included:

- Housing requirements - the Housing Requirement for Great Gransden during the Plan period was confirmed as 64 dwellings. There was no allocation of housing for Great Gransden in the Local Plan as it is designated as a Small Settlement

- Built Up Area Boundary – the rationale for the proposed Boundary was shown to be consistent with the guidance in the Local Plan defining the Built-Up Area. Specific guidance was sought where there were potential options for some properties on the edge of the Boundary.
- Character Assessment and Design Guide – Discussions helped define the Design Guide within the requirements of the Local Plan and the NPPF
- Local Green Spaces – Discussions helped evaluate potential sites with the criteria of the NPPF. Only sites that are owned publicly are proposed as Local Green Spaces.

3.3.2 Consultation with the community

As the draft Plan and Supporting Documents developed the Steering Group undertook further consultation both on the Plan overall and on specific topics, to refine them further.

Steering Group members hosted display stalls at community events and also organised specific Plan events. These events described below, were all open to all, advertised beforehand via social media and posters.

The displays provided updates on the status of the Plan, maps and consultation on specific issues and themes, including built up area boundary, traffic and road safety, natural environment and access to the countryside, housing development and character, community facilities, education and health

Allotment Society Apple Day 6/10/2019 - This popular village event was attended by many families. There was endorsement for the main themes. There was support for development of smaller houses and support for brownfield development / infill but no support for greenfield developments. The need for improved public access to the countryside was confirmed. There was support for more/better pavements, other footpaths and play/leisure facilities.

Walking treasure hunt 13 October 2019 – This event was arranged by the Steering Group and hosted at the Crown and Cushion. Questions and picture clues were based on the heritage and community of the village, which are major themes in the Plan. The event was attended by 20 adults and 10 children. There was endorsement for the main themes and support for more/better pavements and footpaths.

Home workers lunch 1 November 2019 – a consultation and networking lunch was arranged by the Steering Group and hosted in the Crown and Cushion. It was attended by 14 people, including both full time and part time home workers. There was endorsement for the main themes. This event further highlighted the need for high speed broadband, and there was support for the Built-Up Area Boundary and improved pavements around the village.

From the above events, the priorities for improved footpaths / pavements in the village were identified as Meadow Road, Church Street and East Street. Other streets included Eltisleigh Road, Little Gransden Lane, Mill Road and Little Lane.

“Village Hall Week” Quiz 24 January 2020 - This event was arranged by the Reading Room Committee as part of Village Hall Week. The Reading Room is an

important social hub. The Steering group prepared a quiz including questions relating to the heritage and community of Great Gransden and presented display materials relating to the Neighbourhood Plan. This was attended by 60 people.

Formal presentation to Parish Council, 7 September 2020 – This presentation was made at the monthly PC meeting and was open to the public. The presentation summarised the status of the draft Plan: Structure, Initial Survey results, Key Issues, Vision, Objectives, Planning Policies and Community Action Plans. The draft was endorsed by the PC.

This presentation was subsequently circulated to the community on Touchbase in November 2020, with the invitation for involvement in finalising the Plan and engagement in Community Action Plans.

The draft was used as the basis to develop the pre-submission draft Plan and Supporting Documents

“Societies Fair” arranged on 24 July 2021 – This event was organised by the Steering Group to engage directly with village organisations and to provide them with the opportunity to showcase their organisation and attract new members. There were stalls representing 22 organisations and societies. Attendance was around 60 people. The NP group manned a NP stall with displays of draft Plan extracts, including maps. The main themes of the plan were presented and questions were asked from visitors in relation to these. There was endorsement for the main themes of the Plan, and volunteers for future engagement in Community Action Plans on footpaths and countryside access

Church Fete 28 September 2021 – This popular event was well attended by all age groups. The draft Plan content was displayed, with draft documents and maps showing the proposed Built-Up Area Boundary and Local Green Spaces.

Specific questions were asked about the proposed Built-Up Area Boundary. The comments were included during subsequent discussions with HDC Planning Policy Team on the rationale.

3.3.3 Consultation on Specific Issues

In addition to these general engagements the Steering Group also progressed specific issues raised during the consultations

Access to the countryside and Local Green Spaces, March 2020 onwards -

Meetings were held with four local landowners to discuss opportunities for improved access to the countryside by establishing permissive routes on footpaths on private land, identified during consultation. This did not result in any specific agreements, but there is the opportunity to follow up as a Community Action Plan. Members of the community have expressed their interest in being involved.

A local community group was set up following closure of access to Gransden Woods by the Wildlife Trust during winter 2020, with the aim of engaging with them to reinstate access. The Trust were concerned about damage to the woods during adverse weather conditions, to the detriment of their role in managing this SSSI. Local residents were concerned about the loss of one of the few places near the village for walking including with dogs. This was a particular concern during lockdown.

A member of the Steering Group worked closely with the local residents group and Wildlife Trust and was able to re-establish some access to during the closures.

Preliminary discussions were also held with two landowners about the importance of green spaces around the village and proposed designation of some sites as Local Green Spaces. Following these initial discussions and it was decided not to propose any privately owned land as a Local Green Space in the Plan. Those that are proposed are owned by the Parish Council or are common land.

Built up Area Boundary, March 2021 onwards – In developing the proposal for the Built-Up Area Boundary, instances were identified where there was a change from the 1992 settlement boundary, or where there were options for the boundary line. In general, these resulted from planning decisions (eg Dutton Gardens, Potton Timber site). Five specific instances were identified for further consultation with the householders who potentially were affected. Concerns arising from these discussions were rationale for changes from the previous boundary, implications for future development, clarification of Local Plan guidance for extended curtilages. The concerns raised and options arising from these consultations were discussed with HDC Policy Planning Group to assess the draft proposal against the Local Plan guidelines and seek their guidance. The final version of the proposal is consistent with this guidance

Character Assessment and Design Guide, March 2019 onwards – A character assessment of the Great Gransden was prepared by the Steering Group, detailing the style of housing development and the impact on the village appearance as the village has evolved, particularly over the last 60 years.

The Character Assessment was used in conjunction with the requirements of the HDC Local Plan, the NPPF and the outputs from NDP consultations to develop a Design Guide, with Principles and Guidelines, for future developments. The Character Assessment and Design Guide were routinely discussed at Steering Group meetings.

The displays at the Societies Fair July 24th 2021, Church Fete Sept 28th 2021 and the Open Event Feb 6th 2022 included the Character Assessment and the Design Guide. Hard Copies were available at these events. Specific aspects of the Guide and Character Assessment were consulted upon using a combination of Facebook posts and the website.

Provision of surgeries, March 2020 onwards - Discussions were held with local doctor's surgeries at Bourn and Gamlingay to explore the reinstatement of weekly surgeries in Great Gransden. This was identified as important infrastructure for further development. To date this has not been resolved, but will continue as a Community Action Plan

Ultrafast Broadband Provision, April 2020 onwards – During consultation this was identified as an important infrastructure requirement, especially for home workers and businesses. Interest in a Community Fibre Partnership for high speed broadband was assessed, superseded by discussions with specific providers. Installation of high speed infrastructure is currently underway.

3.3.4 Social Media

The community Googlegroup “Touchbase” has been used throughout the Plan preparation to engage with the community and promote Plan events.

Regular updates were also provided in the community monthly magazine “Roundabout” which is also available online.

A dedicated Facebook page for the Plan was established in November 2020 and now has 149 followers. It has been used in conjunction with the website to seek input and feedback on the draft Plan. These include the Introduction, Neighbourhood Plan Area, Design Guide (part of the Character Assessment), Key Issues, Vision.

3.4 Regulation 14 Consultation

On 6th December 2021, the Parish Council approved the GGNP for the purpose of undertaking Regulation 14 consultation with residents, community and statutory stakeholders.

Consultation ran from March 1st 2022, with a closure date of April 12th 2022, a period of 43 days

Who was consulted and how were they consulted:

3.4.1 The Great Gransden community:

An open event was held in the Reading Room on 6 Feb 2022, prior to the launch of Reg 14 consultation. This had display materials on the pre-submission Plan including maps and hard copies of the draft Plan and Supporting Documentation. This event provided an opportunity for public engagement ahead of Reg 14 consultation. Approximately 30 people attended.

Every home in the village received 13 pages of documents on the eve of the Reg 14 Consultation period. The first part was the Notification which invited residents to contribute to the Consultation. The second part of the 13 Page delivery to residents was the Representation Form.

The letter was sent to all households in the parish by 27th February 2022. Residents were invited to look at and comment on the plan. The letter provided information on the website address from which the plan could be viewed and notified readers of the village location (Reading Rooms) where paper copies of the plan could be reviewed through the consultation period. This letter invited all residents to look at and comment on the pre submission version of the plan. A copy of the letter which was sent out to residents is available to view at Appendix E.

In addition, announcements were made in the village magazine Roundabout, which is delivered free to all households and posters were displayed around the village.

A paper and matching online feedback form was made available for residents and stakeholders to complete. Consultees were invited to make comments on the feedback form, but it was also made clear that comments could be made in a different format (e.g. via letter).

It was envisaged that most responses would come via the on-line website. Accordingly, a replica of the written Representation Form was made available on the PC website and was removed at 5pm April 12th 2022.

Out of a total of 51 resident's responses, 7 of them were paper responses dropped off at pre-ordained collection points, the balance were online using Google Forms

A wide range of local organisations (see Appendix D) were also directly contacted by the NP group and notified of the start of the Regulation 14 consultation, with details on how to access, view and comment on the GGNP.

3.4.2 Statutory consultees:

Regulation 14 b) of the Neighbourhood Planning Regulations stipulates that the qualifying body, in our case Great Gransden Parish Council, should consult any consultation body set out in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan.

Accordingly, the statutory bodies listed in Appendix D were notified by email of the consultation and were invited to respond to the plan

GGPC also consulted the local planning authority HDC.

3.4.3 The Responses

51 residents responded and 20 statutory consultees responded.

The comments generally fell into three categories:

- Supportive, endorsing the Plan, with no action required
- Straightforward observations, readily implemented
- Acceptable, but some clarification required

Please see Appendix E9 Regulation 14 Graphic Review of Responses where you will see Google graphs and charts providing a very focussed view of resident's comments. It also shows the level of broad support for the plan as a whole and for the different sections of the Plan

Appendix F provides a detailed schedule of open comments made by residents in response to the consultation. This also details the response by the NP team, together with a comment regarding any required changes needed to the plan.

Appendix G provides a detailed schedule of comments provided by statutory consultees. This also details the response of the NP team, together with a comment regarding any required changes to the plan.

List of the bodies who contributed to the dialogue:

Anglian Water Services

East West Rail Co

Cambridgeshire Local Access Forum (CLAF)

Flood Risk Team – CCC

Roebuck Land and Planning Ltd

British Horse Society (BHS)

Brown & Co

HDC

3.4.4 A summary of the main issues and concerns raised during the Consultation and Changes to the GGNP following Regulation 14 consultation

The Working Group spent around three and a half months considering all the responses any appropriate changes to be made to this plan. During this period, a meeting was held with key statutory consultee, HDC, on May 25th 2022.

Appendix F provides a schedule of comments from residents, together with NP team comments and decisions on what action to take, including any changes to the plan. Appendix G does the same, but for the statutory consultees.

Two summary tables identifying the main issues and concerns raised by residents and statutory consultees, together with an explanation as to how the plan has been amended are provided below. The first table relates to resident comments and the second statutory comments.

Policy Area	Summary of the main issues and concerns	NP group response including key changes to plan
Spatial Strategy		
G1 - A Built-Up Area Boundary Strategy for Great Gransden	<p>Development issues:</p> <ul style="list-style-type: none">• The Development Boundary hasn't been updated for over 30 years, and should be reviewed• Should Policies refer to industrial or commercial sites, not just residential• Developments should be environmentally friendly	<p>Policies developed proposed that:</p> <ul style="list-style-type: none">• The Built-Up Area boundary has been proposed consistent with the principles and guidelines in the HDC Local Plan• In the HDC Local Plan Great Gransden has two Established Employment Areas: the Sand Road Industrial Estate and the Hardwick Road Industrial Estate. Both of these are outside the Built-Up Area Boundary• One of the overarching principles on page 33 is • House design and construction should aim for the lowest carbon footprint and

	<ul style="list-style-type: none"> The village is not of a size to accommodate additional housing either in facilities or access. 	<p>highest standard of sustainability in materials (source, lifetime and recyclability) and energy (insulation, heat source).</p> <ul style="list-style-type: none"> The neighbourhood plan cannot stop development, further opportunities may still arise over time to support organic growth within the parish and support the viability of village services. See policies G1 and G2 of the neighbourhood plan
G2 – Affordable Housing on Rural Exception Site	<p>New development and Social housing issues:</p> <ul style="list-style-type: none"> Much debate, for and against, the need for social or affordable housing 	<ul style="list-style-type: none"> The Policy has been retained and amended to make it more consistent with the Local Plan and make it more important for the capability of providing affordable housing and to reflect the importance of this neighbourhood plan in providing affordable housing
A Rural & Historic Parish		
G3 – Local Character and Design	<p>New developments should</p> <ul style="list-style-type: none"> be designed for 'whole life living' (accessibility and adaptable dwellings and wheelchair user dwellings) Make reference to surface water drainage 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> The HDC Local Plan LP25 will ensure that the optional Building Regulation accessibility standards are adhered to. Plan amended to include Key Issue 8 - Flood risk and development
G4 – Development, landscape character and valued views	<p>New development should:</p> <ul style="list-style-type: none"> Uphold individual amenity rights Adhere to detailed quality restraints Retain the rural character 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> a high standard of residential amenity for existing and future residents. Policy G3 makes reference to the Character Assessment and the Design Guide which provide adequate detail on quality Rural Character should be preserved, and any development of the village must respect the existing character and be designed in harmony or complementarity with it.

G5 – Conserving and enhancing Great Gransden’s Conservation Area	<p>Conservation Area Issues:</p> <ul style="list-style-type: none"> • a change made without consultation with any conservation officer will most likely be unremarked and will become established as the setting quickly. 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • As the Neighbourhood Plan (NP) is a statutory planning document it cannot include non-planning issues.
The Natural Environment		
G6 – Protecting and enhancing biodiversity in the parish including at Gransden Woods	<p>Protecting and enhancing biodiversity issues:</p> <ul style="list-style-type: none"> • Light pollution, lighting should remain minimalistic • Random closure of the woods 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • There is limited street lighting, so the village enjoys dark skies. Refer to CPRE’s light pollution and dark skies map from 2015: https://nightblight.cpre.org.uk/maps/ • The PC agrees and is in discussion with HDC Planning regarding excessive lighting • Discussions between the GGNP Steering Group and The Wildlife Trust have highlighted the need to improve management of the permissive path routes through the woodland and the adjacent public footpaths and bridleways during all seasons, and for Great Gransden to be provided with alternative natural green space to give alternative options for recreational enjoyment of the countryside thus relieving pressure on the Nature Reserve site.
Open Space		
G7 – Local Green Spaces & Other Valued Green Spaces	<p>Green Space Issues</p> <ul style="list-style-type: none"> • The village is not well served for green space which is useful to those for example with children or dogs. 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • The NPPF 2021 allows communities to identify and protect green areas of particular importance to them by designating them as a Local Green Space (LGS) through a Neighbourhood Plan or a Local Plan. To qualify for LGS designation a space must meet certain criteria:

		<ul style="list-style-type: none"> • be in reasonably close proximity to the community it serves. • be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife. • be local in character and not an extensive tract of land. <ul style="list-style-type: none"> • The PC believe that the green spaces identified do meet the criteria •
G8 – Development and open space requirements	<p>Open Space Issues</p> <ul style="list-style-type: none"> • Contest how small developments contribute to open space 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • G8 now reads - All development schemes will be expected to contribute (subject to Paragraph 57 of the NPPF) to the provision of open space in the parish in terms of both quality and quantity. • CAP 4 - To complement Policy G8, GGPC will aim to work with landowners and the community to identify a suitable location for a new open space close to the village centre. •
G9 – Public Rights of Way Network	<p>PROW issues</p> <ul style="list-style-type: none"> • Lack of footpaths <ul style="list-style-type: none"> • Work with landowners to facilitate more walking options 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • Objective 13 - Cycleways, footpaths, and pavements on key routes around the village, and to and from the village will be established and upgraded. • Linked Parish Council action/commitment: CAP 5 - To complement Policy G9, GGPC will support a community-led action to start initial dialogue with and then to work with landowners to identify improved access into the countryside via

	<ul style="list-style-type: none"> Horse riders should be considered in any future plans 	<p>permissive footpaths and permissive bridleways.</p> <ul style="list-style-type: none"> Policy G8 amended to include – ‘and also including horse riding’
Transport & Road Safety		
G10 – A walkable village and reducing village car use	<p>Transport Issues:</p> <ul style="list-style-type: none"> Too many lorries and white vans Improve parking around the school Increase number of cycle paths Need more public transport 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> A Linked Parish Council action/commitment: CAP 6 GGPC will: support the development of a prioritised improvement plan for road safety in Great Gransden for all road users, including traffic calming, pedestrian safety, pavement widening, reduced parking on pavements, new pavements, parking and support fundraising for implementation. support a community-led action plan to encourage reduced car usage within the village, especially for short trips; and, 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. Similarly, new route provision should be sought for horse riders and all non-motorised users.
G11 – Roads and new development	<ul style="list-style-type: none"> Need to include municipal vehicles in the plan Need public electric charging points Introduce 20mph limits 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> PC has amended Policy G11 accordingly. GGPC has explored this and now the village has too little on-street parking to qualify. We will continue to monitor this In 2022 the GGPC applied for a wider 20mph zone but CCC did

		not consider this to be a high priority. It will be taken forward for future funding rounds.
Community Facilities		
G12 – Great Gransden Infrastructure Priorities	<p>Community Issues:</p> <ul style="list-style-type: none"> • Closure of the Crown & Cushion pub and ACV • Noise around the playground facilities • Development of the Sportsfield 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • The PC made a detailed statement about this on its website and referenced in the Plan • Rather than adversely impact neighbouring residents the aim is in improving the quality of life for our community including those with disabilities. • Added 'Improvements to the Sportsfield carpark in G12'
Health & Education		
G13 – Barnabas Oley Primary School and parish pre-school provision	<p>School expansion and impact issues:</p> <ul style="list-style-type: none"> • How does the PC intend to ensure that any expansion of the school does not have a negative impact on residents • As above with regards to housing • As above with regards to cars, parking, noise etc 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • Action on this already underway on these issues with school & County. • There are no plans to extend footprint of present school • All plans for any expansion are fully discussed with the Admissions Team at County Council. • Additional text added to the plan include: 'and still maintaining a high standard of residential amenity for existing and future residents' • An additional community action has been added – GGPC to collaborate with the school to monitor the impact of growth and student numbers.

Policy Area	Summary of the main issues and concerns	NP group response including key changes to plan
Spatial Strategy		
G1 - A Built-Up Area Boundary Strategy for Great Gransden	<p>Development issues:</p> <ul style="list-style-type: none"> The GGNP seeks to exclude greenfield development on sites adjoining the built-up area by resisting development on land outside the proposed development boundary. 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> Removed the reference to sites having to be on brownfield land. Included: residential development that complies with one or more of the exceptional circumstances set out in paragraph 80 of the NPPF 2021; or the development comprises development specifically allowed for by the following policies in the Local Plan – LP10 the countryside, LP19 Rural Economy, LP20 Homes for Rural Workers, LP22 Local services and community facilities, LP23 Tourism and Recreation, LP33 Rural Buildings and LP38 water related development.
G2 – Affordable Housing on Rural Exception Site	<p>New development and Social housing issues:</p> <ul style="list-style-type: none"> Identify a site or provide greater flexibility within the policy to align with LP2036 Policy LP28 Allow for an element of market housing to deliver affordable housing where there is an identified local need 	<ul style="list-style-type: none"> The Policy has been retained and amended to make it more consistent with the Local Plan Policy LP28 and make it more important for the capability of providing affordable housing and to reflect the importance of this neighbourhood plan in providing affordable housing Market housing on rural exceptions sites will be supported where it is financially necessary
A Rural & Historic Parish		
G3 – Local Character and Design	<ul style="list-style-type: none"> Reference could be added to the HDC Design Guide SPD. 	<ul style="list-style-type: none"> A new para added - Proposed schemes will conform with the HDC Design Guide SPD section 3.5 Parking and Servicing
G4 – Development, landscape	<ul style="list-style-type: none"> The Character Assessment is not sufficiently detailed to understand the 	<ul style="list-style-type: none"> The valued views both within and surrounding the village are shown on Maps and described

character and valued views	<p>assessment criteria applied in establishing a 'valued landscape' for policy-making purposes and this is reflected in G4</p> <ul style="list-style-type: none"> • Our client's site to be identified as a suitable location for future employment development 	<p>in great detail to clarify the assessment.</p> <p>We believe this would be contrary to HDC's Local Plan LP18 a, b & c. We also believe that this would not be supported by HDC who have stringent rules on the location of Employment Areas.</p> <p>No Changes</p>
G5 – Conserving and enhancing Great Gransden's Conservation Area	<ul style="list-style-type: none"> • A proposal which causes harm will not be supported is against NPPF paragraph 202 	<p>Policies developed proposed that: Added 'However, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.</p>
The Natural Environment		
G6 – Protecting and enhancing biodiversity in the parish including at Gransden Woods	<ul style="list-style-type: none"> • No significant comments 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • G6 had already been significantly enhanced to add: Delivering biodiversity net gain in the parish: All development should provide net gains in biodiversity by creating, restoring and enhancing habitats for the benefit of species. Measures to deliver net gains will be proportionate to the size of the development being proposed and could include: <ul style="list-style-type: none"> • Trees, hedgerows, water and other habitats integrated into a development site. • Bat roosts and bird boxes • installation of green or brown roofs • taking available opportunities to restore or enhance the existing ecological network across the Gransden Brook Corridor (see Figure 5) • taking available opportunities to protect and enhance Gransden

		Woods including the delivery of an alternative open space designed to relieve pressure.
Open Space		
G7 – Local Green Spaces & Other Valued Green Spaces	<p>Green Space Issues</p> <ul style="list-style-type: none"> • Confusion between Local Green Spaces and Other Valued Green Spaces • Most critically, the 'Other Valued Green Spaces' designation is without basis in national or local plan policy 	<p>Policy G7</p> <ul style="list-style-type: none"> • The map has been amended to show only the Local Green Spaces. However the Other Valued Green Spaces are mapped separately and wording has been included in the policy to reflect that Local Plan Policy LP32 would apply to those spaces. • 7.7.3 Due to the public value attached to these spaces, Local Plan Policy LP 32 (Protection of Open Space) will apply to proposals impacting upon these spaces. This purpose of Policy LP 32 is to protect against the loss of open space. • 7.7.5 provides fine detail on the specific nature of the Other Valued Green Spaces and how they contribute to the character of the Great Gransden settlement
G8 – Development and open space requirements	<p>Open Space Issues</p> <ul style="list-style-type: none"> • Delete reference to two additional dwellings or more 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • G8 now reads - All development schemes will be expected to contribute (subject to Paragraph 57 of the NPPF) to the provision of open space in the parish in terms of both quality and quantity.
G9 – Public Rights of Way Network	<p>PROW issues</p> <ul style="list-style-type: none"> • Horse riders should be considered in any future plans • Bridleways should be included more in the Plan 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • Policy G8 amended to include – 'and also including horse riding' • CAP 6 amended to include horse riders • CAP 5 amended to include permissive bridleways
Transport & Road Safety		
G10 – A walkable	No significant comments	No significant changes

village and reducing village car use		
G11 – Roads and new development	<ul style="list-style-type: none"> • A requirement for two-way traffic may pose an unnecessary constraint. • Provide clarity on road adoption 	<p>Policies developed proposed that: Where development proposals involve the creation of new roads, these must be wide enough to allow for two-way traffic (unless one-way movement of traffic has been deliberately designed-in as part of the scheme-wide movement strategy addressing all users across the scheme).</p> <p>The design and layout of roads should enable ease of access for service vehicles which should have ready access to all properties and open areas when all on-street parking areas are occupied. This will not prejudice the introduction of low order shared surface private drives and mews streets if required,</p> <p>All roads in new developments should be to adoptable standard to ensure the maintenance of access and safety standards.</p>
Community Facilities		
G12 – Great Gransden Infrastructure Priorities	Provide further clarity on how the financial contributions will be calculated.	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • 7.12.6 enhanced to discuss CIL more.
Health & Education		
G13 – Barnabas Oley Primary School and parish pre-school provision	<p>School expansion and impact issues:</p> <ul style="list-style-type: none"> • A reference to demographics should be included • Should reference Developer Contributions SPD (2011) 	<p>Policies developed proposed that:</p> <ul style="list-style-type: none"> • Added - According to the ONS National population projections: 2020-based interim • Added - Development can place additional demands upon infrastructure, the environment and the social sustainability of a community, and it is therefore essential to mitigate these impacts by providing adequate infrastructure and other services to meet economic, social and environmental needs. To this end GGPC will lean heavily on the HDC Local

		<p>Plan Development Strategy Section LP4 – Contributing to Infrastructure Delivery and on HDC Developer Contributions SPD, which sets out their policy for securing developer contributions from new developments that require planning permission.</p>
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Appendix A – A record of consultation activities

This table is a record of individual consultation events that have taken place as part of preparing the plan. They are broken down into four key phases:

Phase/Activity	Timing	Relevant Documents
1. Inception including initial awareness raising		
Decision to proceed	November 6 2017	PC Minutes
	November 2017 onwards	
Open Invitation to residents to be involved in the project	November 2017	Roundabout
Project inception meeting with Cambridgeshire ACRE involving seven who had expressed an interest and four parish Councillors	January 2018	Notes of meetings PC minutes
Steering Group established with monthly meetings, open to the public and with open forum	January 2018 – June 2021 (During Covid restrictions these were held virtually, still open to the public)	Published agenda on PC notice board SG Minutes
2. Initial plan development		
Display stall at Church Fete	20 May 2018	Display materials, introduction to Neighbourhood Plan process, questionnaire leaflet
Residents survey	June 2018 12 October 2018	Standard Gransden 2020 Vision Leaflet delivered to all dwellings and available on website Survey forwarded by email from BOPS to parents and carers
Housing Needs Survey	June 2018	NP Supporting Document 5
Contact with 27 village societies, describing Plan aims and inviting their involvement	June 2018	By email
Display stall at School Fete	16 June 2018	Display materials, introduction to Neighbourhood Plan process, questionnaire leaflet

Phase/Activity	Timing	Relevant Documents
Display stall at Lighthouse Cafe	June 2018	Display materials, introduction to Neighbourhood Plan process, questionnaire leaflet
"Pop up" stalls on street corners	June – Sept 2018	Display materials, introduction to Neighbourhood Plan process, questionnaire leaflet
Display stall at Gransden Agricultural Show, shared with The Gransdens Society	29 September 2018	Display materials, introduction to Neighbourhood Plan process
Invitation on Touchbase for teenagers to be directly involved in Plan project work	October 2018	Touchbase
Discussion with BOPS EcoCouncil	October 2018	Meeting Notes produced by BOPS
Engagement event with Brownies	October 2018	Brownie's questionnaire responses
Letters to 24- local businesses seeking their input and engagement	December 2018	Copy of Letter
Engagement with Barney's after school club	10 December 2018	Meeting Notes produced by Barney's
Briefing meeting for Barnabas Oley Governors	24 January 2019	Briefing note
Engagement with BOPS pupils during "Golden Time"	January 2019	Pupils' artwork output
Engagement event held in BOPS hall, to communicate and consult on initial consultation findings	18 January 2019	Display materials summarising initial consultation responses: Vision, Objectives, Great Gransden Past, Present and Future (included built environment and sustainable development), Natural Environment, Road Safety, Our Community, Outstanding Education and Young People
Meeting with Barnabas Oley Governors, Head, and Cambridgeshire County Council Education Dept to discuss implications of housing development on school.	27 Feb 2019	Meeting notes
3. Advanced Plan development		

Phase/Activity	Timing	Relevant Documents
Monthly Steering Group open to the public and with open forum	January 2018 – June 2021 During Covid restrictions these were held virtually, still open to the public	Published agenda on PC notice board SG Minutes published on website
Emails and Meetings with HDC Planning Policy Department	26 March 2019 14 January 2020 July 2021 29 September 2021	Emails and Meeting notes
Stall at Allotment Society Apple Day for engagement and consultation	6 October 2019	Display materials
Walking treasure hunt followed by engagement consultation event at Crown and Cushion	13 October 2019	Display materials SG Minutes
Networking meeting with NDP displays for home workers held in Crown and Cushion	1 November 2019	Display materials SG Minutes
Quiz supporting Village Hall week with NDP displays	24 January 2020	Touchbase Display materials
Discussions with local surgeries to ask about reinstatement of surgeries in Great Gransden	March 2020	Copy of letter SG Minutes
Discussions with landowners regarding Green Space and Access to the Countryside	March 2020 onwards	SG Minutes
Community email to assess interest in a Community Fibre Partnership for high speed broadband (priority identified in consultation)	April 2020	SG Minutes

Phase/Activity	Timing	Relevant Documents
Update presentation to PC, subsequently circulated to residents via community email	7 September 2020	PowerPoint Presentation Touchbase
Engagement with Wildlife Trust and local residents regarding access to Gransden Woods	November 2020	Correspondence
Facebook page set up to inform about the developing Plan and seek input on specific topics	November 2020	https://www.facebook.com/GreatGran-sdenNDP/
Discussions with specific householders regarding Built Up Area Boundary proposals	March 2021 onwards	SG Minutes
Draft sections of the Plan and Supporting Documents made available for comment via Website and Facebook	March 2021 onwards	Facebook https://www.facebook.com/GreatGran-sdenNDP/ Website www.greatgransdenpc.org.uk
Societies Fair arranged, attended by 22 village organisations, with Plan display	24 July 2021	Display Materials: Draft Plan, Character Assessment, Local Green Space rationale, Built up area boundary rationale
PC set up Working Group of Councillors to take the draft Plan through Reg 14 consultation and Reg 15 submission	6 September 2021	PC minutes
Display stall at church Fete, with copies of draft Plan and supporting documents	28 September 2021	Display Materials: Draft Plan, Character Assessment, Local Green Space rationale, Built up area boundary rationale
Pre Regulation 14 open day event, with display materials and copies of draft documentation	6 February 2022	Touchbase, Display Materials: Pre submission draft Plan, Character Assessment, Local Green Space rationale, Built up area boundary rationale
4. Regulation 14 pre-submission consultation		

Phase/Activity	Timing	Relevant Documents
Residents, businesses and Statutory Consultees	March 1 to 12 April 2022	Appendix B items 3 & 4

Appendix B – References

- 1 The Neighbourhood and Community Planning Guide by HDC
- 2 The Neighbourhood Plan and all Supporting Documents
- 3 The Representation Form delivered to resident's homes
- 4 The Notification of Public Consultation letter delivered to residents' homes
- 5 The full Neighbourhood Plan
- 6 The Great Gransden Character Assessment
- 7 The Great Gransden Development Boundary Rationale
- 8 The Local Green Spaces Rationale
- 9 The Great Gransden Housing Needs Survey
- 10 The List of Clubs and Societies in Great Gransden
- 11 The maps used in the Plan and supporting documents

Appendix C – Area Designation Approval

Neighbourhood Area Designation: Great Gransden

Huntingdonshire
DISTRICT COUNCIL

An application for designation of a neighbourhood area was received from Great Gransden Parish Council by Huntingdonshire District Council on 7 July 2018.

In accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012 as amended Huntingdonshire District Council is satisfied that the application includes:

- a. a map which identifies the area to which the area application relates;
- b. a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- c. a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

In accordance with regulation 5A of the Neighbourhood Planning (General) Regulations 2012 as amended this application is:

- a. from a parish council;
- b. the area specified in the application consists of the whole of the parish council's area; and
- c. no part of the specified area is part of a pre-existing neighbourhood area.

Therefore, as set out in regulation 5A(3), regulations 6 (Publicising an area application) and 6A (Prescribed date for determination of an area application) do not apply. As such, in accordance with regulation 5A(2) of the Neighbourhood Planning (General) Regulations 2012 as amended, Great Gransden Parish is hereby designated as a neighbourhood area.

Signed

Head of Development

Dated

Appendix D – Regulation 14 Consultees

Statutory Consultees

A list of statutory consultees was provided by HDC and all were contacted via email, with a request to respond by email or online, using a specifically designed Google form:

Pre-Submission Consultation on the Great Gransden Neighbourhood Plan: Consultation Bodies under Schedule 1 of the Neighbourhood Planning Regulations		
Body	Relevant organisation for the Great Gransden Neighbourhood Plan	
	Contact	Email address
Local Planning Authority	Huntingdonshire District Council	Local.plan@huntingdonshire.gov.uk
County Council	Cambridgeshire County Council Flood Risk and Drainage	planningdc@cambridgeshire.gov.uk FR.Planning@cambridgeshire.gov.uk
Neighbouring Local Planning Authority	South Cambridgeshire District Council	neighbourhood.planning@scambs.gov.uk
Neighbouring Parish	Eltisley PC	eltisleypc@btconnect.com
Neighbouring Parish	Caxton PC	clerk@caxton-pc.org.uk
Neighbouring Parish	Little Gransden PC	clerk.lgpc@aol.com
Neighbouring Parish	Waresley-cum-Tetworth	clerk.waresleypc@gmail.com
Neighbouring Parish	Abbotsley	clerk@abbotsleyparishcouncil.gov.uk
Neighbouring Parish	Croxton	croxtpc@gmail.com
The Coal Authority		planningconsultation@coal.gov.uk
Homes and Communities Agency		Andrew.pearson@hca.gsi.gov.uk Mark.white@hca.gsx.gov.uk
Natural England		consultations@naturalengland.org.uk
Environment Agency		planning.brampton@environment-agency.gov.uk
Historic Buildings and Monuments Commission for England		eastplanningpolicy@historicengland.org.uk
Network Rail Infrastructure Limited		townplanning.LNE@networkrail.co.uk

Pre-Submission Consultation on the Great Gransden Neighbourhood Plan: Consultation Bodies under Schedule 1 of the Neighbourhood Planning Regulations		
A strategic highways company part of whose area is in or adjoins the neighbourhood area		planningee@highwaysengland.co.uk
Communications	Mobile Operators Association	info@mobileuk.org
NHS, Electricity, Gas, Water & Sewage	UK Power Networks Transco National Grid	Capccg.premisesandestates@nhs.net planningnotifications@eastamb.nhs.uk enquiries@ukpowernetworks.co.uk nationalgrid.uk@avisonyoung.com planningliaison@anglianwater.co.uk dsweetland@anglianwater.co.uk N@cambridge-water.co.uk
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area	<ul style="list-style-type: none"> • The British Horse Society Wildlife Trust • Age UK Cambridgeshire • RSPB • Cambridge Campaign for Better Transport • Sport England 	janet.holmes@bhs.org.uk cambridgeshire@wildlifebcn.org infoandadvice@ageukcap.org.uk wildlife@rspb.org.uk info@cotransport.org info@sportengland.org See list of local voluntary groups below
Bodies which represent the interests of different religious groups in the neighbourhood area	The Bluebell Benefice, which covers the parishes and churches of Great Gransden, Little Gransden, Abbotsley and Waresley	
Bodies which represent the interests of persons carrying on business in the neighbourhood area	Kingspan Timber Carter Jonas	mark.stevenson@kingspan.com ; Peter.McKeown@carterjonas.co.uk ;
Bodies which represent the interests of disabled persons in the neighbourhood area	<ul style="list-style-type: none"> • Cambridgeshire Local Access Forum • Disability Cambridgeshire 	claf@cambridgeshire.gov.uk admin@disability-cambridgeshire.org.uk

The following organisations are active within the neighbourhood area and were contacted:

Badminton club
Ball Committee
Barnabas Oley PTA
British Legion
Cambridge Gliding Centre
Carry on Learning
Gransden Allotments Society
Gransden and District Bowls Club
Gransden Carpet Bowls Club
Gransden Football club
Gransden Foxes Ladies netball team
Gransden Golf Society
Gransden Horticultural Society
Gransden Ladies Singers
Gransden Sports and Recreation Association
Gransden Windmill Trust
Gransden Ladies Group
Gransden tennis club
Lighthouse Café
Mothers Union - no longer active
NAAFI LGVH
Pathfinders Walking Group
St Bartholomew's Church Choir
The Brownies
The Evergreens
The Gransden Bellringers
The Gransden Society
The Guides
The Reading Room
The Revellers
The Scouts
Touch Rugby

Landowners consulted:

R H Topham & Son
Great Gransden Farms Ltd
B & S Farming Ltd
Model Farm
Newmans

Appendix E – Example Engagement Communications to Residents

E1: Example Posters around the village

Great Gransden Draft Neighbourhood Plan



Online Survey now open until 12th April



The Neighbourhood Plan helps **inform the Parish Council what residents want** and influences future building

.....**Influence Plans**

All Planning Applications in our village will be assessed against the policies in the Neighbourhood Plan which **will give us all much more control over how the village develops.**

.....**so take action**



It is vital that the Neighbourhood Plan reflects the view of residents and businesses. **Please complete the online questionnaire**

greatgransdenpc.org.uk/neighbourhood-plan/

Help shape the future of Great Gransden

On the 1st March 2022 the Great Gransden Parish Council will publish the draft Neighbourhood Plan for consultation. All Great Gransden households, businesses and other stakeholders will receive a full information pack for you to study and make comment during the six week consultation period. Please look out for it.

From 1st March, The Draft Plan and other supporting documents can be viewed in the following locations at normal opening times:

- Reading Room Cafe on Friday mornings
 - Lighthouse Cafe on Tuesday Mornings
 - Great Gransden Church Porch
-



Or, better still, viewed in the comfort of your own home by going online:

<https://greatgransdenpc.org.uk/neighbourhood-plan/>





On the 1st March 2022 the Great Gransden Parish Council will publish the draft Neighbourhood Plan for consultation. Every home will receive a full information pack for you to study and make comment during the six week consultation period. Please look out for it.

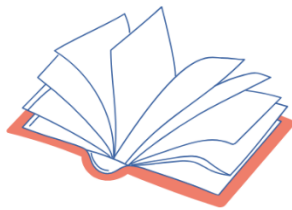
E2: Village Magazine Regulation 14 consultation stage



Front Page

Have your say in our village's future

On the 1st March 2022 the Great Gransden Parish Council will publish the draft Neighbourhood Plan for consultation. Every home will receive a full information pack for you to study and make comment during the six week consultation period. Please look out for it.



From 1st March, The Draft Plan and other supporting documents can be viewed in the following locations at normal opening times:
Reading Room Cafe on Friday mornings
Lighthouse Cafe on Tuesday Mornings
Church Porch



or better still viewed online :
<https://greatgransdenpc.org.uk/neighbourhood-plan/>

The Neighbourhood Plan sets out a framework for future development in the Parish to meet identified future needs



Inside page

E3: Parish Council Website with dedicated Neighbourhood Plan page. Example from the Regulation 14 stage.

Great Gransden Parish Council

[Home](#) [News](#) [Your Council](#) [Policies](#) [Reading Room](#) [Archive](#) [Contact](#) [Neighbourhood Plan](#) [Document Search Results](#)

Neighbourhood Plan

[Home](#) > [Neighbourhood Plan](#)

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

E4: Neighbourhood Plan Facebook Page



Great Gransden Neighbourhood Development Plan

March 26 · 🌐

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Thanks to everyone who has already replied to the consultation. There is still time to give your views - the full draft Plan and representation form is on the Parish Council website

<https://greatgransdenpc.org.uk/neighbourhood-plan/>

Hard copies can also be found in the church porch, Reading Room Cafe and Lighthouse Cafe.

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.

GREATGRANSDENPC.ORG.UK

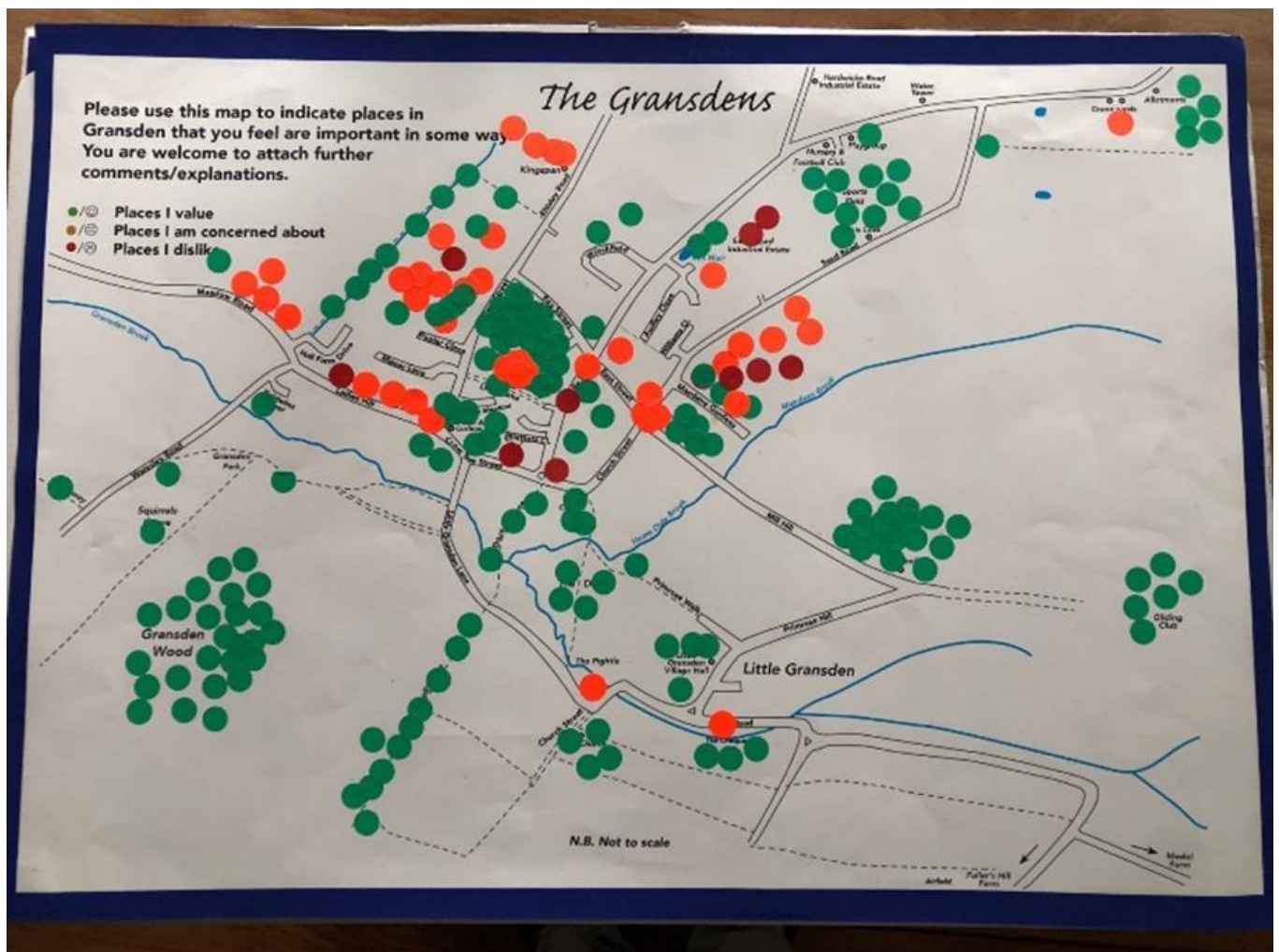
Neighbourhood Plan – Great Gransden Parish Council

This your chance to have a say in what happens to your village The consultation period runs from 1st March until 5pm 12th April 2022. 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 mos...



E5: Neighbourhood Plan Open Days prior to Regulation 14 stage

A map was used to identify locations that are liked and those where there were concerns or dislikes. The consolidated replies provide a “heat map” of how the village is perceived.





Great Gransden Neighbourhood Development Plan

February 15 · 🌐

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Thanks to everyone who attended Sunday's Open Day. There were a steady flow of people who asked some really useful questions. It was an important event because the parish is responsible for carrying out the pre submission consultation on its draft Neighbourhood Plan which is published on 1st March.



Consultation Event



Reading Room Quiz

Societies Fair





E6: Residents Engagement Survey 2018/2019 (Gransden 2020 Vision)

In this anonymous survey, please tell us:
The thing I like best about Great Gransden is

because:

The thing I like least about Great Gransden is

because:

The thing I would most like to change about Great Gransden is

because:

Thank you very much for your help!
Please return your form to collection points at
Great Gransden Shop and Barnabas Oley School,
in an envelope marked "Gransden Neighbourhood Plan"

This is just an initial survey, and more detailed questions will follow as the project progresses.

Want to have regular updates? Please visit
www.greatgransdenpc.org.uk

Want to talk to us? Would you like to help?
Please contact Ann Cosgrave at: gransden2020vision@outlook.com



Gransden 2020 Vision

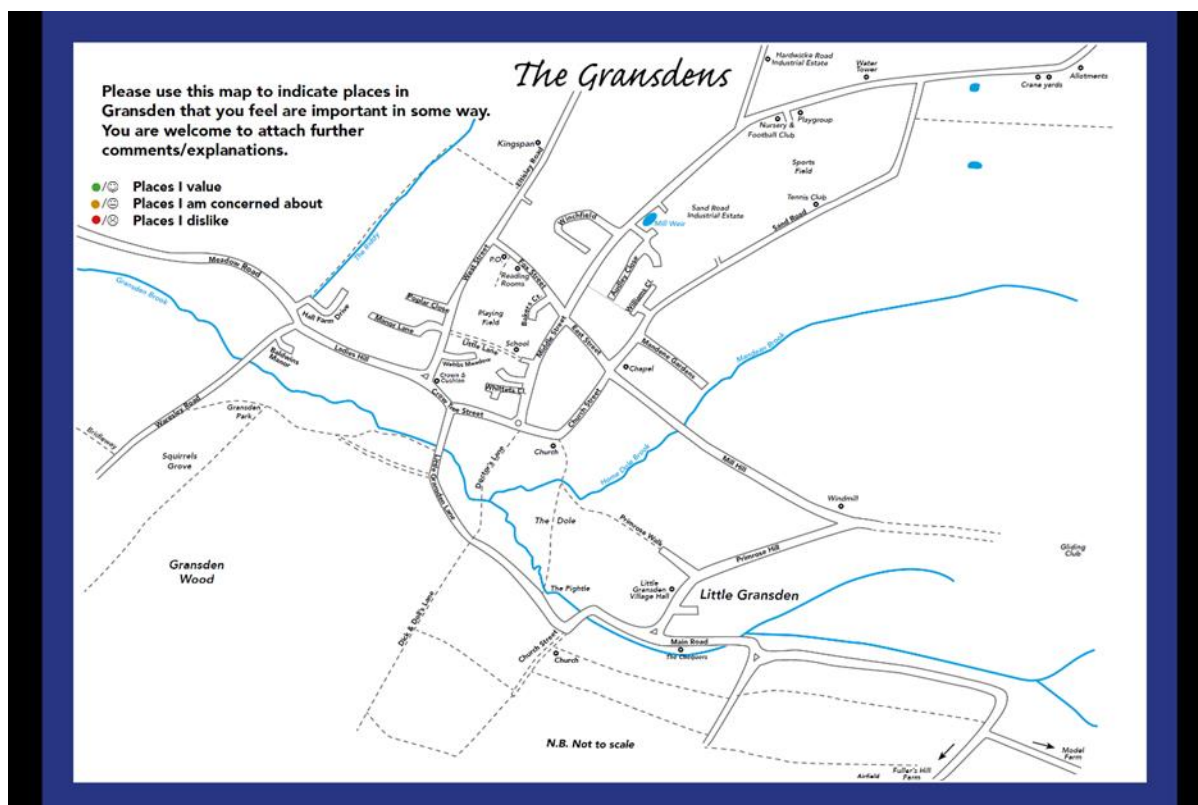
Great Gransden's
Neighbourhood Development Plan

Your input is important for the success of the Neighbourhood Development Plan. It will help to define a shared vision of our village's character and sustainable development for the future.

The Plan will sit alongside the local planning authority's Local Plan and both will be used in deciding planning applications. This survey is different from the recent housing needs survey, relevant points of which will be included in the Plan. **This Plan is not just about buildings**, your views are needed on: the most valuable natural/wild spaces, the most unique/defining/neglected or disappointing features, your favourite walks, the things you would most like to preserve/improve/increase etc.

Neighbourhood Development Plans are a Government initiative. Ours is supported by Huntingdon District and Great Gransden Parish Councils. Work to collect and collate information and views is being undertaken by a steering group of volunteer residents, including some Parish Councillors, who will be available to hear your views at village events.

Neighbourhood planning gives communities a chance to state where they want new homes or village amenities to be built, have their say on what those new buildings should look like. They can also specify what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning helps local people to ensure that they get the right types of development for their community, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of HDC's Local Plan.



Leaflet "Gransden 2020 Vision"

E7: Regulation 14 On-Line Communication with Residents

It was envisaged that most responses would come via the on-line website. Accordingly, a replica of the written Representation Form, shown in E8 below, was made available on the PC website and was removed at 5pm April 12th 2022.

E8: Regulation 14 Written Communication with Residents

Every home in the village received 13 pages of documents on the eve of the Reg 14 Consultation period.

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/

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 1st March until 5pm 12th 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, family, 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 12th 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

Plan Summary

*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*

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*

Plans 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.

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

The second part of the 13 Page delivery to residents was the Representation Form.
Here it is in full:

Great Gransden Draft Neighbourhood Plan 2021 to 2036

Pre-submission consultation 1st March – 5pm 12th April 2022

Representation Form

Office Use Only Consultee No. Representation No.

Are you responding as a Resident, Local Business, Local Organisation or Other (Please Tick ✓)

Resident	Local Business	Local Organisation	Other

Contact Details*

Name	
Email	
Alternative contact details (if email not available eg. Postal address)	
Organisation (if applicable)	

* Please note that we are unable to accept anonymous comments. Comments will be made public as part of our consultation statement, but not your name or any other personal details. If you are commenting on the behalf of an organisation your name and organisation may appear in the Consultation Statement.

Great Parish Council needs to collect and hold your name and contact details (email address or postal address as preferred) in order to let you know about later stages in the Neighbourhood Plan's preparation. We are required to ensure anyone who comments on the plan has the opportunity to express their opinion to the independent examiner before the Neighbourhood Plan is finalised.

The information you provide will be kept until the Neighbourhood Plan is completed and formally adopted by Huntingdonshire District Council (HDC). We will not pass on any personal data on to third parties other than HDC to enable them to carry out their statutory responsibilities relating to this Neighbourhood Plan.

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

Plan Overall:

Please read through the Neighbourhood Plan or the Plan Summary which you should have received as part of the mail drop and also available from the PC website Neighbourhood Plan page.

As a whole, do you support the Great Gransden Neighbourhood Plan? (Please Tick ✓)

Yes	
No	
Don't know/prefer not to answer	

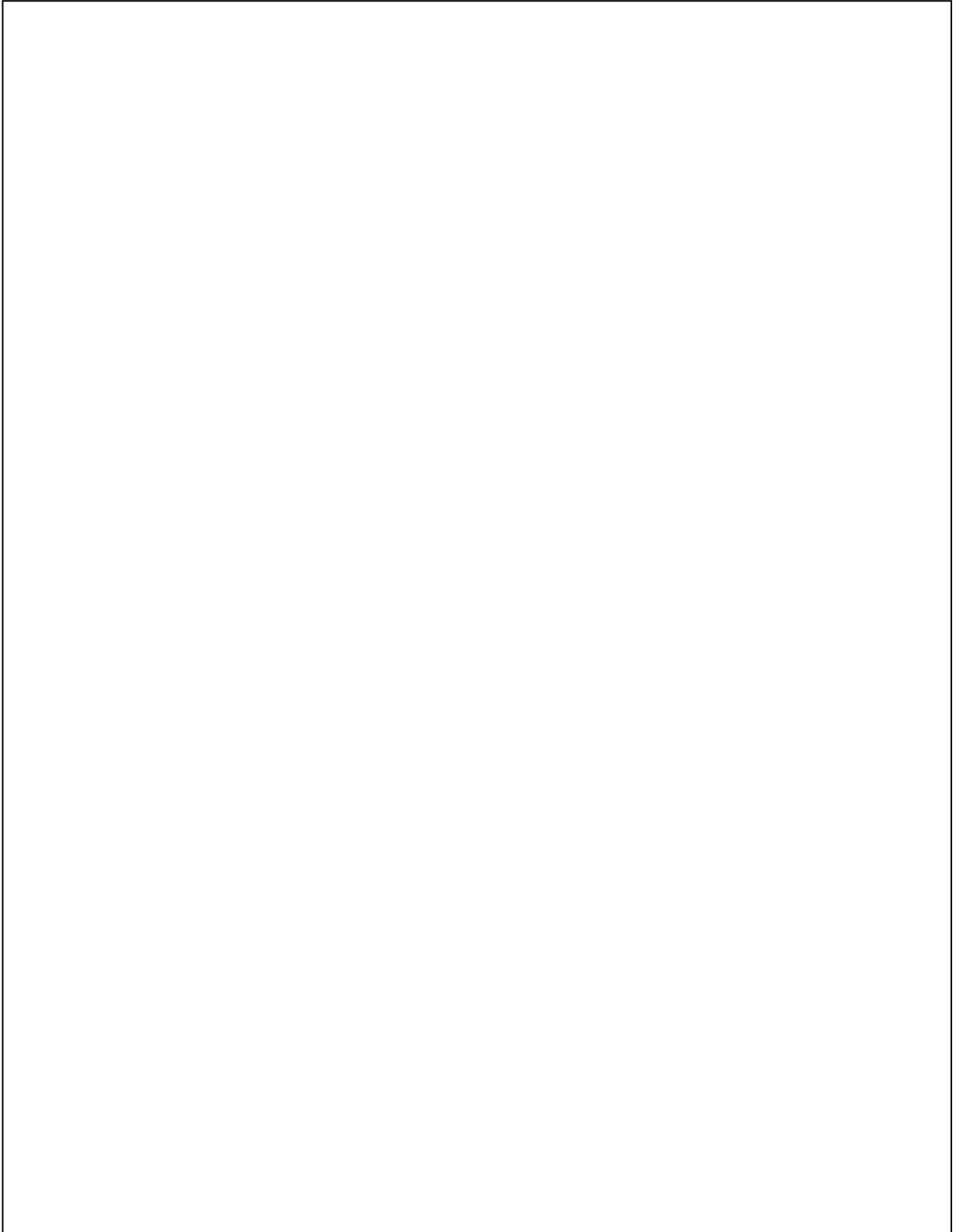
Are you in broad agreement with the content of following sections of Neighbourhood Plan?
(Please Tick ✓)

	Yes	No	Don't Know
	<i>Please tick one of the columns</i>		
The Key Issues in Section 4			
The Vision and Objectives in Section 5			
The Design Guide in Section 6			

	Yes	No	Don't Know
	<i>Please tick one of the columns</i>		
The Planning Policies in Section 7			
The Community Action Plans in Section 9			

If you have further comments on the content of Sections 1 to 9 please provide overleaf.

Please specify the paragraph number/page number in the Draft Neighbourhood Plan to which your comment relates:



The key areas identified in the Notification Letter ‘Plan Summary’

Please read through the Notification Letter sent to homes and available on the PC website.

Please indicate whether you support or object to each of the sections, their policies and community action plans, summarised in the Notification Letter.

	Support	Object	Don't Know
	<i>Please tick one of the columns</i>		
Spatial Strategy			
A Rural and Historic Village			
Natural Environment			
Open Space			
Transport and Road Safety Improvements			
Community Facilities and Infrastructure			
Primary Schooling, Education and Health			

Please use the section overleaf to provide specific comments you may have on any of the above sections

Please remember to state which section you are referring to.

E.g. Transport and Road Safety Improvements: My comment is....

Neighbourhood Plan Supporting Evidence:

The Neighbourhood Plan is supported by the following evidence-based documents. These are available on the Parish Council Neighbourhood Plan website greatgransdenpc.org.uk/neighbourhood-plan/

1. Character Assessment
2. Development Boundary Rationale
3. Local Green Spaces Rationale

Please provide any comments you may have on the above supporting evidence-base documents here. Please state which document and page number your comment applies to:

Supporting document:

Your comment:

A large, empty rectangular box with a thin black border, occupying the upper half of the page. It is intended for students to write their answers to the questions above.

You may use the space provided here to continue your answers to any of the questions above:

Continued from.....

Thank you for your time and interest.

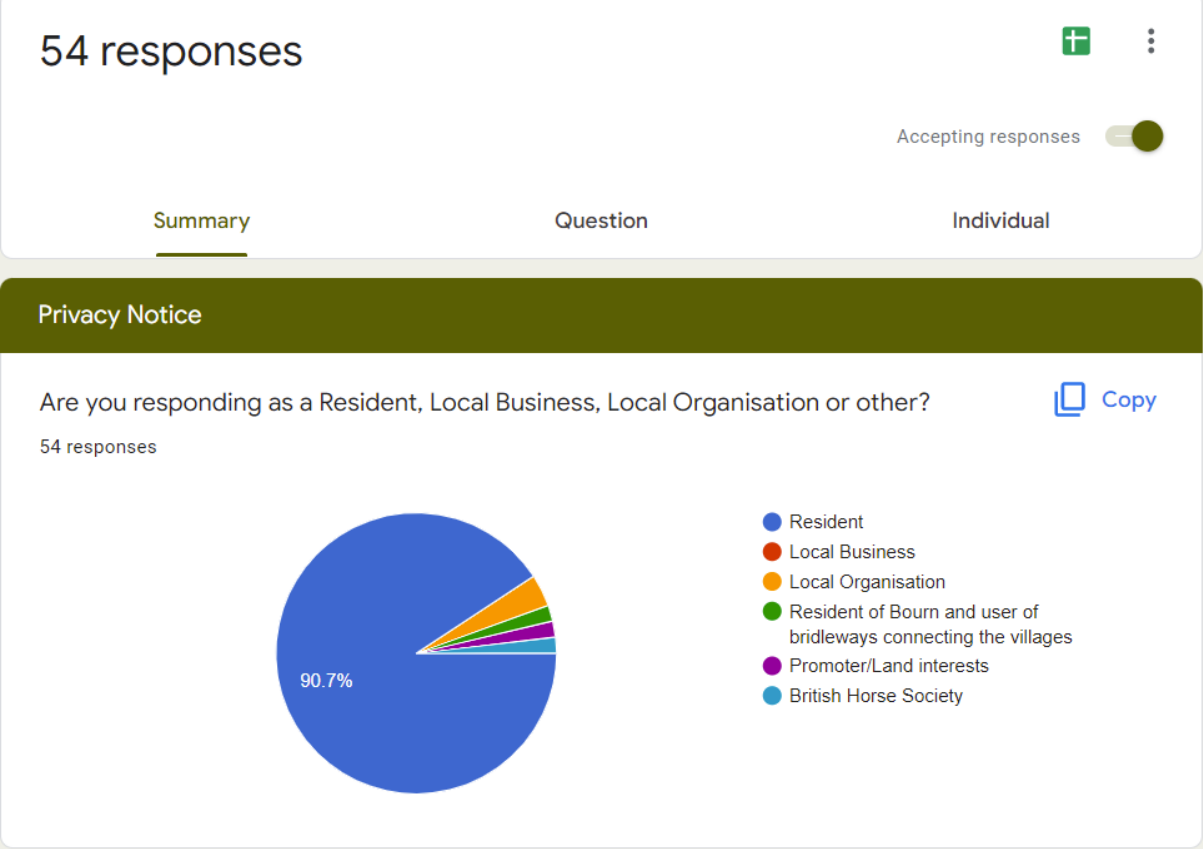
Please return this form by 5pm 12th April 2022

Email: ggnp@gransdens.org

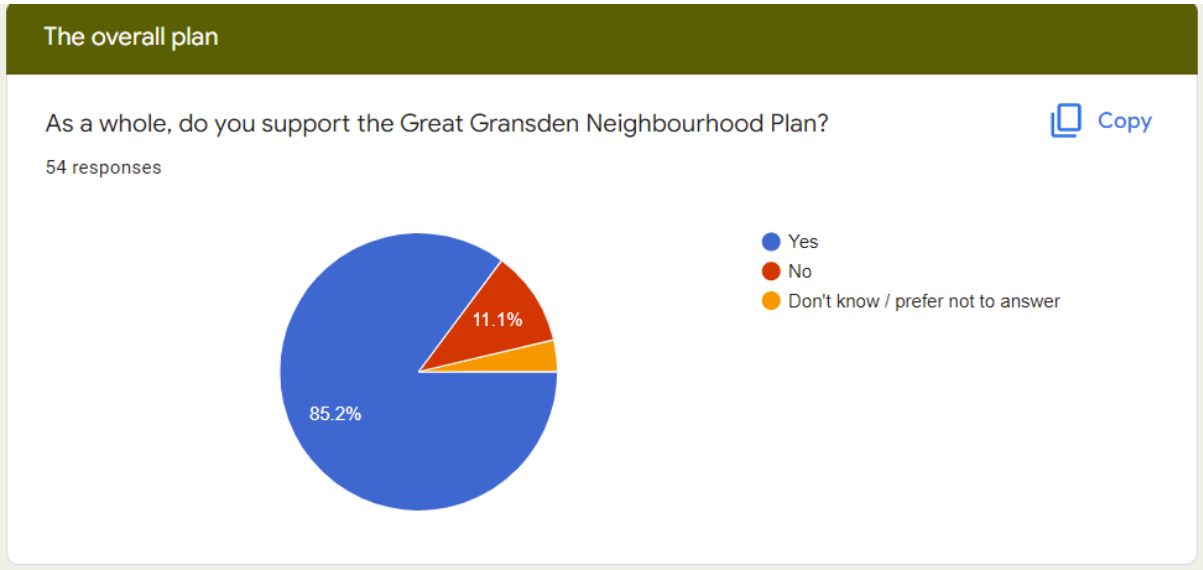
Or leave in the dedicated collection boxes at: Reading Room café on Friday mornings (09:00 to 12:00) or in the Village Shop.

E9: Regulation 14 Graphic View of Responses

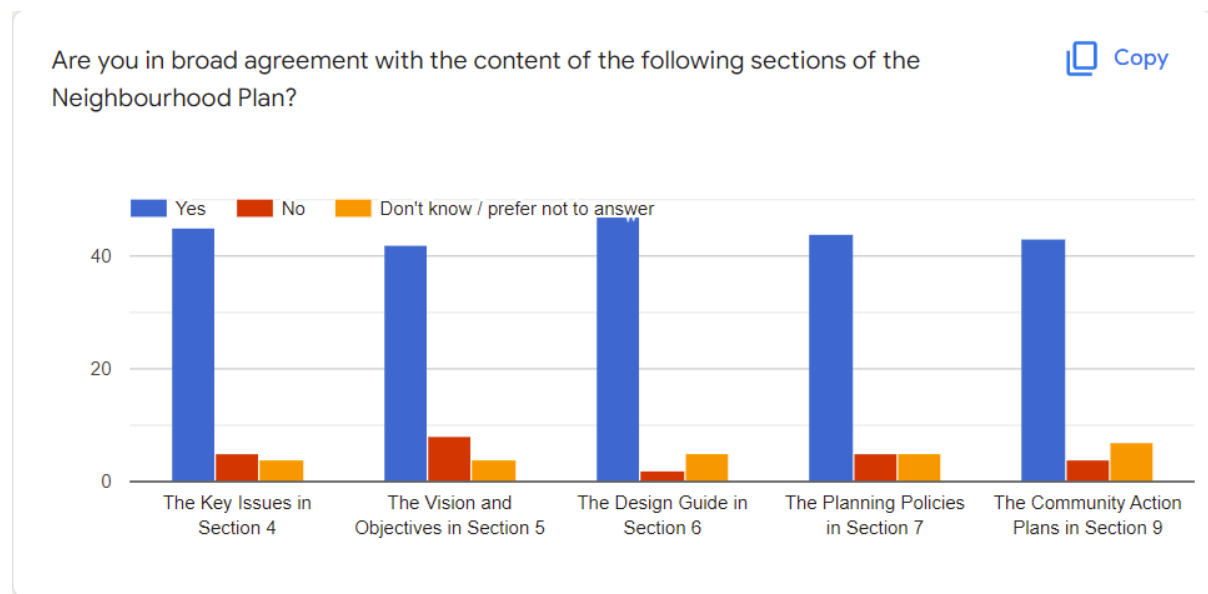
Here is a summary of the responses by type:



Over 85% of respondents supported the Great Gransden Neighbourhood Plan



We asked respondents if they agreed with various sections of the Neighbourhood Plan; the vast majority agreed.



Appendix F Consultation Responses: Residents

Ref.	Review Comment	NP Team Comments	Action to be taken
	A Rural & Historic Parish		
28	There is no mention of people and their individual amenity rights. Given the objectives to protect and enhance the landscape and important views we feel building on to the Reading Room would be completely contradictory. G4 and G5	Partially accepted. The village hall has serious space restrictions for the modern day, it needs to be able to increase capacity to remain viable. The consultation on specific planning proposals provides the opportunity for individuals to have their views considered	Policy G13 – a new sentence has been added ‘and still maintaining a high standard of residential amenity for existing and future residents.’
31	Objective 3 [page 44] states that new developments must be of a high quality. However, it is not clear what ‘high quality’ means in this context. The only reference to ‘quality’ in Policy G3 is in the first sentence: ‘All development proposals should contribute in a positive way to the quality of the built environment in the parish.’ Does the NDP need to be more specific about what is required in terms of ‘high quality’ developments? Policy G3, point a vi, where it refers to on-street designated parking, should refer to municipal vehicles (or service vehicles) in addition to emergency vehicles.	Noted G3 makes reference to the Character Assessment and the Design Guide which provide adequate detail on quality, Noted The storage and collection of waste and recycling from residential properties must be carefully considered as part of an integrated design solution.	No Change Delete ‘emergency’
33	Character assessment – Highlights that the village has grown organically and evolved, and yet seeks to impose tight regulation on future evolution. Should look for opportunities for listed buildings to be brought to 21 st century standards rather than seek to constrain any improvement of these. Character is always highly subjective, and so would not look to be legislated for,	Not Accepted Future development and evolution of the village is inevitable and even desirable, but the residents of Great Gransden value their environment and wish to maintain and protect this for future residents. Design Guide Overarching principle number 8. House design and construction should aim for the	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	but rather be the subject of ongoing debate as individual proposal are brought forward. Under this document, a solar farm, windmill or neighbourhood ground source heat plan would struggle to get past the “character” test, but may be essential for the development of the village.	lowest carbon footprint and highest standard of sustainability in materials (source, lifetime and recyclability) and energy (insulation, heat source). A Neighbourhood Ground Source Heat project was considered as a possible Community Action Plan. This was not progressed due to lack of response from the community, high cost and no identified land availability	
49	“7.3.1 One of the remarkable characteristics of Great Gransden is the way it has retained its rural character. Ribbon development has been limited and the built environment has a lush green setting. All houses have gardens, and street-fronts and corners are enhanced by trees, shrubs and other planting. It is vital that this is retained in any consideration of new housing, home refurbishments and infrastructure improvements.	Noted These points are summarised in The Design Guide	No Change
5c	Page 50- G5- I agree the character should be maintained where possible but balancing the maintenance and need for such places with the needs of modern living.	Noted See Design Guide Overarching principle number 8.	No Change
8c	I agree with the sentiment, but again this is redundant as far as proposed developments are concerned. They have planning approval and this takes the village out to 2030. What is important is that the same standards apply to the facilities that are taken forward by the Parish. For example building a MUGA next to a crown green bowls field does not seem to be in character for a rural and historic village where the majority of the village is over 50.	Not Accepted ●Objective 10 Increase the quality and quantity of accessible open space within the parish, to enable local people to experience a wider enjoyment of the Gransden countryside and the associated recreational and health benefits. The MUGA was installed on the site of the derelict village tennis court. The Plan cannot place a limit on the level of future development.	No Change
Community Action Plans			

Ref.	Review Comment	NP Team Comments	Action to be taken
42	Without an action plan to monitor Policy G5 – Conserving and enhancing Great Gransden’s Conservation Area (Section 9.2) – the character of the settings of houses etc. will continue to change. There is a tendency for borders and other features to change gradually over time or even suddenly, for example following a transfer of ownership. Someone asking for permission to make a change may be denied permission, or may be given constraints, but a change made without consultation with any conservation officer will most likely be unremarked and will become established as the setting quickly. With incremental changes a setting can be quite different from how it was, say, 10 years earlier.	Not Accepted As the Neighbourhood Plan (NP) is a statutory planning document it cannot include non-planning issues. Due to the very rare occurrence of changes being made in the Conservation area without permission, a CAP may lapse before long. However, action groups and volunteers are always welcome to flag such incidents to the PC	No Change
5e	<p>Page 73- CAP 5- PROW, some prior discussion would be helpful.</p> <p>Page 76 – G12- I agree that Broadband issues should be included. Again a concern is that Gransden will be overlooked if such seemingly basic facilities cannot be kept up to date.</p>	<p>Noted and accepted The PC would initially contact landowners.</p> <p>Noted and accepted</p>	<p>Change to CAP 5 - To complement Policy G9, GGPC will support a community-led action to start initial dialogue with and then to work with landowners to identify improved access into the countryside via permissive footpaths.</p> <p>Sentence added to 3.39 County Broadband have now hit their required order target and the build phase has commenced in the village</p>

Ref.	Review Comment	NP Team Comments	Action to be taken
	Community Facilities and Infrastructure		
13a	I want to lend my weight to the importance of the Crown and Cushion as a community asset, especially at a time when its future seems uncertain. We have used the Crown and Cushion for meetings, social events, music, quizzes, weddings, funerals and much more. It is the social hub of the village and has enriched our lives and from the moment we moved to the village.”	Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/	Inserted the link to the PC statement regarding the Crown & Cushion into 3.24
16d	- Strongly support playing field car park improvements and kids playground spruce up. Willing to help with latter if community participation would be useful.	Noted Thank you for the offer	No Change
18	One area of concern is the ongoing closure of the Crown and Cushion pub in Great Gransden, which is an Asset of Community Value and much cherished by villagers. It has provided a space for musical events which has brought the community together on numerous occasions and has the potential space to be a regular meeting space for concerts and community events such as club meetings, charity events etc. Given businesses are now open following government advice, I am unclear why this pub remains closed given the huge support for its opening. I would like to see this prioritised to move forward the re-opening and give us a key central part of our community back.	Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/	See 13a above
21	No policy wrt protection of ACV	Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/	See 13a above
23	None of these sections developes any policy with respect to maintenance of important ACVs.	Noted	See 13a above

Ref.	Review Comment	NP Team Comments	Action to be taken
	Very strong policies and action plans should be developed with respect to protection of village ACV.	The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/	
24	The Crown and Cushion public house is rightly noted as an Asset of Community Value. It is vitally important to continue support for this asset as a place to meet, for club meetings, award ceremonies and music nights and to retain its ACV status.	Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/	See 13a above
25	we have a wonderful pub in the village which is a "Village Asset". It has been closed for two years. This needs to reopen ASAP as it is a vital hub for the village.	Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/	See 13a above
28	Key Issue Number 6 – Community Facilities and Infrastructure 4.27 We agree that the playground facilities need refurbishing, but we are concerned that the 'challenging' aspect mentioned will result in increased noise and will adversely impact on neighbouring residents. We fully endorse the sentiment of a safe play environment and we remind the PC that this was the raison d'être of the MUGA but this has been degraded by allowing commercial activity. 4.28 We feel a much more ambitious plan for the Sportsfield could be envisaged which would bring greater benefit to the whole community. This is a major village asset which we should all be encouraged to use without having to join a club.	Noted Rather than adversely impact neighbouring residents the aim is in improving the quality of life for our community including those with disabilities. Noted The Sportsfield is home to the Gransden Youth Football Club (GYFC) which comprises: - 120 playing members and the Tennis Club. There is no requirement to join one of these clubs merely to play on the Sportsfield grassy area. The GSRA manages the Sportsfield on behalf of the PC. Increased involvement of the community and new ideas for how best to increase the facilities are always welcome.	No Change No Change
28	There is no statement of a policy to protect the interests of existing residents e.g., the proposed Reading Room extension and the proposed	Not Accepted Rather than having a negative impact on neighbouring residents the aim is in improving the	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	‘challenging nature’ of the playground improvements which both could have considerable negative impact on neighbouring residents. Building a new car park will encourage car use a complete contradiction of policy G10. We feel pavements and improvements to the Sportsfield should be top priorities in the Community action plan objective 16 This will enable more community access to the largest open space and better use of the indoor facilities. There is potential for future development here and we feel these should be developed such that they become the key social, cultural and sporting centre of the village. The Reading Room could then be useful for smaller groups, meetings and remain sympathetic to the Open Space and Rural & Historic village objectives.	quality of life for our community including those with disabilities. There are no plans in the plan to build a new car park. Please see paragraph 7.12.4 for a view on the Reading Room. The idea regarding the Reading Room could be the start of a resident funded village hall, which it would need to be under this idea. The consultation on specific planning proposals provides the opportunity for individuals to have their views considered. The GSRA manages the Sportsfield on behalf of the PC. Increased involvement of the community and new ideas for how best to increase the facilities are always welcome.	
29	Section 3.22 – The Crown & Cushion pub should be kept as an Asset of Community Value (ACV).	Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/	See 13a above
30	Section 3.22 – The Crown & Cushion pub should be kept as an Asset of Community Value (ACV).	Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/	See 13a above
31	Policy G12 lists a number of infrastructure priorities. This list should also include ‘Improvements to the sportsfield car parks’ because both of these require attention. Policy G12 has, as its final point, ‘Enhanced opportunities for education for all ages.’ Should this be	Noted and accepted The car park is in need of resurfacing, a major funding project, the cost of which will run into 6 figures. Noted and partially accepted. G12 is referring to infrastructure that might be eligible for CIL funding and that definitely includes education for all ages. However, G13 also states ‘	Added ● Improvements to the Sportsfield carpark in G12 No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	in policy G12 or should there be a separate Policy relating to Health and Education? The latter seems more logical to me.	GGPC to work alongside village societies to see how learning opportunities for all parishioners can be expanded' and is marked as a CAP	
32	Our comments are that the Park is an asset well used by all families within the village and could do with some updated equipment. The steps from the park to Little Lane could do with a handrail as this would help older and disabled residents.	Noted and Accepted CCC who own Little Lane have been approached about this and a ramp, but no positive result yet	No Change
35	<p>"Page 14/ Section 3.24</p> <p>The neighbourhood development plan gives a comprehensive and positive plan for the future of Great Gransden. I am pleased to see the emphasis on protecting and conserving green spaces and public rights of way and support the vision going forward. We do indeed have a vibrant rural village and a highly engaged community. However there seem to be little reference to one of the most important amenities which help facilitate this – The Crown and Cushion. The village pub was on our check list when searching for our home almost 30 years ago. It's where we met many of our friends. As a family it's where our kids met their friends and where they worked and met customers that they now call friends. It's where we celebrated anniversaries and made memories. Having talked to many of the new families to it seems that having a village pub was one of the main items on their check-list too. In brief, my main concern with the NDP is the lack of emphasis on protecting important community assets such as the Crown & Cushion. If we loose our pub we may never get it back and the village will be all the poorer for it"</p>	<p>Noted</p> <p>The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/</p>	See 13a above

Ref.	Review Comment	NP Team Comments	Action to be taken
36	<p>"Ref Sections 1-6 O=only, Great Gransden Community 3.24 page 14.</p> <p>I am disappointed that more emphasis is not placed on the need to retain these community assets particularly the Crown and Cushion which at this exact moment in time is under threat of permanent closure. I would like to see the NDP say more about how this and the other community assets are critical to the quality of life and sustainability of Great Gransden and how every effort must be made to retain them for the benefit of the community."</p>	<p>Noted</p> <p>The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/</p>	See 13a above
39	<p>I see that under section 3.24 (Great Gransden Community) mention is made of the Crown and Cushion public house which is noted as an Asset of Community Value. Since the writing of the report the Crown and Cushion closed at the start of the pandemic lockdown and has not reopened. I would like to add my voice to those of others who believe that this Pub is a vital element of village life and community and every effort should be made to encourage the present owners to reopen. If that is not possible all other avenues available to reopening should be explored. Hence it is vital that the 'Asset of Community Value' status should not be allowed to lapse.</p>	<p>Noted</p> <p>The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/</p>	See 13a above
49	<p>7.12.4 I fully support the points made in this paragraph (I am Chair of the Reading Room) The Reading Room has been very popular since the lifting of COVID restrictions but its size restricts participation and limits use. It is too small for exercise classes, which you expect to find at a village hall, and has been very limiting when social distancing has been needed. We need to extend the footprint to future-proof for comfort</p>	Noted and Accepted	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	<p>and hygiene. The village population is now over 1000 and a village hall that can only seat 50 people is no longer appropriate. It is also a special, much-loved building with garden that residents want to enjoy to the full.</p> <p>Policy G12 mentions traffic calming measures. I hope we will be able to avoid too much street clutter particularly in the centre of the village. The movement through the village of heavy lorries has increased recently and is not well understood. If these are just lorries passing through, the PC could consider opening up discussions with HDC/Highways about how to mitigate this.</p>	<p>Noted PC is in discussion with Highways</p>	No Change
4c	<p>The Crown and Cushion was a thriving focal point in the village with many village activities based from there (music nights, badminton club, golfing society, walking groups, quiz nights to name a few) unfortunately there does not seem any desire to reopen so can this be added to the Community Action Plan as site that needs focus to prevent a change of use and loss of the only GG village pub. It was purchased as a pub with special status at a about ¼ quarter of the value it I if purely residential so can see the desire to make it residential to gain the increase in value but at a cost to village of losing its last pub, especially as CC has so much village history even the snug dates back to 1560!</p>	<p>Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/</p>	See 13a above
50	<p>Community facilities: one facility that is sorely missing at the moment is the village pub. It has been closed for years now, with no plans for any reopening. A real loss for the community!"</p>	<p>Noted The PC made a statement about this https://greatgransdenpc.org.uk/2021/statement-regarding-the-crown-and-cushion-public-house/</p>	See 13a above

Ref.	Review Comment	NP Team Comments	Action to be taken
8	<p>Key issues 6 : Whilst it is nice to improve the community facilities and infrastructure, there is nothing in the plan that protects the well being of those who live around those facilities. I would like to see something in the plan where the well being of everyone in the community is considered. Living next to the playing field should not be taken as an invitation to accept any and all changes to the use of the playing field. I am concerned that the creation of a more challenging environment, really means noisier and busier and more impactful on those who live next to it.</p> <p>The Sportsfield seems have gone from being for community use to club/nursery use. Ideally this should be revisited. The Tennis club should not have sole use of the all weather area which is currently reserved for tennis court & club use only. The sports field should be open to to all and not controlled by Gransden Football Club. The Nursery should not really be situated at the sports field, and the local school should make use of these facilities instead of utilising the playing field, which may be convenient for it, but is not the purpose of a playing field.</p> <p>Page 10, Page 34 – Great Gransden has a pub in name only. Whilst I appreciate that technically its use has not changed. Advertising it as a facility is a bit misleading, unless the parish council can address this.</p>	<p>Noted</p> <p>See Consultee 28 above The consultation on specific planning proposals provides the opportunity for individuals to have their views considered.</p> <p>Not Accepted The members of Gransdens Tennis Club pay the operating and capital costs needed to operate the Club. Coaching is open to non-members, and public use of the courts is available on payment of a small fee. The PC relies on income from the organisations who use the Sportsfield in order to maintain it.</p> <p>This seems contradictory - instead of utilising the playing field, which may be convenient for it, but is not the purpose of a playing field. There would be protests from all concerned if children had to far along roads to the far end of the village to use a Sportsfield, when there is one adjacent to the school.</p> <p>Noted The NP is not an advertising document</p>	<p>No Change</p> <p>No Change</p> <p>No Change</p>
8f	See previous comments related to how the use of the Sports Field should be more widely used and not reserved for Gransden Football Club or the Tennis	<p>Not Accepted See 8 above</p>	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	Club. This is supposed to be a facility for the community, it seems to be becoming less as opposed to more available. The school should make more use of the sports fields and move away from using the playing field.		
Education & Health			
24a	Primary Schooling, Education and Health: It is important to push for free transport from Great Gransden for children to Comberton Village College as the whole outlook of the village is towards the more rural aspects of our county. Parents in the village are finding it increasingly difficult to fund these hidden costs of education for their children.	Noted Action on this already underway with school & County.	No Change
28	We note that the PC acknowledges in G13 that the Primary School is already in a congested area of the village. How does the PC intend to ensure that any expansion of the school does not have a negative impact on residents. This hasn't been mentioned in the NP.	Noted and accepted There are no plans to extend footprint of present school	Policy G13 – a new sentence has been added 'and still maintaining a high standard of residential amenity for existing and future residents.'
31	"Section 3 Point 3.44 should also state that some secondary school children attend schools in Bedford, while others attend boarding schools further afield.	Noted & Accepted This is true	Added the text to 3.44
49	7.13.1-7.13.2 I support the aspiration for a modest expansion of Barnabas Oley Primary School because this will secure its funding base and the resourcing needed to sustain its very high performance. The impact of new housing on pupil numbers will need to be monitored closely as a significant growth spurt would stretch the current accommodation."	Noted & Accepted	An additional community action has been added – 'GGPC to collaborate with the school to monitor the impact of growth and student numbers.

Ref.	Review Comment	NP Team Comments	Action to be taken
8	Key issues 5 : There is an implicit assumption that the school will grow without any statement of what the impact is on the local community. Growing the school by over 20% attendance, which is implied in the document, due to the projected 87 additional dwellings means what? Would the school expand? Would it move? What would it mean for those living around the school in terms of cars, parking, noise etc. It is difficult to approve a plan, which unfortunately is not a plan but a statement of what is expected to occur without any consideration of what would be done.	Noted and partially accepted All plans for any expansion are fully discussed with the Admissions Team at County Council. Policy G13 page 74 of the Plan covers this subject.	Policy G13 – a new sentence has been added ‘and still maintaining a high standard of residential amenity for existing and future residents.’
General Comment			
12	The amount of extra building does create problems in that the infrastructure of the village such as sewerage and communications would be affected. There is also the problem of over capacity of the local school and the shop with a development in Sand Rd and Kingspan. With the problems with traffic and the serious cross roads from Church St to Sand Rd the protection of residents is paramount.”	Noted	No Change
14	Thank you for an excellent NP, clearly a lot of work which is much appreciated. I live in a listed property within a conservation area, am a keen cyclist and one of the dog walkers mentioned in the plan. Therefore much of the content makes sense. However there are some areas that really concern me. These are of a general nature, covering multiple points within the document: There is no mention of street furniture. I would propose removal of modern signage, especially at the	Noted Noted	No Change No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	<p>roundabout. The signs there are just plain ugly. Wooden / traditional signs would significant enhance the character. We also have 70's style benches and unsightly plastic bins dotted around the village. A little bit of thought can much improve this (even with relocation to a more subtle area). The small road bridges (on the two roads towards Little Gransden and Waresley) lack character and are out of place. They have the potential to be more appealing.</p> <p>The street lighting in certain areas is poor (outside Reading Rooms & Fox St/Eltisley Rd junction are two examples). Either these need to be replaced with low light LED or even better remove altogether (they do not provide any safety today).</p>	Noted	No Change
15	All necessary research seems to be thorough and accurate	Noted	No Change
22	Anything that can be done to reinforce the value of a community pub; Free school bus to Comberton Village College; Support improvement of facilities for children and young people	Noted	No Change
28	<p>Generally there are many things we like in this plan, however there are one or two that for us are absolute showstoppers.</p> <p>The Vision and Objectives</p> <p>Whilst we agree with most of the sentiments of the objectives some of the detail is contradictory. For example, the detailed Policy G12, (the plans to develop the Reading Room/ Car Park) negates objectives 4 and 9 and contradicts Policy G4 and G7 to which we firmly object.</p>	<p>Not Accepted</p> <p>NP extract from G12 - • <i>Improvements to the Playing Field carpark in the centre of the village.</i></p> <p>Improvements are not development; low-level safety lighting is not development.</p>	<p>No Change</p> <p>No Change</p>

Ref.	Review Comment	NP Team Comments	Action to be taken
33	<p>In general, while I support the initiative, I find the resulting document too backward looking and deferential. There is little vision of how this community will develop in the face of the coming demographic and environmental challenges and way too much emphasis in preserving in aspic what is considered a chocolate box village. The irony is that the heart of the village which the plan is seeking to protect is that part which was built entirely before the planning system existed. People built with the best materials they could afford and in contemporary design. The current planning system seeks (and this plan reinforces) to freeze that evolution somewhere in the late victorian style and make sure everything now built is a pastiche. The plan should be an opportunity to encourage innovation in design and technology to ensure the village has a future. It should set expectations on energy efficiency. In a village with way too many listed buildings, it should set a vision for how these buildings, which are professed to be loved, are going to be allowed to alter and develop so that they remain habitable in a post hydrocarbon world – otherwise they will fall into dilapidation and disrepair as they cannot be realistically lived in. I understand a lot of this is above the pay grade of this document, but if you wish to set vision, set a grand long-lasting one. Look to build a community windmill to generate power for the village instead of spending money conserving the old one which will never grind wheat again.</p> <p>As in my previous comments, the vision in most of these sections is too unambitious given the challenges faced. Too much emphasis on preservation, not</p>	<p>Noted</p> <p>See our comment above from the same consultee under A Rural & Historic Parish</p>	<p>No Change</p>

Ref.	Review Comment	NP Team Comments	Action to be taken
	enough on anticipating and embracing change to ensure the village remains viable. As the plan also highlights, the built area is an island surrounded by privately owned land where there are very few opportunities for residents to walk or enjoy the countryside. The woods appear to be run for the benefit of God knows who, and landowners are closing access to historical rights of way without discussion – and the planning system takes years to address any such action that they take. The benefits of living in a rural location only hold up if residents can enjoy the countryside and as the plan highlights, these opportunities are becoming more and more scarce.		
43	I have marked up a significant number of comments on the PDF document. I will send this document through separately	Noted	Any changes made have been highlighted elsewhere.
44	The neighbourhood plan should be more affirmative and more specific in the outcomes it wants to achieve re: public transport road safety open space and the natural environment	Noted	No Change
4a	Two areas of feedback to an otherwise excellent plan that a lot of thought and work has gone into. Credit to all involved and thank you.	Noted	No Change
9	Great Gransden is one of few rural villages with an existing mix of old and new houses. Already enough local development at St Neots. Cambourne. Gamlingay. Potton. Where are the residents of these developments to go to get a bit of sanity if there are no reasonably quiet villages left? We already get a lot of traffic to and from these developments. The mix of old and new houses is about right as it is. More building means loss of rural status.	Noted	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
Natural Environment			
17a	I think further steps should be taken to reduce light pollution in the village	Noted & Accepted The PC agrees and is in discussion with HDC Planning regarding excessive lighting	No Change, but please see 3.13 - There is limited street lighting, so the village enjoys dark skies. Refer to CPRE's light pollution and dark skies map from 2015: https://nightblight.cpre.org.uk/maps/
19	Mrs Ann Dutton's Charity owns the field in Waresley Road on the right going towards Waresley just after Gransden Brook, with Gransden Brook as its right hand boundary. The charity's trustees would be interested in discussing how this field might be brought into community use/access as part of the Gransden Brook corridor."	Noted Thank you, the PC will be in touch.	No Change
20a	Lighting to remain minimalistic	Noted The PC agrees and is in discussion with HDC Planning regarding excessive lighting	No Change
Open Space			
	Key issues 3 : I do not see how cycle ways can be established in a safe manner. At present the cycling we see between the various villages is dangerous and not suitable for the roads in this area. Considering the age demographics of the village I don't see the need for cycle ways which will be used by a very small minority. We never had issues walking the dog in the area so I find it hard to understand why anyone is stating they need to start and end their dog walk with a car drive.	Noted The importance of walking and cycling routes is outlined in <u>Working Together to Promote Active Travel</u> by Public Health England	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
14	More could be said on improving Mill Weir pond. There is an unsightly fence erected behind it near the industrial area. There are disused gates to the right of the pond. Could the empty field behind it become an extended wildlife habitat? The presence of a busy road adjacent means that it is not a child-friendly location. Being able to access the other side of the pond therefore brings significantly more potential.	Noted The area beyond the pond is a) privately owned by the business and b) is designated 'Established Employment Area (EEA)'	No Change
16b	(Objectives 9 & 10) I grew up in a rural area and so know and respect the importance of observing 'PROW' rules. As such, I'm sympathetic of recent action taken by landowners to reinforce rules where people were dog walking where no right of way existed. However, The PROW network here is very limited (again with my experience of growing up in Lincolnshire) so I would strongly support any initiatives to work with local landowners to crew new PROW that allow circular walks and link up to other routes. Would be willing to get involved with any CAP launched to make this happen.	Noted Thank you for your offer.	No Change
25a	there is a real lack of footpaths around the village. Many landowners have closed down what were long established permissable footpath. Steps need to be taken to get these re-established and to get more footpaths opened."	Noted Linked Parish Council action/commitment: CAP 5 – To complement Policy G9, GGPC will support a community-led action to work with landowners to identify improved access into the countryside via permissive footpaths.	No Change
26	- It is important to include shared linked safe off road routes suitable for cyclists and equestrians to use, which are linked to surrounding villages to allow safe passage for all.	Noted	No Change
28	The playing field needs to be 'looked after' as an essential green corridor which adds to the rural	Noted	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	character of the village (the only one in the centre of the village). It is heavily overused now – at risk of being overwhelmed if school numbers increase. If the Reading Room Garden is compromised by building an extension on this important historic building the open space is further reduced. Objective 9 and Policy G7 are supposed to prevent this. The garden is enjoyed daily by the young children being looked after at the after-school club. If the car park is resurfaced and / or enlarged, the open space will be further reduced. The current nature of the car park adds to the rural feel of the environment.	There are no plans to enlarge the car park. Plans are for low level lighting to provide a safer environment as the Reading Room and Playing Field start to be used more following the pandemic.	
28	Site for bonfire and fireworks. There haven't been any in years. MUGA also now used commercially for circuit training. This is not mentioned in the rationale.	Noted	No Change
31	In Policy G8, I find it difficult to see how a development of three additional dwellings (three being an example of 'more than two') could contribute to the provision of open space as required in the policy. As a result, could Policy G8 be deemed unreasonable, impractical, unfeasible, unachievable, etc – and therefore be rejected?	Noted and Accepted	G8 now reads – All development schemes will be expected to contribute (subject to Paragraph 57 of the NPPF) to the provision of open space in the parish in terms of both quality and quantity having regard to the following locally identified priorities:
33	Green spaces creates an image of space where children can run and play, dogs can be walked and picnics taken. In reality, public access is only really encouraged on the playing field (but no dogs). The	Noted	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	sports field, while a great resource is not a welcoming area to take leisure (again, no dogs) Mill weir is located on a fast, busy road so not suitable for children. The allotments historically while great for members have not been welcoming of non-members (or their children or dogs). Most of the others are road junctions – not ideal leisure spots. The reality is the village is not well served for green space which is useful to those for example with children or dogs. Even the woods are closed at random intervals for unspecified durations on the whim of an unaccountable body.”		
38	Open space- Can I ask why the 3 rd field behind West Street, adjacent to Potton Timber and the Riddy walking track, are not considered part of the Green space, as the other 2 fields are?	Noted The 3 rd field is included.	No Change
49	7.9-7.9.2 In spite of its rural setting, the opportunities for walking off-road from the village are quite limited. If you wish to walk for, say, an hour a day for the purpose of exercise, fresh air or walking the dog, you find yourself repeating the same walks often and, in many cases, having to return via the same route. This puts a lot of pressure on the existing PROWs and permitted footpaths. Agreements with local landowners to facilitate more walking options would make for an even happier, healthier village. The Parish Council should begin with a countryside code in agreement with landowners in the parish and beyond, to help avoid some of the hostilities that have occasionally arisen.	Noted In 7.9.3 it states - Linked Parish Council action/commitment: CAP 5 – To complement Policy G9, GGPC will support a community-led action to work with landowners to identify improved access into the countryside via permissive footpaths.	No Change
4b	The old airfield currently used by the gliding club has been missed off any input. The approach from mill road	Noted	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	near the old control tower is extensively used every day by walkers as a ring walk and offers one of the best and most popular walks in the village, especially in the wet and for dog walkers. Unfortunately the gliding club has gated off access to longer walks that were very popular around the old concrete track around the airfield. Can the plan work with the gliding club to reopen access to GG residents on days the club is not flying. Would make a massive difference to the walks available.	The land is privately owned and the gate was put there by the landowner, not the Gliding Club	
50	"Natural Environment: recently quite a few established footpaths have disappeared / been closed for month. I do feel that a good set of footpaths in the countryside surrounding the villag are very important for the quality of life.	Noted	No Change
5d	Page 59- G8- I understand that everyone wants to enjoy the countryside but there is no regard or understanding that farming activates have to happen on the land and that these farming activities maintain the land in the pleasing condition that it is in. That land is being used to grow crops or in environmental schemes in order to earn a living from. For example, some areas have bird feed strip grown and areas land left rough for ground nesting birds- dogs and walkers inadvertently ruin habitats that the public and government are understandably keen to promote. Or sheep or other livestock graze grass or specialised cropping land and then there are issues with dogs chasing them. A balance must be struck for these proposals to be in any way successful.	Noted This point is what lay behind Objective 11 on page 56 Improve access to the countryside whilst fully respecting the rights of private landowners and legitimate uses of the land. Noted and partially accepted The PC would initially contact landowners.	No Change Change to CAP 5 - To complement Policy G9, GGPC will support a community-led action to start initial dialogue with

Ref.	Review Comment	NP Team Comments	Action to be taken
	<p>I am concerned that no engagement has come forward regarding this before sending this document out to all of the village. It points out there are issues with local people walking where there are no public rights of way. This seems to be somewhat more under control as of late, but this document seeks to reignite this debate.</p> <p>As an aside, the proposals mention walkers and cyclists, but limited reference horse riders? Under the new highway code horses are more vulnerable road users than cyclists, so I would hope that horse riders will also be considered in any future plans. They are also not included at page 74- cycle tracks are bridleways.</p> <p>There are also many public rights of way in Little Gransden that are well used by Great Gransden residents. I know not in the same District Council, but they must be given some consideration.</p>	Noted and accepted	<p>and then to work with landowners to identify improved access into the countryside via permissive footpaths.</p> <p>Policy G8 amended to include – ‘and also including horse riding’</p>
8d	My main concerns here I have expressed in previous sections. These relate to how open spaces which I situated near residential areas are developed and maintained with the well being of those residents who live next to the open space.	<p>Noted</p> <p>Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</p>	No Change
Spatial Strategy			
12B	The original plan for the village was minor infill. This is about to be exceeded and the effects on the village and its history could be disastrous. I’ve lived in the village since 1945 and I would be sad to see the historic village being spoiled by traffic or development.	Noted	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	Country Life wrote an article on the 8 th December including details about the village		
14	I do not agree with including the “Potton Timber/Kingspan” site within the development boundary. Visually it looks odd as a bolt-on area, and could encourage future infill to the fields south of the site. Additionally it means a loss of local employment opportunities. It also means we substantially exceed the housing target, which is disproportionate to the village size. Why has the NP already decided that this is okay? The plan says that any development must be of “minor scale”. The Kingspan site represents a c10% increase in dwellings – that is NOT minor. Finally the housing capacity in St Neots and Cambourne is dramatically increasing, with huge development sites now underway. Given the existence of these the justification for more new houses within Gt Gransden has to be questioned. This NP does not raise any of these points.	<p>Noted</p> <p>HDC granted permission for Hybrid planning application comprising: 1) Applying for <u>outline</u> planning permission for the erection of 38 custom/self build houses with roads, services, attenuation pond and infrastructure; and 2) <u>Full</u> planning permission for the erection of 5 custom/self-build show houses with sales centre & car parking following demolition of factory and offices.</p> <p>NP reads – 7.1.3 The Potton Timber site also has permission for five show houses, but the planning permission does not allow occupancy of these.</p>	No Change
14	I completely disagree with the exemption for social / affordable housing which can be built on “rural exception sites”. I do not see any justification for this, and if nothing else just creates a loop hole which a developer could exploit. Of the affordable housing that exists today (incl the new development off Sand Rd), how many are actually bought and owned by “young people”? This is much harder evidence than the Housing Needs survey referenced (which even that mentions only 3 households).	<p>Noted</p> <p>The development you mention has some smaller sized properties. These will contribute to the stock of affordable housing for the district but would not necessarily meet the needs of those with a link to Great Gransden. For this reason, a Policy is proposed that the GGPC will monitor the local housing needs and when appropriate explore the option for a Rural Exception Site</p>	G2 has been updated.
16	Sustainable development. Objectives 3-5 & Policy G1b – very strong. Strongly support development and	Noted	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	growth of parish housing stock, particularly more affordable and diverse. The figures for almost none of the employers in the village having staff who live here.- Though also very supportive of this being in-fill, phased and in keeping.		
17b	A requirement for any further housing development should be secure cycle storage for all dwellings. This would further support an increase in cycle use rather than cars.”	Noted. The aim is to provide cycle parking to all parking solutions that is safe, secure and feasible.	No Change
24b	I fully support the rationale for a Development Boundary around the builtup area of the village of Great Gransden in paragraphs 7.1.6 and 7.1.7 as the methodology used to define this boundary is consistent with the 10 principles and guidance provided in paragraphs 4.80 to 4.85 of the Local Plan to identify the built-up area.	Noted	No Change
28	Housing requirement has very nearly been met	Noted	No Change
29	Section 7.1.7 – The Development Boundary hasn’t been updated for over 30 years, and should be reviewed, taking into account how the use of the area has changed over the interim period. Alignment with the Gransden Brook Corridor (Figure 5) would seem appropriate.	Noted The Built-Up Area Boundary has been proposed consistent with the principles and guidelines in the HDC Local Plan	No Change
30	Section 7.1.7 – The Development Boundary hasn’t been updated for over 30 years, and should be reviewed, taking into account how the use of the area has changed over the interim period. Alignment with the Gransden Brook Corridor (Figure 5) would seem appropriate.	Noted The Built-Up Area Boundary was reviewed during the preparation of the NP The Built Up Area Boundary has been proposed consistent with the principles and guidelines in the HDC Local Plan	No Change
31	The Spatial Strategy and corresponding policies G1 and G2 refer almost exclusively to residential developments. Should they also refer to industrial and	Noted In the HDC Local Plan Great Gransden has two Established Employment Areas: the Sand Road	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	commercial developments? There are numerous industrial/commercial sites in the Parish that could potentially see further developments. There are also numerous agricultural buildings and sites that could potentially be developed for industrial/commercial use. Or is it the case that all of the current industrial/commercial sites are outside the proposed development boundary and therefore do not need to be covered by the NDP because they are unlikely to be developed further? The exception to this is the Kingspan site that is currently earmarked for brownfield residential development. However, is there a risk it could, instead, see further industrial/commercial development?	Industrial Estate and the Hardwick Road Industrial Estate. Both of these are outside the Built-Up Area Boundary	
32	Natural Environment: Our comments are that any new housing should only be permitted if the properties have environmentally friendly features e.g. solar panels and making use of recycled “grey water” for flushing toilets, etc. Developers should be held to the terms of agreement for starting work, not being allowed to commence work until all contractual terms have been met and agreed.	Noted One of the overarching principles on page 33 is • House design and construction should aim for the lowest carbon footprint and highest standard of sustainability in materials (source, lifetime and recyclability) and energy (insulation, heat source).	No Change
33	Development boundary rationale – excluding development in residential curtilages seems to go against encouraging brown field development. Imposing such a tight development boundary effectively halts further development of the village and freezes it with houses designed for the 18 th and 19 th century struggling to adapt for the 21 st . It seeks to actively preserve the village as a middle class enclave as it precludes smaller, more affordable homes and preserves the large, expensive ones which exist –	Noted This is wrong, please read Policy G2– Affordable Housing on Rural Exception Sites.	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	proving many sectors of the community out of ever living here. Preserving an island in the middle of agricultural land when the residents have no access to the land does not preserve a rural character.		
45	Development boundary rationale. The map on page 9 excludes one of the oldest, listed properties in Great Gransden – Elm Cottage 33 Meadow Road. Taking into account the definition applied, the proposed NDP is classifying Elm Cottage as an isolated property. It is situated on the corner of one of the main junctions into the village and is closely linked to other neighbouring properties in Baldwins Manor, Hall Farm Lane (included within the boundary) as well as neighbouring properties along the south side of Meadow Road. It appears that for ease of convenience the proposed boundary has been drawn along Waresley Road rather than defining the true village boundary. A more natural boundary would be to follow Gransden brook, to incorporate Elm Cottage and possibly other neighbouring properties along Meadow Road as referred to above.	Noted The age of the property is not relevant here and as it has fields next to it, it is rural in appearance. Although close to the properties mentioned, it is physically detached on the other side of the road and with little or no pedestrian access. It potentially would be the start of a ribbon development.	No Change
53	I am in support of the reinstatement of the Development Boundary.	Noted	No Change
5a	Page 37- Point7 -I think the plan seeks increased amenities in the village but with no additional housing, where will the funds or resources for these come from without new homes in the village. I do think Great Gransden will get left behind without some new homes which will help improve facilities in turn. Facilities such	Noted See 7.13 The current total for new build and commitments in the plan period is therefore ninety three.	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	as the play group and local cafes depend upon new young entrants to the area.		
5b	Page 43- G2- It would seem an exception site for some affordable homes would be acceptable in the village. What about employment development as Kingspan is closing? Would this not be welcomed?	Noted There are over 30 business's running on the various industrial estates/business parks. There is no definite decision yet that Kingspan is leaving the village.	No Change
5f	64 homes should be the minimum requirement. Employment land should also be increased if possible.	Noted See 3.38 - In the HDC Local Plan Great Gransden has two Established Employment Areas: the Sand Road Industrial Estate and the Hardwick Road Industrial Estate. Together these house around 25 Small Medium Enterprises (SME)s.' Furthermore there are a number of business parks providing space for employment.	No Change
8	Key issues 1 : Appears irrelevant considering that the housing requirements up until 2030 have been met if the proposed approved plans go ahead. The village is not of a size to accommodate additional housing either in facilities or access. Key issues 2 : Agree, but irrelevant considering the above.	Noted The neighbourhood plan cannot stop development, further opportunities may still arise over time to support organic growth within the parish and support the viability of village services. See policies G1 and G2 of the neighbourhood plan	No Change
8b	Whilst the strategy make sense, it would appear irrelevant if the desire is to only meet the projected demand of the council. This has been achieved under the current proposed planning permissions. This makes this redundant if this is the case.	Noted	No Change
Supporting Evidence Based Documents			
31	Supporting Document 'Character Assessment':	Noted	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	<p>The list of Established Employment Areas [page 26] does not include the site on Mill Road currently occupied by Tinley Eco Ltd and the self-storage facility. Although the current employment level here is probably low, my concern is that this is an industrial/commercial site that could potentially be expanded in the future. It is located in open countryside, close to the windmill (a Scheduled Monument) and my concern is that the NDP does not provide enough protection against further development on this industrial/commercial site.</p> <p>Supporting Document 'Development Boundary Rationale':</p> <p>The Development Boundary to the west of West Street should be amended so as to exclude the derelict barn and strip of land between numbers 35 and 37 West Street. The reasons for this are as follows:</p> <ul style="list-style-type: none"> • this land relates more to the surrounding countryside than it does to the settlement; • this land maintains the integral relationship between the settlement and its countryside context; • this land provides a valuable viewpoint into the countryside from within the village; • this land provides one of only a few views of sunsets from public spaces in the village; • this land contributes to the spacious feel of the village; 	<p>Refer to HDC Local Plan 6.18 - The policy seeks to maintain the role of established employment areas in providing substantial local employment opportunities but does not apply to other smaller areas of employment or single user sites.</p> <p>Such sites provide employment across Huntingdonshire and are a valuable part of the economy. A proposal involving smaller areas of employment or single user sites will be considered against the relevant development strategy policy.</p> <p>Noted and not accepted</p> <p>The land has residential development on both sides of it and it is far more related to built-up areas than the countryside.</p>	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	<ul style="list-style-type: none"> • this land contributes to the visible green character of the village; • this land is a green and open space and, as such, it is an important element of the street scene in West Street; • this land preserves the loose knit character of the settlement; • this land is a natural habitat that penetrates the built form and links the built-up area with its rural context; • this land is actively used by wildlife, including barn owls, deer, foxes, badgers and small mammals; and • this land is not required in order for the Parish to fulfil its 2011-36 housing obligations from HDC. <p>Similarly, the development boundary should be amended to exclude the strip of land on the West of Eltisley Road between numbers 15 and 19.</p> <p>Supporting Document 'Local Green Spaces Rationale':</p> <p>In Table 1, the Playing Field is also used for hosting School Fetes and the Muddy Fun Run. In Table 1, I believe the Allotments are soon to gain beehives.</p>	<p>Noted and not accepted</p> <p>The land has residential development on both sides of it and it is far more related to built-up areas than the countryside.</p> <p>Noted and accepted</p>	<p>No Change</p> <p>now added both points to the Table</p>
49	These are very clear, well-written and interesting documents. I hope that copies of all the documents will be available in the village after the planning process has completed and for years to come. They are a valuable historical record.	Noted	No Change
42	"There are some mistakes in the Character Assessment.	Noted and accepted	The changes have now been made to the text and the map.

Ref.	Review Comment	NP Team Comments	Action to be taken
	<p>Figure 5 on page 15 has at least the following errors, also present in the copy on the first page of the PowerPoint document “”maps used in the Plan and supporting documents””:</p> <p>It’s Manor Lane, not Manor Close.</p> <p>Area 18 on the plan omits 6 Manor Lane, the bungalow referred to on page 24, and the garden of 7 Manor Lane, both certainly part of the post-war Manor Lane development. 6 Manor Lane was built in 1998. 7 Manor Lane was built in 1995. The boundary of the area 18 should abut the area 22 – making the same shape as shown in the other maps, for example in the map of the village development boundary, page 7 of the maps PowerPoint.</p> <p>Page 24:</p> <p>Manor Barn was not converted circa 2000 but is a new-build constructed from scratch in 2003. It is a Potton Timber kit house. (https://publicaccess.huntingdonshire.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=H8HWEIICS0000&previousCaseNumber=001LA100BU000&previousCaseUpn=010000160809&activeTab=summary&previousKeyVal=HMOZJ4IKS1000)</p> <p>7 Manor Lane is timber frame (Potton Timber, subsequently extended) and has 6 bedrooms.</p> <p>“</p>		

Ref.	Review Comment	NP Team Comments	Action to be taken
	The Design Guide		
31	<p>Section 6</p> <p>Point 6.2 (overarching principles) should state that new developments should be designed for 'whole life living' and comply with Building Regulations Part M4(2) [Accessible and adaptable dwellings] as a minimum, and preferably Part M4(3) [Wheelchair user dwellings]. As the overarching principles already refer to the 'lowest carbon footprint' and 'sustainability in materials', I don't see why they can't also refer to whole life living.</p> <p>Point 6.21 (parking) should require one electric vehicle charging point for each off-street parking space (unless this is already covered by current Building Regulations). Where on-street designated parking is necessary, suitable charging points should be provided.</p>	<p>Noted</p> <p>This is a very good point. The term overarching implies most important to the village. It does not imply exclusivity, so the HDC Local Plan LP25 will ensure that the optional Building Regulation accessibility standards are adhered to.</p> <p>Noted</p> <p>HDC Local Plan LP 17 states – It is suggested that at least one charging point for an electric vehicle should be provided where a proposal includes 20 or more parking spaces and that 1 charging point is provided for every 50 spaces.</p>	<p>No Change</p> <p>No Change</p>
	Transport & Road Safety		
31	Policy G11, should refer to municipal vehicles (or service vehicles) in addition to delivery and emergency service vehicles.	Noted	Delete 'delivery and emergency'
47	Too many lorries and white vans travelling fast through the village damaging manhole covers and causing damage to the roads throughout the village. Can anything be done about this?	<p>Noted</p> <p>To be considered as part of CAP 6</p>	No Change
49	7.10 The most pressing need for a new pavement is along Meadow Road. There is family housing along both sides and no room for pushchairs except on the	<p>Noted</p> <p>To be considered as part of CAP 6</p> <p>Noted</p>	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	<p>road, which can be busy with traffic sometimes going quite fast.</p> <p>7.10.3 A cycle route to Cambourne would be very beneficial. Cambourne is the nearest shopping and transport hub but the road to Cambourne is not safe for cycling because of the bends and the speed of cars. Many people go by car when they would rather cycle because of this.</p>	To be considered as part of CAP 6	No Change
8	Key issues 4 : See above for cycle paths. The parking for school pick up and drop off is a free for all, this needs to be addressed even if the school attendance is not increased. People dropping off on West street and Middle Street is dangerous.	<p>Noted</p> <p>To be considered as part of CAP 6</p>	No Change
8e	I do not see how cycling paths can be safely created in Great Gransden. Parking for the school needs to be addressed. Many parents drive their children to school, even though they live within the village. Invariably they park along West Street which causes problems and is dangerous for themselves and their children.	<p>Noted</p> <p>To be considered as part of CAP 6</p>	No Change
9a	Not possible to have road safety improvements if more houses built ie more traffic inc delivery vans and lorries as well as cars travelling to work in other towns and villages. Not a huge amount of work here. Roads in Village not suitable for growth in traffic. There needs to be more public transport to help the environment This needs to include the periphery of the village, not just the centre, to help all residents cut down on car use and therefore pollution	<p>Noted</p> <p>To be considered as part of CAP 6</p> <p>GGPC will continue to seek better public transport (as per #18 bus service). See G12 bullet 9.</p>	No Change
12a	It is unbelievable the size of some articulated lorries driving round the village. We met one trying to go	<p>Noted</p> <p>To be considered as part of CAP 6</p>	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	around the roundabout which was unable to do so because of its length. This must be at all costs. Perhaps we should increase the size of the roundabout to its original size. Particularly important to deal with the pot holes in the village, especially Middle St.		
13	I would like to see a plan for the provision of public electric vehicle charging points. I have seen excellent examples of on-street electric vehicle charging points attached to lampposts (in Winchester most recently), and standalone / wall-mounted charging points (e.g. Duncombe Arms car park). On the timescales of this plan (to 2036) the village must be making provisions to remove internal combustion engines and provide for those who do not have off-street parking of their own (typically required for a domestic charging point).	Noted To be considered as part of CAP 6 GGPC has explored this and now the village has too little on-street parking to qualify. We will continue to monitor this	No Change
14	I do not agree with a proposal to widen pavements and introduce cycle paths. Whilst I understand thoughts on safety, the character of the village is partly determined by how our old pavements look. The alternative is a town-style uniform pavement width, which will look ugly and out of place in a village setting (especially where the width of the street does not support this). Also any concept of cycle lanes is completely out of character and unnecessary in a village setting. What evidence was used to propose this, e.g. record of accidents in the village related to pedestrians and cyclists? I am a keen cyclist, and see many other cyclists around the village, no one has said that this is a pressing problem. I am concerned with any proposed traffic calming measures, purely again for aesthetics within the village. So I ask that this is specifically stated in the NP that such measures are restricted to the village boundaries,	Noted To be considered as part of CAP 6	No Change

Ref.	Review Comment	NP Team Comments	Action to be taken
	which is a logical place for them in any case. I also suspect much of the traffic seen today will be reduced once the A428 dualling is completed.		
15a	Particularly keen on improvements in cycling and pedestrian infrastructure	Noted To be considered as part of CAP 6	No Change
16c	The Cambourne & St Neots Cycle Network is a terrific idea – our kids are just learning and my wife cycles to St Neots once a week to commute. Walkable village is a really commendable policy, strongly support. Reduced Car use – The school rush either side of the day is fine traffic wise, but in safety terms I have seen a few near misses involving parked cars, buses and parents trying to get through. The school asks parents not to park there but this is ignored. Is there anything that can be done to ensure children's safety?	Noted To be considered as part of CAP 6	No Change .
17	I would like to see the introduction of traffic calming measures, reduction in speed limit for vehicles to 20 mph for the entire village.	Noted To be considered as part of CAP 6 In 2021 the GGPC applied for traffic calming on Ladies Hill and this will be implemented. In 2022 the GGPC applied for a wider 20mph zone but CCC did not consider this to be a high priority. It will be taken forward for future funding rounds.	No Change
20	Traffic calming infrastructure should not generate noise	Noted	No Change
26	Enhancing Road Safety for all road users – It is important not to forget that equestrians also have major issues with road safety given the increasing amount of traffic and many of the bridleways or rights of way lead directly onto the road systems and this can make accessing routes which link the surrounding villages a challenge and unsafe to use. When creating cycle routes, it is important to also consider making	Noted To be considered as part of CAP 6	Modify the plan to 'Objective 12 A prioritised programme of improvements will be implemented, to enhance road safety for all road users, particularly

Ref.	Review Comment	NP Team Comments	Action to be taken
	these routes suitable for equestrian access. Examples of these successful combined routes can be seen in and round Cambourne, linking with Caxton. There are a good number of horse owners in Gransden, Caxton, Bourn, Gamlingay, Longstowe and Eltisley and safe off road routes for these equestrians to use should be an essential part of the planning process too.		pedestrians, cyclists and equestrians.'
27	Please think very carefully about traffic calming! It could lead to noise pollution and all that braking and accelerating isn't green. Can we please have a 7.5t weight limit in the village? Why have we STILL not got a footpath along the south side of Meadow Road? If you want people to respect the 20mph speed limit on Middle St it has to be policed somehow!	<p>Noted To be considered as part of CAP 6 The GGPC has considered the Meadow Road footpath and will continue to seek funding, as the costs are more than the funds available to the village.</p> <p>Monitoring in Middle Street suggests that 85% of the traffic travels below 23 mph</p>	No Change
28	We feel the priority should be pavements above cycleways G10 It will result in a quicker reduction in car usage particularly the school run. Every single person in the village will benefit from better pavements, young and old. Good pavements will enable safer access to the Sportsfield and a 'Walking bus' initiated for the school children. 7.10.1 appears to prioritise cycleways over pedestrian ways, we feel this is incorrect and should be changed in favour of pedestrians. Caxton village style cycleways would clearly have a negative impact on the rural historic feel of the village as it has done there!	<p>Noted To be considered as part of CAP 6 GGPC aims to develop better footpaths and hopes that 'cycleway improvements' may be a route for funding them (see above)</p>	No Change
32	:Our comments are that following the completion of the development in Sand Road the staggered cross roads at the end of Sand Road should have a sign which	<p>Noted To be considered as part of CAP 6.</p>	

Ref.	Review Comment	NP Team Comments	Action to be taken
	<p>reads “HALT or STOP” as opposed to the current “Give Way”.</p> <p>The pavement (which I believe is an on-going issue) needs to be wide enough to accommodate a wheel chair and double buggies.</p> <p>Speed reduction measures should be considered for all routes into and around the village. There has been a noticeable increase in the speed of traffic both along West Street, Caxton Road and Mill Road over the years since we’ve lived here. Mill Road is particularly dangerous as there are no footpaths.</p>	<p>In 2021 the GGPC applied for traffic calming on Ladies Hill and this will be implemented. In 2022 the GGPC applied for a wider 20mph zone, but CCC did not consider this to be a high priority. It will be taken forward for future funding rounds.</p>	
7	<p>In this response I simply want to make one point. I’m disappointed that there is no mention of improvements to public transport. The “Transport” section seems to focus entirely on cars. A bus connection to Cambourne (with frequent onward connections to Cambridge and Huntingdon) and/or St Neots would improve accessibility for village residents with or without cars, and quite possibly reduce traffic in the area. I suggest that a policy to at least examine the options should be added to the plan.</p>	<p>Noted</p> <p>To be considered as part of CAP 6.</p> <p>GGPC will continue to seek better public transport (as per #18 bus service). See G12 bullet 9.</p>	No Change

Appendix G Consultation Responses: Statutory

Statutory Body	Review Comment	NP Team Comments	Action to be taken
The Cambridgeshire Wildlife Trust BCN Team	Acknowledged and No Comment made	Noted with thanks	No Action
Network Rail Town Planning	Acknowledged and No Comment made	Noted with thanks	No Action
RSPB	Acknowledged and No Comment made	Noted with thanks	No Action
Stagecoach Group	Acknowledged and No Comment made	Noted with thanks	No Action
Woodland Trust	Acknowledged and No Comment made	Noted with thanks	No Action
Flood Risk Team at CCC	Acknowledged and No Comment made	Noted with thanks	No Action
Coal Authority-Planning	The Coal Authority is only a statutory consultee for coalfield Local Authorities. As Huntingdonshire District Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any emerging neighbourhood plans.	Noted with thanks	No Action
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted with thanks	No Action
Environment Agency	We have had to focus our detailed engagement on those areas where the environmental risks are greatest. Based on the fact that your Plan does not seek to allocate housing/development sites and the environmental constraints within the area, we have no concerns and no detailed comments to make in relation to the Plan.	Noted with thanks	No Action
Anglian Water Services	Anglian Water is now targeting our strategic planning engagement to work with local authorities on their Local Plans and supporting documents. This is to ensure that there are up to date district wide policies that can support sustainable development.	Noted with thanks	No Action

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>Our objective across the 65 local planning authorities we serve, including Huntingdonshire, is to assist Council's in selecting development locations that can be served by low carbon water supply and water recycling options.</p> <p>While we are currently unable to directly support the preparation of Neighbourhood Plans (NP) we continue to welcome local policy which supports higher levels of water efficiency in new development and requires the use of Sustainable drainage systems (SuDS).</p> <p>I'm confident that officers in Huntingdonshire have and will be directing NP groups towards local and national best practice examples of policies which support Local Plan objectives and Policy.</p> <p>Examples may include the 2019 Local Plan policy LP 6 on Waste Water Management and LP7 on Spatial Planning.</p> <p>LP7 seeks to steer growth to locations with existing infrastructure which would not need new infrastructure which itself causes greenhouse gas emission in its development.</p> <p>It looks as though the NP doesn't allocate sites. If development sites would be served by Anglian Water developers should be encouraged to complete a pre-application enquiry to develop a feasible solution for drainage requirements.</p> <p>As Great Gransden is within the area from which Anglian Water sources and supplies water, advice on water use can be found at https://www.anglianwater.co.uk/help-and-advice/save-water/</p> <p>Advice on drainage and flooding can be found at https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-of-flooding /</p>		

Statutory Body	Review Comment	NP Team Comments	Action to be taken
Historic England	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of the Great Gransden Neighbourhood Plan.</p> <p>We welcome the production of this neighbourhood plan, and are pleased to note the strong emphasis on protecting your parish's historic environment set out in Policies G3-5. However, we do not consider it necessary for Historic England to be involved in the detailed development of your strategy at this time. We would refer you to our recently updated specific advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found on our website: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p>	Noted with thanks	No Action
National Highways	we offer No Comment	Noted with thanks	No Action
East West Rail Co	<p>Re: East West Rail Company Representation on the Great Gransden Neighbourhood Plan, The Neighbourhood Planning (General) Regulations 2012 (as amended) Regulation 14 Consultation</p> <p>Adams Hendry Consulting Ltd submit this response on the Regulation 14 Great Gransden Neighbourhood Plan pre-submission consultation draft to Great Gransden Parish Council on behalf of our client, East West Rail Company (EWR Co).</p> <p>EWR Co is the organisation responsible for delivering East West Rail (EWR), a major rail project and Nationally Significant Infrastructure Project (NSIP) which is aiming to deliver both new and enhanced rail infrastructure to provide frequent, fast, and reliable rail links for communities between Oxford, Milton Keynes, Bedford, and Cambridge. The EWR route is split into six sections where improvements are to be made to existing infrastructure, and new connections are to be constructed.</p>	Noted with thanks	No Action

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>The Great Gransden Neighbourhood Plan area is located in the vicinity of Section D: Clapham Green to</p> <p>The Eversdens as shown on the EWR consultation library webpage1.</p> <p>As recognised in paragraph 3.31 of the Draft Neighbourhood Plan, public consultations on the preferred route of East West Rail have been carried out. The latest EWR proposals were subject to non-statutory public consultation between 31st March and 9th June 2021 including nine emerging alignments for the route of the proposed railway between Bedford and Cambridge. Route alignments 2 and 6 pass through the Great Gransden Neighbourhood Plan area on the way from Bedford to Cambridge (see Figure 1). The main consultation document ‘Making Meaningful Connections’ can be viewed here2, whilst the wider EWR documentation library can be found at www.eastwestrail.co.uk.</p> <p>Two new stations are proposed on the new railway between Bedford and Cambridge. One is in the St Neots/Tempsford area, with a corresponding passenger interchange station on the East Coast Mainline, and the other is proposed either north or south of Cambourne (See Figure 2). Both these station options will bring improved service connections improvements between Oxford and Cambridge for residents within the neighbourhood area.</p> <p>1 https://eastwestrail.co.uk/consultation</p> <p>2 https://eastwestrail-production.s3.eu-west-2.amazonaws.com/public/Consultation-Document.pdf</p> <p>a.collier@adamshendry.co.uk</p> <p>EWR/1708/NP/GreatGransden</p> <p>Click here to enter text.</p> <p>EWR/1708</p> <p>2</p> <p>Core Objections 12 and 13 linking to Key Issue 4: Transport and Road Safety</p>	<p>Correction here: Thank you for your email. Apologies – the sub-heading should read “Core Objectives 12 and 13.....”</p> <p>I trust this note is sufficient.</p> <p>Kind regards, Adam</p>	

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>application. EWR Co will continue to facilitate discussion through the Huntingdonshire / South Cambridgeshire Local Representative Group, which we understand the Parish Council is a member of. This is in advance of the formal period of statutory consultation during which further representations can be made. The DCO examination process itself will provide further opportunities for Parish Councils and other interest groups to formally make their views known to the Examining Authority once the DCO application has been submitted.</p> <p>The Parish Council may also wish to raise any issues with Huntingdonshire Borough Council for potential inclusion in the Local Impact Report.</p> <p>Summary</p> <p>EWR Co welcomes the opportunity to comment on the pre-submission (Regulation 14) Great Gransden Neighbourhood Plan. It is pleased to see that the Parish Council is taking the initiative through the Neighbourhood Plan policies and CPA6 to seek to create a new cycle route to Cambourne, St Neots and Cambridge, linking up with wider cycleway networks in neighbouring parishes and providing access to public transport. Any new cycle route should seek to improve connectivity to the new stations proposed by EWR at Camborne and St Neots/Tempsford once the locations of these are confirmed.</p> <p>EWR Co also welcomes the opportunity to continue dialogue with the Parish Council through the Huntingdonshire Local representative group as proposals for EWR progress</p>	Thank you, we will maintain dialogue.	
Cambridgeshire Local access Forum (CLAF)	<p>The Cambridgeshire LAF welcomes this opportunity to provide input into the Great Gransden Neighbourhood Plan and how it might be revised and improved to better reflect the existing and potential future use of the non-motorised transport network across the Parish of Great Gransden.</p> <p>We recognise that it's a very comprehensive plan, with a lot of concern for biodiversity, historical sites, and conservation. We are also pleased to see and support policies that aim to protect, enhance and develop the rights of way network providing a network of routes to promote walking, cycling and</p>	Noted with thanks	No Action

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>riding and to point out that circular routes, or routes that link with others, are particularly recommended.</p> <p>The CLAF would be happy to discuss further any points raised and how we might provide further guidance.</p>		
Flood Risk Team – CCC	<p>I note that surface water management is not considered within this document. It is important to include this information to ensure that the sustainable management of water is considered under all proposals which may come forward in the future. I have outlined the general concepts below, and provided some links to documents which may assist in producing a section regarding management of surface water.</p> <ul style="list-style-type: none"> • Surface water from future developments is vital to control to ensure that new development does not increase the risk of surface water flooding as the impermeable areas are increased. This should be considered at all levels of development, ensuring that the design of the sites surface water network does not instigate or exacerbate any flooding in the vicinity of the site. Developments are expected to manage surface water in a way which represents as close as possible the natural pre-development drainage from the site. • Infiltration should only be used in areas where it can be demonstrated it is a feasible discharge point for surface water. This includes infiltration testing in line with BRE365, and demonstration that there is a minimum of 1.2m between the base of any infiltration feature and peak groundwater levels. The minimum infiltration rate we would permit is 1.0×10^{-6} m/s. • If infiltration is not feasible, discharge should be to the surrounding surface water network. This should be to a watercourse, and if failing that a sewer. The discharge rates and volumes from any site should be the same or as close to the pre-development (greenfield) rates, to ensure that the receiving network has the ability/capacity to receive the flows. 	<p>Noted and accepted</p> <p>Now added</p> <ul style="list-style-type: none"> • The HDC Local Plan up to 2036 includes Policy LP 5 Flood Risk and Policy LP 15 Surface Water. These policies, along with the NPPF 2021 and national guidance will apply to proposals coming forward in Great Gransden Parish. 	<p>6.2 on page 33 now includes the bullet point to the left.</p>

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<ul style="list-style-type: none"> SuDS should be promoted on all schemes to ensure surface water is managed close to source. This ensures water is treated within the network, ensuring there is minimal risk of pollution to surrounding water bodies. All SuDS schemes should be designed in line with National and best practice guidance. 		
Little Gransden Parish Council	<p>Little Gransden Parish Council considered Great Gransden's Neighbourhood Plan pre-submission document at the meeting of 7 April. The draft minute read:</p> <p>It was AGREED that the Parish Council's response should be to support this plan and to work with Great Gransden Parish Council where appropriate. ACTION: Clerk to respond to Great Gransden Parish Council.</p>	Noted with thanks	No Action
Roebuck Land and Planning Ltd provide comments on behalf of R2 Developments Ltd who have land interests at West Street, Great Gransden	<p>The draft GGNP does not contribute to the achievement of sustainable development. The combination of the draft policies focus disproportionately on protecting/restricting land from development, which may constrain the delivery of important national policy objectives.</p> <p>The national Guidance states: "A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared"(National Planning Practice Guidance Para 041).</p>	Not accepted. The Parish Council considers that new development is needed in Great Gransden to help support and improve local services and facilities and to provide a range of housing to meet local needs	No Change
Roebuck Land and Planning Ltd provide comments on behalf of R2 Developments Ltd who have	<p>Section 4 – Key Issues:</p> <p>At paragraph 4.7, the Key Issue 1 does not quantify 'minor' or define 'infill'. A Glossary should be available for comment.</p>	Noted with thanks	4.7 now reads 4.7 New development should be of minor scale (this means for residential

Statutory Body	Review Comment	NP Team Comments	Action to be taken
land interests at West Street, Great Gransden			development, up to 9 houses and a site no larger than 0.5 hectares; for non-residential less than 1,000 square metres floorspace on a site less than 1 hectare), with a focus on brownfield sites and infill
Roebuck Land and Planning Ltd...	<p>Section 5 – Vision and Objectives:</p> <p>The objectives are generally supported. Objectives 6–11 require further evidence to justify the nature of policies that ensue. We comment on how these have been translated into planning policies in our response to section 7.</p> <p>The objectives 16-20 are noted and the Community Action Plan is the most appropriate place for seeking to action the matters identified.</p>	Noted with thanks	No Change
Roebuck Land and Planning Ltd...	<p>Section 6 – The Design Guide:</p> <p>Overarching Principle 5 runs counter to the strategic policies of the Huntingdonshire Local Plan. The Design Context Policy LP11 in the</p>	We believe the revised sentence is in compliance with the HDC Design Guide SPD	Minor change made with reference as to how

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>LP2036 is a strategic policy which requires development proposals to demonstrate how they have had regard to the district-wide Supplementary Planning Documents. In doing so, it should be re-worded to remove reference to greenfield development.</p> <p>Specific guidelines are proposed however their status as planning policy is unclear. This section should be moved to the Community Action Plan or, if to remain in the GGNP and eventually form part of the Development Plan for Huntingdonshire, they need to be fully evidenced and detailed to enable their use by decision-makers. Particularly, the section on gardens and parking do not provide any clear guidance on how these sections should be applied to any development proposals in terms of scale or amount.</p>	<p>We believe the Specific Guidelines are in compliance with the HDC Design Guide SPD</p> <p>Policy G3 – Local Character and Design requires proposals to be sympathetic to the existing rural character of Great Gransden and accord with the principles and guidance in the Design Guide. The policy has been amended to make this clearer.</p>	<p>developments should be laid out</p>
Roebuck Land and Planning Ltd...	<p>Section 7 – Planning Policies:</p> <ul style="list-style-type: none"> • Spatial Strategy for Great Gransden <p>HDC has supplied an indicative figure of 64 new dwellings that the GGNP should plan for to 2036. The GGNP states that 6 dwellings have been completed and there are a further 87 consented plots in the village. Accordingly, no further housing allocations are proposed through the GGNP. In the table set out in 7.1.2, we note that the 40 units at Dutton Gardens have been completed. However, the 38 Custom Build plots at the Potton Timber (Kingspan) Site (plus 5 show homes) has not progressed beyond the Hybrid Planning Permission granted on 12th March 2021.</p> <p>When preparing development plans, the NPPF guides that housing requirements must include sufficient sites to meet the identified need. The</p>	<p>The housing figure provided covers the period 2011-2036 (the Local Plan period). Up to 31 March 2021, there have been 29 net completions in Great Gransden, meaning that 45.3% of the target has already been delivered with the Dutton Gardens site nearing completion. There are remaining commitments totalling 64 additional dwellings, surpassing the</p>	<p>No change</p> <p>Draft GGNP Changed as described</p>

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>38 plots at the Kingspan site currently only have outline planning permission for a specific housing product (Custom Build) to meet a district-wide need. The site is in active use and there is no indication of when the factory will relocate to enable the outline planning permission element to be progressed through Reserved Matters stage and implemented. As such we do not consider this is a reliable source to meet the village needs to 2036 and these units should be discounted for current purposes. Excluding these, the actual deliverable supply is 55 homes.</p> <p>Taking this into account, a site should be identified for at least 9 new homes in the GGNP. This would also meet the NPPF Paragraph 70 guidance for allocating small and medium-sized sites of up to 1 hectare for housing in their area. This opportunity has not been considered through the draft plan preparation. The GGNP should not rely upon extant permissions and should positively plan for additional growth to 2036.</p>	<p>housing figure. The 38 self and custom build units have outline planning permission and work is actively underway to relocate Kingspan Timber and deliver these homes, there is no evidence to suggest that this site cannot be counted towards meeting the parishes' housing figure up to 2036. The Neighbourhood Plan does not restrict development but provides opportunities for organic growth as set out in policies G1 and G2.</p>	

Statutory Body	Review Comment	NP Team Comments	Action to be taken
Roebuck Land and Planning Ltd...	At paragraph 7.1.15, the evidence base to support the GGNP has identified an unmet need for affordable housing for 5 households. The GGNP has not sought to identify a suitable site, preferring instead to propose a monitoring policy (Policy G1). This identified affordable housing need for those with a local connection should be properly planned for to ensure the Basic Conditions are met and further, to address the concerns raised by residents about housing affordability.	Affordable homes delivered as S106 on market sites do not address local affordable housing needs. Instead allocations are determined by district wide needs. A rural exceptions sites is the best way of delivering affordable homes to households with a local connection. It is not accepted practice to allocate rural exceptions sites in a plan. Instead, Policy G2 in the NP supports the principle of a rural exceptions site being delivered in the parish during the plan period and subject to the criteria set out	

Statutory Body	Review Comment	NP Team Comments	Action to be taken
Roebuck Land and Planning Ltd...	The missed opportunity to properly plan for the identified need for additional market housing for Older Persons wishing to downsize and smaller dwellings for young families should also be reconsidered.	Noted – 7.1.17 now reads The village is not well provided with smaller dwellings and affordable housing. The mix of housing is not ideal for all generations including young families with small children. The community would be more likely to support housing developments that provide a mix of housing size that enables provision for older people accommodation and a mix of dwelling types such as bungalows and flats to cater for changing needs and younger individuals and families, thus sustaining and growing a multi-generation community.	Draft GGNP Changed as described
Roebuck Land and Planning Ltd...	Draft Policies – A detailed response to specific draft policies is set out under the following section of this survey due to the limitations on size of response in this form.		
Roebuck Land and Planning Ltd...	In summary, the draft Great Gransden Neighbourhood Plan requires greater clarity between policies and a clear and practical framework for decision-takers on planning applications. There are particular areas of concern where the draft plan includes various restrictive descriptions and figures that are not substantiated by robust or appropriate evidence. There is no rationale for the approach taken.	. Not Accepted This GGNP is believed to be in compliance with all the national planning policies An NDP is a planning policy	No change

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	The proposed group of policies are not sufficiently clear or evidenced to be used in the formulation or determination of planning proposals.	document and has to meet the required "basic conditions" including the need to have regard to national planning policy and to be in general conformity with Huntingdonshire's strategic planning policies. Planning policies have to be positively worded to support appropriate new development	
Roebuck Land and Planning Ltd...	We consider there is an identified market and affordable housing need that has not been addressed through the GGNP. There are no housing allocations proposed to respond to the Housing Needs Survey or at the very least, meet the HDC target figure for the village. This should be rectified and there is a clear opportunity to boost the supply of housing to help deliver on other priorities identified through the draft Community Action Plan.	Refer to 7.1.17 above	No Change
Roebuck Land and Planning Ltd...	As it currently stands, the GGNP does not meet the basic conditions. It does not have regard to national policy contained in the NPPF and in parts, it is not in general conformity with the defined strategic policies of HDC LP2036. We do not consider it contributes to the achievement of Sustainable Development overall.	This GGNP is believed to be in compliance with these requirements.	No Change
Roebuck Land and Planning Ltd...	<p>Please see detailed response to the proposed suite of Planning Policies as a continuation of our response to Section 7.</p> <ul style="list-style-type: none"> • Policy G1 – A settlement strategy for Great Gransden 	The approach taken in the NP is in general conformity with its Local Plan status as a Small Settlement, as per Policy LP 2 in the Local	Draft GGNP Changed as described Policy G1 on page 42 of

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>This policy G1 is vague and does not provide a settlement strategy. It is overly restrictive and does not meet the Basic Conditions. There is a clear conflict with the strategic policies of the Huntingdonshire Local Plan to 2036 which are expressly stated Section 1.12 of the LP2036 as being the policies of Section 4 and those relating to Design Context and Affordable Housing Provision.</p> <p>This includes for development at small settlements, which includes Great Gransden, for rural exception, small and windfall sites to create flexibility in the housing supply for the district. The GGNP policy is not positively prepared and is not in general conformity with the strategic LP2036 Policy LP2 titled 'Strategy for Development'</p> <p>Strategic LP2036 Policy LP9 also allows for development on land well-related to the built-up area of a Small Settlement. The GGNP seeks to exclude greenfield development on sites adjoining the built-up area by resisting development on land outside the proposed development boundary. It does not have regard to the NPPF which permits development outside of built areas of villages. This is not in general conformity with strategic policies and does not therefore meet the Basic Conditions.</p>	<p>Plan. The quantity of development coming forward in the parish during the plan period exceeds the housing requirement figure provided by the district.</p> <p>The NP is also in conformity with Policy LP 9 in the Local Plan. Policy G1 in the NP allows for rural exception sites on the edge of the Built Up Area Boundary (instead of well related to) because having a mapped Built UP Area Boundary provides clarity on what is considered part of the settlement and what is considered not part of the settlement. Having the boundary in place also provides greater opportunity for rural exceptions sites to come forward.</p> <p>It is also incorrect to imply that Local Plan Policy LP 9 allows for any development on land well related to the built up area boundary. The last paragraph states "A</p>	<p>NP now reworded</p>

Statutory Body	Review Comment	NP Team Comments	Action to be taken
		<p>proposal for development on land well-related to the built-up area may be supported where it accords with the specific opportunities allowed for through other policies of this plan.”</p> <p>Supporting paragraph 4.107 then clarifies: “Proposals for development on land well-related to the built-up area will be considered subject to the provisions of policies LP 10 'The Countryside', LP 19 'Rural Economy', LP 22 'Local Services and Community Facilities', LP 23 'Tourism and Recreation', LP 28 'Rural Exceptions Housing', LP 33 'Rural Buildings' and LP 38 'Water Related Development'”</p>	
Roebuck Land and Planning Ltd...	<p>We also observe whether the reference under Policy G1, Limb a, third bullet point should refer to paragraph 80 of the 2021 NPPF not Paragraph 79 as stated.</p> <p>Proposed Change: Extend Policy G1 to align with LP2036 in terms of including greater flexibility to allow additional housing to come forward adjacent to the proposed settlement boundary and/or allocate a further site for housing development to meet the indicative need; and,</p>	Noted	NPPF reference Corrected

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	Change reference to NPPF Paragraph 79 to Paragraph 80		
Roebuck Land and Planning Ltd...	The Steering Group should also commence a site search and assessment of land to allocate a site for housing to meet the identified affordable housing need and the HDC housing figure in full. We consider the GGNP could also provide additional smaller homes to respond to other market housing needs highlighted in the Housing needs Survey.	Already covered above	No change
	Our clients land at West Street (location plan attached) is available to meet village housing needs to 2036 and should be considered for a housing allocation with the GGNP. It has previously been demonstrated to be deliverable through a raft of technical studies undertaken as part of a previous planning application for the site.	Noted	No change
	This would also enable other priorities to be realised for the village, set out in the Draft Community Action Plan and the draft planning policies (i.e. G8 and G12), including the provision of an additional area of public open space, increased footpath connections and financial contributions towards other village infrastructure	Noted	
Roebuck Land and Planning Ltd...	<p>Policy G2 – Affordable Housing on Rural Exception sites This Rural Exceptions Policy does not reflect the strategic policies of the Huntingdonshire Local Plan or the NPPF. It does not therefore comply with the Basic Conditions.</p> <p>LP2036 Policy LP2 allows for Rural Exceptions Housing in line with its policy LP28. LP28 allows for an element of market housing to deliver affordable housing where there is an identified local need. GGNP Policy G2 seeks to rewrite the LP2036 provisions, thereby reducing the flexibility in the housing supply that the strategic policies are expressly seeking to provide.</p>	<p>Noted and accepted.</p> <p>Policy G2 extract now reads: Market housing on rural exceptions sites will be supported where it is financially necessary in order to secure and deliver the required affordable housing units and consistent with the provisions set out in the</p>	Draft GGNP Changed as described

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>As it is not necessary to repeat the policies of the higher order plan, GGNP Policy G2 should be re-worded to provide support to Rural Exceptions Housing as defined in the LP2036. As mentioned above, we consider the policy should go further and identify a site for delivering the identified need.</p> <p>Draft Policy G2 Limb iv also requires the affordable housing to be provided in perpetuity. This should be extended to reflect the NPPF and the additional text added “or for the appropriate period as applicable to the form of housing” to maintain the flexibility for the Government’s Starter Homes and First Homes initiatives during the plan period to 2036.</p> <p>This policy should also be extended to take account of other exceptions policies to give effect to the legal duties of the Huntingdonshire Council to provide sufficient Self and Custom Build housing to meet the demands of its SCB Register.</p> <p>Proposed Change: Identify a site or provide greater flexibility within the policy to align with LP2036 Policy LP28</p>	HDC Local Plan (Policy LP28) with respect to market housing and custom/self-build homes.	
Roebuck Land and Planning Ltd...	<p>• Policy G4 – Development, Landscape and Important Views</p> <p>We object to Policy G4 which includes a policy text of ‘adverse impact upon valued views of significant buildings and landscapes as defined in the Character Assessment’ .</p> <p>The Character Assessment is not sufficiently detailed to understand the assessment criteria applied in establishing a ‘valued landscape’ for policy-making purposes.</p> <p>For example, the stated ‘view from the Park Riddy’ into the adjacent fields either side is mentioned as being valued but no assessment has been</p>	<p>Policy G4:</p> <p>Noted and accepted The wording is changed to: ‘would adversely impact upon the valued views shown on Map X and described in the supporting text to this policy’.</p> <p>Policy G4:</p>	Draft GGNP Changed as described Much more detailed descriptions of valued views and a map included in NP

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	<p>undertaken to determine what makes it valued and why it should be protected through Policy G4. Section 4 of the Character Assessment simply lists a series of views mentioned in the resident's survey but does not go on to assess what are their defining characteristics which make them valued, where are the key viewpoints to be considered/protected, and how impacts would therefore be judged to conclude they are adverse by decision-takers when applying the GGNP policies</p> <p>There is some crossover with our comments on Policy G7. Please refer to those also.</p> <p>Proposed Change: Either delete the policy or provide supporting evidence for further consideration.</p>	<p>The policy is now supported by a map illustrating the views and the supporting text provides further details on those views.</p>	
<p>Roebuck Land and Planning Ltd...</p>	<p>Policy G6 – Protecting and enhancing biodiversity in the parish including at Gransden Woods</p> <p>A minor observation is that the supporting text and Policy G6 appear to be solely related to Gransden Woods but the title appears to be broader.</p> <p>Proposed Change: It is suggested that the title should omit the word 'in the parish including' for clarity.</p> <p>Wider biodiversity issues are already adequately dealt with through the LP2036.</p>	<p>Policy G6</p> <p>The policy wording has been revised to reflect the policy intention more clearly. It now covers biodiversity net gain and reflects the biodiversity assets specific to the parish and as described in other sections of the plan.</p>	<p>Draft GGNP Changed as described</p>
<p>Roebuck Land and Planning Ltd...</p>	<p>• Policy G7 – Local Green Spaces and supporting text</p> <p>Policy G7 – Local Green Spaces is confusing. The policy itself and its intent to protect the associated proposed LGS are clear. However, the content of supporting paragraphs 7.7.1 to 7.7.3 refer to another criterion – Valued Green Spaces – which do not form part of Policy G7 but are shown</p>	<p>Policy G7</p> <p>The map has been amended to show only the Local Green Spaces. However the other open spaces of value are mapped separately and wording has been included</p>	<p>The LGS Maps have been replaced with much clearer labelling.</p>

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	<p>as being designated as 'Other VGS' on the corresponding Great Gransden Green Spaces map at Figure 9 titled 'Local Green Spaces'.</p> <p>Only the 4 Local Green Spaces should be identified at Figure 9 to give effect to the Policy G7.</p> <p>Regarding the Other VGS, designation of Local Green Space must be done in accordance with criteria contained in the National Planning Policy Framework 2021. There is no provision for the extension of this policy to allow designation for 'other valued green spaces' and the purpose for the designation of these areas in the Great Gransden Neighbourhood Plan (GGNP) is unclear.</p> <p>For example, as Policy G7 does not apply to 'other valued green spaces' the designation appears, on the face of it, superfluous to the Neighbourhood Plan. Furthermore, it could be construed this designation is a misuse of green space policies with the covert aim of stopping development, rather than to ensure proper green space provision.</p>	<p>in the policy to reflect that Local Plan Policy LP32 would apply to those spaces.</p> <p><u>Other Valued Green Spaces</u> See 7.7.1 Community engagement work has identified a number of valued open spaces. The Four spaces are designated as Local Green Spaces. In recognition of the public value attached to them, a further seven spaces are designated as Other Valued Green Spaces. Supporting Document 3 provides an assessment of the LGS spaces against the criteria above, together with an assessment of the Other Valued Green Spaces.</p> <p>Other Valued Green Spaces listed in 7.7.3 Due to the public value attached to these spaces, Local Plan Policy LP 32 (Protection of Open Space) will apply to proposals impacting upon these spaces. This purpose</p>	<p>Draft GGNP Changed as described.</p> <p>Draft GGNP Changed as described</p>

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		<p>of Policy LP 32 is to protect against the loss of open space.</p> <p>Table 1 clearly assesses the LGS against NPPF 2021 criteria. It also has been expanded to show site ownership, existing designations, existing site allocations or planning permissions. Further, it highlights the key features and benefits of each site.</p>	<p>Table 1 in Supporting Document 3 – LGS Rationale has been updated and improved.</p>
<p>Roebuck Land and Planning Ltd...</p>	<p>Green infrastructure should be considered in terms of its value to the local community, local environment and local economy. This can be demonstrated by providing a clear rationale and evidence for Local Green Space designations or policies. As part of the consultation documents, evidence for the local green space designation is presented in Supporting Document 3- Local Green Spaces Rationale. However this document includes only a brief factual assessment of sites which cannot be considered to provide a sound basis for allocation of other valued green spaces.</p> <p>Guidance on the designation of such areas refers to the preparation of a robust and proportionate evidence base with reference to evidence of value and benefits of green space to the local community; places visited and for what purpose – monitor of engagement in the Natural Environment survey; Local authority data on tourism and visitors; and, feedback from community engagement. In contrast what is presented in Supporting Document 3 is a short factual statement on particular areas around the</p>	<p>See - ●Objective 9 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 shortfalls have been identified during the initial public engagement phase detailed in 1.3</p>	<p>No Change</p>

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	<p>village without any true assessment of the value or benefit of proposed green space areas to the village.</p> <p>As stated in Para 101 of NPPF “The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.” In the case of the GGNP, these elements have not been properly, and comprehensively proven and further evidence would be required for the designation to meet the test of ‘soundness’.</p> <p>Most critically, the ‘Other Valued Green Spaces’ designation is without basis in national or local plan policy, is not robustly tested or proven and not linked to a particular policy in the Plan. It’s wide use in the GGNP can only reasonably be judged to be a mechanism to prevent future development in the village which runs counter to the objective of Plan being positively prepared.</p> <p>Proposed Change: All references to Other VGS in the text and figures should be deleted.</p>	<p>This is a subjective view</p> <p>Noted and rejected</p>	<p>No change</p>
Roebuck Land and Planning Ltd...	<p>• Policy G8 – Development and Open Space Requirements</p> <p>Policy G8 seeks to alter the HDC threshold of sites of 10 or more dwellings to 3 or more dwellings to contribute towards open space improvements in the village. This is linked to the Community Action Plan aspiration to identify a location for a new open space close to the village centre. The policy objective is clear, however there is no information about how the</p>	<p>Policy G8</p> <p>Policy G8 has been amended to strengthen alignment with the Local Plan</p>	<p>Policy G8 now amended.</p>

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	<p>contribution would be secured – if on-site provision or how any off-site financial contribution would be calculated. Further clarity is required.</p> <p>The delivery of additional open space opportunities can be secured by allocating new development sites.</p> <p>Proposed Change: Include additional supporting text to explain ‘contributions’ and seek to identify a housing allocation with open space provision to redress the identified shortfall in public open space provision in the village.</p>	<p>Policy G8 – Development and Open Space Requirements</p> <p>All development schemes will be expected to contribute (subject to Paragraph 57 of the NPPF) to the provision of open space in the parish in terms of both quality and quantity having regard to the following locally identified priorities:</p> <ul style="list-style-type: none"> • New informal open space close to (within half a mile from the Village Hall) the village centre providing an alternative destination to Gransden Woods • Improved access into the countryside for informal recreation, walking, wildlife enjoyment, countryside relaxation • The creation of new routes and spaces where residents can walk, ride or cycle safely, including dog walking and also including horse riding 	

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Roebuck Land and Planning Ltd...	<p>Policy G12 – Great Gransden Infrastructure Priorities</p> <p>The Policy G12 does not include any detail on the amount of financial contributions that may be sought beyond those captured by the HDC CIL Levy. It is assumed that any obligations should be considered pursuant to the HDC Developer Obligations Strategy and calculations. We note that for education provision, Policy G13 provides such clarity and includes ‘as per the Local Plan’ within the main body of that draft policy. Similar wording could be included within Policy G12. However, if this is not the intention, further clarity is required.</p> <p>This list is very aspirational, however improvements to local infrastructure can be secured through new development.</p> <p>Proposed Change: Provide further clarity on how the financial contributions will be calculated.</p> <hr/>	<p>The CIL contribution will be fully taken into account before determining whether additional contributions are required to make a scheme acceptable.</p> <p>The current levy (revision date 2019) of 15% capped at £100/dwelling (indexed for inflation), paid to parish each year will rise to 25% uncapped when the Neighbourhood Plan is finally ‘made’. These funds can be spent on community infrastructure projects. The PC maintains lists of sources of charity funding which will be approached on a case by case basis.</p>	
Roebuck Land and Planning Ltd...	.Character Assessment Please refer to our comments on Policy G4. This document does not include a specific landscape assessment from which to guide policies within the GGNP.	See our response to your comments in Policy G4 column above.	
Roebuck Land and Planning Ltd...	<p>2. Development Boundary Rationale The Development Boundary Rationale follows the criterion set out in the LP2036 and we have no comments on the methodology used. However, the boundary should only be finalised once full consideration of the identified housing needs of the village has been undertaken and any additional land required to meet the <u>future growth requirements can be included within it.</u></p> <hr/>	<p>Noted</p> <p>The Built Up Area Boundary has been proposed consistent with the principles and guidelines in the HDC Local Plan</p>	

Statutory Body	Review Comment	NP Team Comments	Action to be taken
Roebuck Land and Planning Ltd...	3. Local Green Spaces Rationale See earlier comments to Policy G4 and G7 in particular. <hr/>	Noted Our comments are set against your earlier comments above.	
Roebuck Land and Planning Ltd...	<p>Paragraph 31 of the NPPF requires all policies (i.e. including those contained in Neighbourhood Plans) to be underpinned by relevant and up to date evidence. We do not consider the evidence base is adequate.</p> <p>The LGS Rationale is a brief factual assessment of sites which cannot be considered to provide a sound basis for allocation of Local Green Space or other valued green spaces. Guidance on the designation of such areas refers to the preparation of a robust and proportionate evidence base with reference to: evidence of value and benefits of green space to the local community; places visited and for what purpose – monitor of engagement in the Natural Environment survey; Local authority data on tourism and visitors; and, feedback from community engagement. In contrast what is presented in Supporting Document 3 is a short factual statement on particular areas around the village without any true assessment of the value or benefit of proposed green space areas to the village.</p> <p>Whilst we note the rationale behind identifying the main public open spaces within the village as LGS, this document also seeks to identify Other Valued Green Spaces without any detailed assessment. References to valued landscapes and valued green spaces appear regularly throughout the GGNP. there is insufficient evidence to support this.</p>	<p>Noted Our comments are set against your earlier comments above.</p> <p>Noted Our comments are set against your earlier comments above.</p>	There has been a significant increase in the amount of detail provided in the draft GGNP, as listed in G7 above.
British Horse Society (BHS)	<p>Please see below my responses in blue to the points/policies made in the GGNP.</p> <p>There is also useful information at the end of the report which provides evidence for the inclusion of horse riders in Neighbourhood Plans, ROW improvements and Road Safety improvements. The majority of local</p>	Noted and partially accepted	

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	Neighbourhood Plans are now including horse riders in their plans. Horse riders are recognised as one of the most vulnerable road users and there are many horse riders in Great Gransden.		
British Horse Society (BHS)	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. Horse riders should be mentioned as they are a vulnerable road user in the same way as pedestrians and cyclists.	Noted and accepted	Reworded Objective 12 A prioritised programme of improvements will be implemented, to enhance road safety for all road users, particularly pedestrians, cyclists and equestrians.
British Horse Society (BHS)	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. Horse riding should also be included here. 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. The	Noted and accepted	Cap 6 amended to include: Similarly, new route provision should be sought for horse riders and all non-motorised users.

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	new route should include horse riders and all Non Motorised Users. It should not just be a cycle route.		
British Horse Society (BHS)	4.22 There are no designated cycle paths in or around the village. Many of the roads connecting the village to other villages and the local towns have blind spots requiring cyclists to be particularly wary of other road users, and in some places the hedges and ditches block escape routes. Any new routes should include horse riders and all Non Motorised Users. It should not just be a cycle route. Imagine if you were on a horse then there would be no escape route.	Noted and accepted	4.22 on page 28 now includes horse riders.
British Horse Society (BHS)	Policy G9 – Public Rights of Way Network. The policy 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. See also Community Action Plan The BHS supports this policy and would suggest to the council that where possible footpaths should be upgraded to bridleways/byways to enable more people to use them. Many footpaths were historically wrongly recorded and should be upgraded to their original status of bridleway.	Noted	
British Horse Society (BHS)	Objective 12 - A prioritised programme of Community Action Plan improvements will be implemented, to enhance road safety for all road users, particularly pedestrians and cyclists. Horse riders should be mentioned here to ensure they are not overlooked.	Noted and accepted	Now reads - Objective 12 - A prioritised programme of improvements will be implemented, to enhance road safety for all road users,

Statutory Body	Review Comment	NP Team Comments	Action to be taken
			particularly pedestrians, cyclists and equestrians
British Horse Society (BHS)	Objective 13 - Cycleways, footpaths and pavements on key routes around the village, and to and from the village will be established and upgraded. Routes should be suitable for NMUs and not just cyclists and pedestrians. There are many horse riders in Great Gransden, and horse riders are considered to be one of the most vulnerable road users.	Not Accepted Addressed in Objective 14	No action
British Horse Society (BHS)	Objective 14 - New development will allow for safe movement of vehicles and non-motorised users in and around the village. Very pleased to see that NMUs will be catered for.	Noted	
British Horse Society (BHS)	See also: Policy G10 – A walkable village and reducing village car use. This policy 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. Routes should be suitable for NMUs and not just cyclists and pedestrians. There are many horse riders in Great Gransden, and horse riders are considered to be one of the most vulnerable road users.	Noted and partially accepted.	Added to G10 - Attempts should be made in development proposals to improve existing pavements serving the development to make them more accessible for all users including children and those using mobility aids

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	Policy G11 – Roads and new development. A policy setting standards when new roads are proposed in the parish.		
British Horse Society (BHS)	<p>Policy G6 – Protecting and enhancing biodiversity in the parish including at Gransden Woods.</p> <p>Policy context and rationale</p> <p>7.6 Waresley and Gransden Woods are a very popular destination for visitors. There are no public rights of way in the woodland but the Wildlife Trust provides access via permissive routes. The Wildlife Trust need to balance the needs of wildlife conservation with public access. In recent years the Woods have been closed to public access for extended periods to prevent excessive damage to footpaths during bad weather. Dogs are required to be kept on the lead.</p> <p>7.6.1 Gransden Wood can be accessed by footpath from the village, providing beautiful views of the countryside and the village heritage. It can also be accessed from the Waresley Wood car park located just off Waresley Road, over 1 km away from Great Gransden village centre. Public footpath 104/3 and 104/2 run from the southern edge of the village on Little Gransden Lane south and follows the western boundary of the woods towards and into the neighbouring parish Waresley-cum-Tetworth. This would be an ideal opportunity to upgrade the footpaths to bridleways to enable horse riders and cyclists to have access too. It would help to provide links to local villages and would help to join up the disjointed bridleway network.</p>	Noted	No change
British Horse Society (BHS)	<p>Policy G9 – Public Rights of Way</p> <p>Policy context and rationale:</p> <p>7.9 A related common concern shared by many residents is the lack of access or difficulty of access to public rights of way (PROW)² and permissive paths from the built-up environment of Great Gransden into the open countryside. There are a number of public rights of way in and around the parish, as shown on Figure 10, below - there are few networks, few opportunities for circular walks and not many of the public rights of way</p>		

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>have access points from the edge of the village. (Figure 11 shows the PROWs in a larger area centred on The Gransdens; in both figures, the public highways are not highlighted, just the public footpaths and the bridleways.) As an example, there is a public right of way from Little Gransden Lane in the south of the village which leads towards Gransden Wood but there is no official access point into the wood at the northern end. However, the wood is a popular outdoor recreation resource for villagers, so many villagers drive to the woods instead, as the public access points are quite remote from the village.</p> <p>7.9.1 Villagers feel there are only limited opportunities for dog owners/carers to walk their dogs near the village, so many walks will begin and end with a car journey.</p> <p>7.9.2 Other than the PROWs there are limited publicly accessible footpaths. Expanding accessibility by establishment of permissive footpaths could greatly increase access to the countryside and relieve the pressure on the established footpaths. This would require agreement with private landowners.</p> <p>7.9.3 Due to their importance to well-being, it is important that the existing public rights of way and their amenity value are protected. Existing PROWs should be maintained to an appropriate standard, allowing easy use. Where a development proposal is near to an existing public right of way or permissive path which provides access to the open countryside, opportunities to link the development in with that network should be taken. Where there are no or limited nearby public rights of way providing access to the countryside, consideration should be given to how the development itself could deliver or contribute towards enhanced access to outdoor recreation space. The BHS agrees that ROW should be protected. Any changes to the surfacing of bridleways should be first reported to the BHS and if changes are necessary consultation with the BHS should be carried out. Any new paths that are created should be NMU paths so that all users</p>	Noted	No change

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	can benefit from them. Recently local developers have taken on board the needs of horse riders and included them and new bridleways in their plans, some even creating circular bridleways around the new development.	Noted	
British Horse Society (BHS)	<p>Linked Parish Council action/commitment: CAP 5 - To complement Policy G9, GGPC will support a community-led action to work with landowners to identify improved access into the countryside via permissive footpaths. Could we discuss with them about permissive bridleways so that more user groups will be included?</p> <p>Policy intent: 7.9.4 The purpose of this policy is to highlight to developers the existing network of public rights of way, to protect this network (and its amenity value) and require future proposals to either link in with this network and/or explore opportunities for creating new links. The grass bridleways amenity must be protected as there are very few rural bridleways available. Only 20% of the ROW network is bridleways.</p>	<p>Noted</p> <p>Noted. The PC will consider grass bridleways during negotiations</p>	Added CAP 5 – ‘and permissive bridleways’
British Horse Society (BHS)	<p>Policy G9 – Public Rights of Way Network</p> <p>Any new development on or adjacent to an existing Public Right of Way or Permissive Path, or which is clearly visible from a Public Right of Way must:</p> <ul style="list-style-type: none"> - consider the appearance of the proposal from the Right of Way or Permissive Path, and incorporate green landscaping to reduce any visual impacts, and - provide links to the network in and around the village. <p>Enhancements or extensions to the PROW and permissive path network - for example through improving accessibility or connectivity - will be encouraged where this does not result in harm to ecology or landscape character, and may be required where a development is likely to lead to a significant increase in the usage of the network.</p>	Noted	

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	Any plans to change to the surfacing of existing bridleways must be reported to the BHS and a consultation should take place before any changes are made. Any new paths should be NMU paths so that the maximum number of users can benefit from the path.		
British Horse Society (BHS)	<p>Transport and Road Safety Improvements</p> <p>Core Objectives:</p> <ul style="list-style-type: none"> • Obj. 12 A prioritised programme of improvements will be implemented, to enhance road safety for all road users, particularly pedestrians and cyclists. Please include horse riders as a vulnerable road user. • Obj. 13 Cycleways, footpaths and pavements on key routes around the village, and to and from the village will be established and upgraded. Horse riders and other NMU users should be included. • Obj. 14 New development will allow for safe movement of vehicles and non-motorised users in and around the village. Pleased to see that all NMUs will be included. 	Included in Objective 14	
British Horse Society (BHS)	<p>Comments and information from the British Horse Society</p> <p>I welcome the opportunity to comment on the Great Gransden Neighbourhood Plan, and to be able to put forward an equestrian point of view which can often be overlooked by Councils when considering Active Travel proposals.</p> <p>Safe routes for equestrians are desperately needed because the accident statistics in respect of horses on the roads are horrific. There have been 5,784 incidents reported to the British Horse Society since 2010, 44 people have lost their lives, 1350 have been injured, 441 horses have been killed, 1,198 horses injured, and 75% of these incidents involved vehicles passing too close to the horse and/or too fast.</p> <p>The British Horse Society is the UK's largest equestrian Charity, with over 119,000 members representing the UK's 3 million equestrians. Nationally horse riders have access to just 22% of the rights of way network and carriage drivers to just 5%. This network has become increasingly</p>	Noted	No change

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>fragmented by roads, which were once safe rural routes, but have now often become busy thoroughfares.</p> <p>Whilst the Society supports the national initiative to encourage more cycling and walking as part of Active Travel Plans, it is imperative that the Council recognises that Active Travel also includes equestrians</p>	<p>Yes it does, see 4.22 on page 28</p>	
Brown & Co	<p>The site (Land at Sand Road, Great Gransden) is therefore well located being opposite the Sand Road Industrial Estate and the proposed local green space with the village to the west and should be allocated for employment.</p> <p>The site can provide well designed buildings with landscaping sympathetic to the setting of the village and wider landscape. We note policy G4 Development, Landscape Character and Important Views sets out all proposals must contribute positively to the existing landscape character in the plan area. However, this is not consistent with paragraph 130 c) of the National Planning Policy Framework 2021 (NPPF) which sets out planning policies and decisions should ensure that development is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p> <p>Paragraph 81 of the NPPF 2021 sets out planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt and that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business need and wider opportunities for development. Paragraph 85 of the NPPF 2021 sets out planning policies should recognise sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and sites that are physically well-related to existing settlements such as this site should be supported. At present, substantial local employment is provided by a company which has recently obtained planning permission for the residential redevelopment of its current site in the village and therefore there is</p>	<p>We believe this would be contrary to HDC's Local Plan LP18 a,b & c.</p> <p>We also believe that this would not be supported by HDC who have stringent rules on the location of Employment Areas.</p>	No Change

Statutory Body	Review Comment	NP Team Comments	Action to be taken
	<p>potential for the company to consider the merits of relocating the business elsewhere to a site which can accommodate the future expansion of the business. By making provision in the Neighbourhood Plan for our clients site to be identified as a suitable location for future employment development would clearly enhance the prospect of providing a suitable relocation opportunity for the business with the chance of retaining in the village the level of current and future employment provided by this company.</p> <p>In any event, the availability of a replacement employment site would encourage other companies to relocate to the village and provide the job opportunities that will be lost if the existing major employer mentioned above decides to relocate its business elsewhere.</p>		

Plan Reference	Support/ Object/ Have observations	HDC Comments		
		Review Comment	NP Team Comments	Action to be taken
Overall Comments		Overall HDC are supportive of the work undertaken and the efforts of the Great Gransden Neighbourhood Plan Group in the production of their neighbourhood plan and its supporting documentation. HDC welcomes the opportunity to provide formal comments on the draft plan and hope they will be of assistance going forward.	Noted, with thanks	No change required
Detailed Comments		Comments are made in Plan order and references to sections, paragraphs and policies provided. Please note that there are several weblinks to external sources.	Noted, with thanks	No change required
Introduction	Support	This is an informative introduction to the neighbourhood plan usefully setting out the engagement events that have been undertaken to help shape the neighbourhood plan up to this point.	Noted, with thanks	No change required
Paragraph 1.9	Have observations	Suggest that reference to the Local Plan in the first sentence is amended to: 'The Local Plan currently in force in Huntingdonshire is the Local Plan to 2036, adopted by HDC in May 2019.' Unclear what the reference in brackets to LP4.101 is for.	Noted and Accepted	Now reads - 1.9The Local Plan currently in force in Huntingdonshire is the Local Plan to 2036, adopted by HDC in May 2019.
Summary of policies, glossary and list of figures	Support	The clearly laid out list of policies is welcome as this will make using the neighbourhood plan much easier.	Noted, with thanks	No change required

Plan Reference	Support/ Object/ Have observations	HDC Comments		
		Review Comment	NP Team Comments	Action to be taken
The Plan Area	Support	This is a detailed and informative section setting the context to the neighbourhood plan.	Noted, with thanks	No change required
Paragraph 3.7	Have observations	The permission for Dutton Gardens off Sand Road development has permitted 11 affordable rented properties and 5 shared ownership properties.	Noted and Accepted	Now reads - On completion of the development of Dutton Gardens, off Sand Road, there will be an additional 16 affordable dwellings, of which 11 will be affordable rented properties and 5 shared ownership properties.
Paragraph 3.13	Have observations	It may be useful to reference CPRE's light pollution and dark skies map from 2015: https://nightblight.cpre.org.uk/maps/	Noted and Accepted	Inserted the link https://nightblight.cpre.org.uk/maps/
Paragraph 3.15	Have observations	The reference to the Huntingdonshire Townscape and Landscape Assessment (HTLA) 2007 can be updated to the Landscape and Townscape Supplementary Planning Document (L&T SPD) 2022 which was adopted on 17 March 2022. Any other references to the 2007 HTLA in the neighbourhood plan and supporting documentation such as the Character Assessment should also be updated.	Noted and Accepted Now reads - The parish of Great Gransden lies within the South Eastern Claylands Landscape character area, one of nine landscape character areas in the district as described in the Landscape and Townscape Supplementary Planning Document (L&T SPD) 2022 which was adopted on 17 March 2022	Amended as indicated

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
		Review Comment	NP Team Comments	
		The following quote from the HTLA 2007 on page 15 may also need to be updated as the information is still in the L&T SPD but not in one paragraph.	Noted and Accepted Now reads - 1.1 The following description of the Claylands landscape contained in the L&T SPD 2022 reflects well the landscape character in Great Gransden: “The South East Claylands include large areas of high quality landscape with a varied and typically gently undulating landform, established hedgerows and woodland and the historic settlement patterns which are reflected through the route of the Roman Ermine Street” “The relative lack of settlement in the area combined with the mature vegetation creates an intimate and tranquil feel to the landscape.	Amended as indicated
Key Issue 1:	Have observations	Minor scale could be defined so that it is clear what is meant by this. There is no definition in	Noted and Accepted	Amended as indicated

		HDC Comments		
Plan Reference	Support/ Object/ Have observations	Review Comment	NP Team Comments	Action to be taken
paragraph 4.7		the NPPF or Local Plan but the threshold for major development found within Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 could be used as the upper threshold. This would mean that minor-scale residential development would consist of the provision of the number of dwellinghouses to be provided as 9 or less or the development is to be carried out on a site having an area of 0.5 hectares or less; and for non-residential proposals a building or buildings where the floorspace to be created by the development is less than 1,000 square metres or development is carried out on a site having an area of less than 1 hectare.	New development should be of minor scale (this means for residential development, up to 9 houses and a site no larger than 0.5 hectares; for non-residential less than 1,000 square metres floorspace on a site less than 1 hectare), with a focus on brownfield sites and infill.	
Key Issue 3: Paragraph 4.17	Have observations	A weblink could be added to the West Cambridgeshire Hundreds strategic project so that readers can cross refer to it. The NPPF extract here may not be needed as it breaks up the flow of the key issues section.	Noted and Accepted	Added a link. https://www.wildlifebcn.org/westcambshundreds
Key Issue 4: Paragraph 4.22	Have observations	This paragraph could link to the active travel and health/wellbeing agenda to reiterate the importance of a walking and cycling routes.	Noted and Accepted	Now added - The importance of walking and cycling routes is outlined in Working Together to Promote Active Travel by Public Health England

Plan Reference	Support/ Object/ Have observations	HDC Comments		
		Review Comment	NP Team Comments	Action to be taken
Key Issue 5: Paragraph 4.23	Have observations	A reference to the demographic projections should be provided to ensure the data quoted is robust.	Noted and Accepted	Inserted references to ONS and to a Meeting held at the school in 2019
Key Issue 6	Have observations	Key issue 6 could perhaps include 'sports' or 'leisure' in the title to give it a clearer link if there were opportunities for funding for example to address the subsequent paragraphs.	Noted and Accepted	Changed to Key Issue 6 – Community Facilities, Leisure and Infrastructure
Key Issue 6: Paragraph 4.28	Have observations	Some additional detail could be added here about the pavilion and number of teams that use the football facilities. Knowing the amount of teams and age groups is helpful to identify where there is under provision and can be used as an indicator to show how provision has improved.	Noted and Accepted 4.28 now reads - 4.28 The Sportsfield is home to the Gransden Youth Football Club (GYFC) and Gransdens Tennis Club (GTC). Both are membership organisations, open to all. For the 2021/22 season GYFC comprises: - 120 playing members - 7 formal year group teams and Fox Cubs (aged 4 to 6 year olds) - 4 matches are played each weekend from mid August to mid May	Amended as indicated

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
		Review Comment	NP Team Comments	
			- 7 training sessions during BST (Apr-Oct) The pavilion on the Sportsfield has shared use by the Nursery and GYFC, but for GYFC it is limited to WC facilities on Saturday morning. All the club kit is stored in a container. The large car-park, which is shared by the Nursery and the Preschool Playgroup, requires resurfacing.	
A vision for Great Gransden Plan area	Support	Supportive of the vision for Great Gransden in 2036. Overall supportive of the objectives within the neighbourhood plan. The table identifying which policies relate to each objective is also very helpful.	Noted, with thanks	No change required
Design Guide for Great Gransden	Have observations	The Great Gransden design guide and design policy G3 accord with Local Plan policies LP11 and LP12 and broadly the advice set out within the HDC Design Guide SPD – the guidance relating to build materials, house design and roofs will encourage sensitive development that compliments existing adjacent development.	Noted and Accepted The sentence now reads - • Developments should be within the Built-Up Area boundary of the village, prioritising brownfield sites or infill, and designed to integrate with the existing settlement with units arranged to maximise	Amended as indicated

Plan Reference	Support/ Object/ Have observations	HDC Comments Review Comment	NP Team Comments	Action to be taken
		<p>However, within section 6.2 Overarching Principles, it states <i>'Developments should be within the development boundary of the village, prioritising brownfield sites or infill, and preferably laid out as a 'close' with minimal road frontage. Ribbon or greenfield development will not be supported'</i>. The term 'preferably laid out as a 'close' does not accord with best practice and the HDC Design Guide SPD (page 46) which advocates permeability, connecting to existing walking and cycling routes where possible to allow for the creation of accessible neighbourhoods / development etc. Essentially the design guide seeks to avoid the creation of cul-de-sacs and dead-end developments with poor connectivity to the existing settlement and movement framework. Also, the term 'minimal road frontage' has the potential to result in reduced active frontages and limited surveillance of existing and proposed streets which would fail to accord with best practice set out in the HDC Design Guide SPD (page 56, 137 and 143) which advocates building 'fronts' face the street and that all publicly and semi-publicly accessible spaces are overlooked. These aspects should be</p>	<p>pedestrian permeability, promote activity and surveillance of existing and proposed streets. Ribbon or greenfield development will not be supported.</p>	

Plan Reference	Support/ Object/ Have observations	HDC Comments		
		Review Comment	NP Team Comments	Action to be taken
		<p>changed to ensure compliance with the HDC Design Guide SPD</p> <p>.</p> <p><u>Suggested change</u></p> <p>The above sentence is amended to 'Developments should be within the development boundary of the village, prioritising brownfield sites or infill, and designed to integrate with the existing settlement with units arranged to promote activity and surveillance of existing and proposed streets. Ribbon or greenfield development will not be supported'.</p>		
Spatial Strategy: paragraph 7.1.2	Have observations	The net six new dwellings completed are from April 2011 up to when, is it March 2020 as completions from the Dutton Gardens site in the monitoring year 2020/21 would see more than six net completions in the parish. HDC can provide the Parish Council with updated completions data up to March 2021.	Noted and Accepted	
Figure 7 and Development Boundary Rationale	Have observations	Reviewing the proposed built-up area boundary for the village, HDC consider that it accords with the built-up definition and the principles and detailed implementation guidance provided on pages 53 – 55 of the Local Plan. Within the Development	Noted and Accepted	Amended as indicated

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
		Review Comment	NP Team Comments	
supporting document		<p>Boundary Rationale supporting document, several small amendments should be made to it:</p> <ul style="list-style-type: none"> Paragraph 3 states that the 64 is from the HDC Local Plan – you could instead say this figure was provided to the neighbourhood plan group form the planning policy team. Footnote 33 of the NPPF provides the reason for this. On page 8, row 2 third column, the Hunts Local Plan is referenced, this should be amended to the Huntingdonshire Local Plan to 2036, ... <p>On page 9, the final sentence should be amended so that it is consistent with the second paragraph on page 4 which states that <i>‘Proposed development outside the development boundary will not be supported except in exceptional circumstances, consistent with the HDC Local Plan.’</i></p>	<p>Para 3 now reads – The Planning Policy Team of HDC advised the GGNP Steering Group in October 2021 that the housing requirement figure for the designated Great Gransden Plan area – the whole parish of Great Gransden – is 64 new dwellings during the period 2011 to 2036.</p> <p>On Page 8 it now reads - Huntingdonshire Local Plan to 2036</p> <p>Page 9 now reads - Proposed development outside the Built-Up area boundary will not be supported except in exceptional circumstances, consistent with the HDC Local Plan.</p>	
Box after paragraph 7.1.10	Have observations	Reference to LP20 Rural Economy should be corrected to LP20 Homes for Rural Workers.	Noted and Accepted	Amended the sentence
Table following	Have observations	It may be beneficial to add planning reference numbers to the sites listed in the table within paragraph 7.1.2 for ease of cross referring	Noted and Accepted	Planning reference numbers added and a heading provided.

Plan Reference	Support/ Object/ Have observations	HDC Comments		
		Review Comment	NP Team Comments	Action to be taken
paragraph 7.1.2		and so that individuals can if they wish to monitor any future applications on those, in particular the Potton Homes self and custom build site. A heading to the table may also be useful for ease of interpretation. Also, when was this table last updated?		
Paragraph 7.1.4	Have observations	The date of the Housing Needs Survey should be added in brackets and a reference to which supporting document it is for ease of cross reference. Also, where the summary of the Housing Needs Survey findings can be found within the survey document should be referenced to make it easier when cross referring.	Noted and Accepted HDC Meant 7.1.11 which now reads - 7.1.11 The Housing Needs Survey (undertaken in 2018) (supporting document 5) commissioned by the GGNP Steering Group asked if residents would be in favour of a small development of affordable dwellings for local people within the parish. Fifty four per cent of respondents supported the principle of such a development and 42 per cent were opposed (page 15 of the Housing Needs Survey). Support for affordable housing tended to focus particularly on the needs of young people.	Amended as indicated

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
		Review Comment	NP Team Comments	
			Some respondents were concerned about ensuring any affordable housing was secured for local people in perpetuity	
Paragraph 7.1.17	Have observations	Based on the commentary within the 'Affordability and Range of Housing Stock in Great Gransden' it seems that there may also be potential support for older people accommodation and a mix of dwelling types such as bungalows and flats to cater for changing needs and younger individuals and families.	Noted and Accepted Now reads: The community would be more likely to support housing developments that provide a mix of housing size that enables provision for older people accommodation and a mix of dwelling types such as bungalows and flats to cater for changing needs and younger individuals and families, thus sustaining and growing a multi-generation community.	Amended as indicated
G1 – A Settlement Strategy for Great Gransden	Have observations	The term Built-Up Area boundary is used within the policy but the figure where this is shown refers to the settlement boundary – a single term used consistently throughout is required to ensure clarity in implementing the policy to accord with NPPF paragraph 16(d). It is suggested that built-up area is used	Noted and Accepted Noted	New maps need to be produced by HDC. Built-Up Area Boundary is now consistent throughout the Plan. The term has replaced Development Boundary and Settlement Boundary.

Plan Reference	Support/ Object/ Have observations	HDC Comments		
		Review Comment	NP Team Comments	Action to be taken
		<p>throughout to ensure consistency with the Local Plan terminology.</p> <p>Suggest looking at Bury Neighbourhood Plan and Grafham and Ellington Neighbourhood Plan to review their approach to referring to their built up area and how this has been implemented in a policy.</p> <p>In the first and second bullet points, the term 'edge of the development boundary' should be clarified as it unclear if this intended to only include sites that have an adjoining boundary with a part of the built-up area or not. The lack of clarity may lead to inconsistent implementation of the policy particularly in combination with the wording of LP26 Rural Exceptions Housing.</p>	Noted and Accepted	Now reads - on land well-related to the built-up area boundary
G2 – Affordable Housing on Rural Exception Sites	Have observations	HDC commend the Parish Council's supportive approach to affordable housing for those with a local connection to Great Gransden and the willingness to reflect this within the Neighbourhood Plan, however, this policy adds little additional detail regarding rural exception sites that is already provided within policy LP28 of the Local Plan. In accordance with paragraph 16(f) plans	<p>Noted</p> <p>The PC intend to keep Policy G2 in the NP in order to reflect local support for a rural exceptions site. Policy G2 also includes parish specific criteria not included in the Local Plan.</p> <p>An additional paragraph at the end is proposed in order</p>	Amended as indicated

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
		Review Comment	NP Team Comments	
		<p>should avoid unnecessary duplication of policies that apply to a particular area.</p> <p>It is suggested that this policy is deleted and instead rely upon LP28 of the Local Plan for assessing rural exception schemes.</p>	<p>to strengthen conformity with the Local Plan approach and also to reflect PC experience on viability in the parish. It reads: Market housing on rural exceptions sites will be supported where it is financially necessary in order to secure and deliver the required affordable housing units and consistent with the provisions set out in the HDC Local Plan (Policy LP28) with respect to market housing and custom/self-build homes.</p>	
Paragraph 7.5.2	Have observations	Reference to the NPPF should be to paragraph 189 rather than 184.	Noted and Accepted	Amended the sentence
Paragraph 7.5.3	Have observations	There seems to be some paraphrasing of the NPPF, suggest for accuracy that the full NPPF paragraph is used here to avoid contradiction.	<p>Noted and Accepted</p> <p>Re-worded –</p> <p>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</p>	Amended as indicated

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
		Review Comment	NP Team Comments	
			<p>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</p> <p>c) the desirability of new development making a positive contribution to local character and distinctiveness.</p>	
Policy G3 – Local Character and Design	Have observations	<p>Regarding criterion A(vi). Reference could be added to the HDC Design Guide SPD.</p> <p>Criterion B(i) – the term ‘copy exact style’ is difficult to implement as it is unclear what would constitute as a copy-exact style.</p> <p>Criterion B(ii) – limiting development to two storeys – the rationale for limiting dwellings to two storeys is unclear as it is stated within the Great Gransden Character Assessment and Great Gransden Design Guide that there are a small proportion of dwellings with a third</p>	<p>Noted and Accepted</p> <p>A new para added - Proposed schemes will conform with the HDC Design Guide SPD section 3.5 Parking and Servicing https://www.huntingdonshire.gov.uk/media/2573/huntingdonshire-design-guide-2017.pdf</p> <p>Noted and Accepted</p> <p>Noted and Accepted</p>	<p>Amended as indicated</p> <p>Deleted ‘rather than copy-exact designs’?</p> <p>Deleted b(ii) – reference to two storeys</p>

Plan Reference	Support/ Object/ Have observations	HDC Comments		
		Review Comment	NP Team Comments	Action to be taken
		storey including loft conversions. The policy would mean that proposals of three or 2.5 storeys which are designed to reflect local character and positively contributes to the character of the area would not be supported. Additionally, storeys are not always consistent heights depending on the floor to ceiling height of each storey.		
G4 – Developme nt...	Support	Overall supportive of this policy.	Noted with thanks	Noted with t
Policy G5 – Conserving and enhancing Great Gransden’s Conservatio n Area	Have observations	The last sentence does not comply with national policy regarding heritage assets. As it is currently written, a proposal which causes harm is not supported. This does not reflect the cases where there may be less than substantial harm, but this harm could be outweighed by the public benefits of the proposal including securing its optimum viable use as set out in NPPF paragraph 202.	Noted and Accepted Para 202 added to G5 - where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.	Amended as indicated
G6 – Protecting ...	Support	Supportive of this policy, alternative public open space and dog walking areas will be crucial to ensuring the longevity of the SSSI.	Noted, with thanks	No change required
Figure 9	Have observations	The caption should also include other valued green spaces. It also shows the other valued	Noted	Caption changed. The map has changed to show the

Plan Reference	Support/ Object/ Have observations	HDC Comments		
		Review Comment	NP Team Comments	Action to be taken
		green space number 5 as not including the field to the north. Just wanted to confirm if that extra land was intended to be identified as part of the other valued green space or not following an earlier mapping request.		northern field as 5 not the Riddy which is a PRow.
G7 – Local Green Spaces	Have observations	LP32 is not a strategic policy in the Local Plan, however policy G7 is in conformity with the provision of Local Green Space set out in non-strategic policy LP32.	Noted	No Change
		These designations are not land allocated for housing or employment development or in areas identified as part of Green Infrastructure Priority Areas within the Local Plan. One site, Mill Weir, is however located within an Established Employment Area (EEA). This land is designated Common Land and falls outside of the operational boundaries of the EEA. There is fencing around the site and no walkway through to the employment site. Due to the presence of the pond and its designation as Common Land any sort of employment development is highly unlikely on the site. Considering this, designating this part of the EEA as a Local Green Place would not undermine the EEAs viability and continued use as a source of employment. Therefore, the proposed	Noted	No Change
			Noted and accepted	The map has changed to show the northern field as 5

Plan Reference	Support/ Object/ Have observations	HDC Comments Review Comment	NP Team Comments	Action to be taken
		<p>designations do not conflict with strategic policies of the Local Plan.</p> <p>Consider that the Other Valued Green Space no.5 (The Riddy) is not appropriate to identify as one as this is a public right of way and not an area of green space.</p> <p><u>Suggested change</u></p> <p>The Local Green Space Rationale document provides a good assessment and justification to the reasons for their designation and how each site meets the criteria in NPPF paragraph 102. Some are some distance from the village centre but as the supporting document highlights they are in accessible distance. Criterion a is debateable on what would constitute as being in reasonably close proximity. For additional clarity, it may be beneficial to add a tick box or bold text to identify which of the characteristics within criteria b are demonstrated for each site.</p> <p>The Other Valued Green Spaces identified are not referenced within policy G7. Therefore, there are no policies that are applicable to them meaning that their Other</p>	<p>Text changed to The hayfields and grazing land either side of the Riddy</p> <p>Noted and Accepted On Page 3 of of the Local Green Space Rationale, we have highlighted in bold the text which demonstrates how each facility meets the NPPF criteria</p> <p>Noted and Accepted We have inserted Table 3 – Demonstrably Special Significance of the Other Valued Green Spaces in the Rationale document</p>	<p>not the Riddy which is a PRow.</p> <p>Bold text added</p> <p>Table 3 added</p>

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		Valued Green Space status cannot be implemented. A reference to what would be applicable or how these sites should be treated within the planning process needs to be added.		
Local Green Space Rationale document	Have observations	<p>Within the second column of Table 1 within the Local Green Space Rationale document, the heading ‘are there any existing designations, existing site allocations or planning permissions’ – the content in the subsequent rows do not answer that instead state who owns and uses the site. This information may be beneficial in a new column headed ‘site ownership’.</p> <p>Figure 3 shows the other valued green space number 5 as not including the field to the north. Just wanted to confirm if that extra land was intended to be identified as part of the other valued green space or not following an earlier mapping request.</p> <p>For the Other Valued Green Spaces, further detail on why these are being identified should be added to the Local Green Space rationale document. The consultation statement must also detail the consultation</p>	<p>Noted</p> <p>Noted The field to the North of the Riddy should be labelled A, not the Riddy itself, it is a PROW.</p> <p>Noted & Accepted</p>	<p>Column inserted into Table labelled Site Ownership</p> <p>Maps and text have been amended to reflect this</p> <p>We have inserted Table 2 – The specific nature of the Other Valued Green Spaces and how they contribute to the character of the Great Gransden settlement is described in Table 2</p>

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		that has taken place with the owners of these sites.		
Paragraph 7.8.1	Have observations	A reference(s) to the documents/studies where these shortfalls have been identified will be beneficial to add robustness here and further justify policy G8.	Noted	Now make reference to section 1.3
Paragraph 7.8.2	Have observations	Refers to the latest published data being on open space being the 2006 Open Space, Sport and Recreation Needs Assessment & Audit. As part of the Local Plan evidence base, a Sports and Leisure Facilities Strategy 2016-21 was produced. An updated study is underway. Within the 2016 document, there are several references to the provision of sports and leisure facilities within Great Gransden, it may be useful to reference these and whether they have been completed or not.	Noted & Accepted 7.8.2 This conclusion is supported by other earlier studies. As part of the Local Plan evidence base, a Sports and Leisure Facilities Strategy 2016-21 was produced. This finds that whilst Great Gransden residents have good access to playing fields, they have no access to amenity space or other informal provision. This remains the case today. With respect to dog walking opportunities, under local byelaw, the existing public open green spaces (the sportsfield, the playing field, Mill Weir and the Allotments) do not allow dog walking. As a result,	Amended as indicated

		HDC Comments		
Plan Reference	Support/ Object/ Have observations	Review Comment	NP Team Comments	Action to be taken
G9 – Public rights of way	Support	Overall supportive of this policy.	Noted, with thanks	No change required
Paragraph 7.11.3	Have observations	HDC’s Sports and Recreation Team have highlighted that it may be useful to include tennis court refurbishment in the list of bullets if this is required. Also, improved grass pitches may be something to consider as well. Other health and outdoor space activities could be outdoor gym or trim trails potentially if there is any aspiration for these.	Noted & partially accepted Gransdens Tennis Club has re-surfaced tennis courts (2021) and provided a supply of mains water to the Clubhouse. The PC are assessing the need for equipment such as a Trim Trail and some special needs equipment on the playing field.	These comments have been added.
G10 – A walkable village and reducing village car use	Have observations	<p>In the first sentence of the policy, residents should be substituted for users so that it is consistent with the employment proposals that the policy relates to as well.</p> <p>The third sentence of the policy – has the improvement plan been written, if so, a link needs to be added in the neighbourhood plan. The improvement plan should be made available when the neighbourhood plan is made otherwise this aspect of the policy will be unimplementable.</p>	<p>Noted & Accepted</p> <p>Noted & Accepted</p>	<p>Changed to Users.</p> <p>Removed the reference to the improvement plan, as this is planned afterwards as a CAP 6 plan.</p>
G11 – Roads and	Have observations	Urban Design colleagues note that policy G11 includes the requirement for two-way	Noted & Accepted Policy G11 now reads:	Policy changed as stated.

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
		Review Comment	NP Team Comments	
new development		<p>traffic, therefore not allowing one-way. They consider that this may pose an unnecessary constraint to development where a one way route could be preferential on design grounds to reduce the width of the road. For example, roads may not be adopted because of the number of dwellings served, or possible construction techniques/ materials. The requirement for all new roads to be built to adoptable standards should also not prejudice the introduction of low order shared surface private drives and mews streets which typically serve fewer units and are not offered for adoption.</p>	<p>Where development proposals involve the creation of new roads, these must be wide enough to allow for two-way traffic (unless one-way movement of traffic has been deliberately designed-in as part of the scheme-wide movement strategy addressing all users across the scheme).</p> <p>The design and layout of roads should enable ease of access for service vehicles which should have ready access to all properties and open areas when all on-street parking areas are occupied. This will not prejudice the introduction of low order shared surface private drives and mews streets if required,</p>	

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
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			All roads in new developments should be to adoptable standard to ensure the maintenance of access and safety standards.	
Paragraph 7.11.3		States that the existing shortfalls in Great Gransden 'are considered to be' – where have these shortfalls been identified from? Was it from community engagement in support of the neighbourhood plan? These shortfalls here should also be listed in policy G13 so that the shortfalls can be addressed.	Noted & Accepted 7.11.3 The following shortfalls in Great Gransden have been identified during the initial public engagement phase detailed in paragraph 1.3 Inserted in 7.13.3 - As highlighted in paragraph 7.11.3 a very poor public bus service means that the population is heavily dependent on the private car.	The two sections mentioned are amended
Paragraph 7.12.6	Have observations	Reference could also be made to the fact that once the neighbourhood plan is made, the Parish Council will receive an increased CIL proportion which can be spent on community infrastructure projects.	Noted & Accepted The current levy (revision date 2019) of 15% capped at £100/dwelling (indexed for inflation), paid to parish each year will rise to 25% uncapped when the Neighbourhood Plan is	Added the comment

		HDC Comments		
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			'made'. These funds can be spent on community infrastructure projects.	
G12 – Great Gransden infrastructure projects	Support	Support. The policy identifies a list of projects which provides clarity to applicants on what infrastructure priorities there are which makes identifying planning obligations to support such facilities easier aiding the planning process.	Noted, with thanks	No change required
G13 – Barnabas Oley Primary School and parish pre-school provision	Have observations	<p>A reference to the demographic projects mentioned in paragraph 7.13.2 should be provided to ensure the data quoted is robust.</p> <p>Should also reference the Developer Contributions SPD (2011) or successor documents within this section as well as strategic policy LP4.</p>	<p>Noted & Accepted According to the ONS National population projections: 2020-based interim.</p> <p>Noted & Accepted Added - Health and Education Infrastructure. Development can place additional demands upon infrastructure, the environment and the social sustainability of a community, and it is therefore essential to mitigate these impacts by providing adequate infrastructure and other</p>	<p>Added the reference</p> <p>Added the comments</p>

Plan Reference	Support/ Object/ Have observations	HDC Comments		Action to be taken
		Review Comment	NP Team Comments	
		The Infrastructure Team at Huntingdonshire District Council can further support the Parish by working with infrastructure providers such as Cambridgeshire County Council and the NHS to deliver the priorities set out in its Neighbourhood Plan.	services to meet economic, social and environmental needs. To this end GGPC will lean heavily on the HDC Local Plan Development Strategy Section LP4 – Contributing to Infrastructure Delivery and on HDC Developer Contributions SPD, which sets out their policy for securing developer contributions from new developments that require planning permission. Noted with thanks	No Change
Monitoring the planning policies	Support	Supportive of the Parish Council's intention of providing an annual monitoring report to monitor the policies of the neighbourhood plan as well as changes to national and local policy and CIL spending within the parish. This will be beneficial if a review of the neighbourhood plan is undertaken.	Noted with thanks	Noted with thanks
Community action plans	Support	Supportive of the Parish Council identifying community actions that are to be pursued.	Noted with thanks	Noted with thanks

