



Saving the world one village at a time...

Gamlingay Environmental Action Group

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RPS Planning and Development
Willow Mere House
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Stocks Bridge Way
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28 October 2010

Re: Proposed Redevelopment of Green End, Gamlingay

I am writing with the response of Gamlingay Environmental Action Group (GEAG) to the proposed redevelopment of Green End, Gamlingay.

GEAG is an active group with a substantial membership among Gamlingay residents. We work with local organisations and individuals to raise awareness of environmental issues, to support sustainable development, and to protect local and global environments. We are an independent group, and are not affiliated to any other organisation.

We discussed the Green End proposals at our meetings on 15 September and 20 October 2010. We recognised that:

- The current site is reaching the end of its useful life
- The existing buildings most likely have very low energy efficiency
- Ingress and egress to the current site creates an accident blackspot
- As a 'brownfield' site, this is an appropriate site for redevelopment.

For these reasons, GEAG has no plans to object to redevelopment of the site, provided that the new development meets our 'three tests' of improving the local environment, benefiting the global environment, and helping to build a stronger community. We are confident that

the new development can pass these tests without substantial extra investment. To do so, we make the following recommendations:

- The new development should offer a balance of residential and employment opportunities to provide both homes and jobs for local people. For this site, a 50:50 mix of residential and commercial development would be appropriate.
- The site is not appropriate for heavy industry. Some light manufacturing units and workshops may be suitable but, given the poor transport infrastructure locally, the emphasis should be on office premises.
- Traffic density in Gamlingay is already relatively high. The new development should encourage walking and cycling to the centre of the village. A new bus stop at the entrance to the development would encourage site residents and users to consider bus use. There are proposals for a new cycle route to link Gamlingay with Potton and Sandy. The developers might wish to contribute (under Section 106 of the TCPA, 1990).
- The current point of ingress and egress to the site is an accident blackspot. Vulnerable road users such as pedestrians, particularly children, cyclists, and horse riders are daily at risk of collision with motor vehicles. We would recommend traffic calming such as entry treatment and/or a mini-roundabout.

Although it is beyond the scope of the current consultation, we hope that the final developers will also consider building to the highest possible environmental standards and will incorporate, for example, microgeneration into new buildings. We believe that there is a real opportunity here to create a sustainable development for the village. GEAG looks forwards to working with the developers to see the development of a truly green Green End.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Brycchan Carey', with a long horizontal stroke extending to the right.

Brycchan Carey
GEAG Co-ordinator