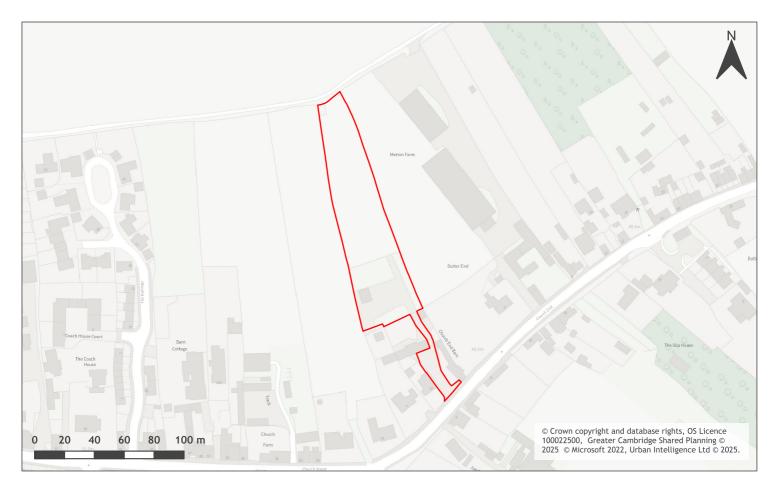


# Land North of No. 1 Church End, Gamlingay assessment



#### A map of Land North of No. 1 Church End, Gamlingay

Site information	-
Site ID	115068
HELAA Site ID	200762
Suitable Site Area (ha)	0.54
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Commercial / Industrial
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	15
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 3% lies in a 1 in 30 year event, 1% lies in a 1 in 100 year event and 6% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	The site is a small area of grassland to the rear of dwellings on Church End. It is outside of the development framework but largely contained by existing boundary features. Development on the site would be limited by it's narrow form, and the creation of a landscape edge to the countryside that limits urbanising views of the development to the north.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	All residential developments will require an assessment of recreational impacts on nearby SSSIs. Grassland and boundary habitats may qualify as Habitats of Principal Importance or be of high ecological value. Otherwise site likely to be of low ecological value. Buildings may support roosting bats (if suitable).
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	-
Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. The site is wholly an open space designation
Historic Environment RAG Assessment 2025	Red
Historic Environment Comments 2025	The site is an open space forming an important part of the setting of the Gamlingay Conservation Area and three listed buildings. There are several more listed buildings on Church End including the grade I listed church. A very small amount of development might be possible but on the scale proposed the harm to the heritage assets would be unacceptably high.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber

Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Green
Transport and Roads Guideline Comments 2025	This falls below the threshold for a Transport Assessment.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-

AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	97.7
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	2.3
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber
Achievable	

Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	15
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land at Waresley Road, Gamlingay assessment



### A map of Land at Waresley Road, Gamlingay

Site information	-
Site ID	115142
HELAA Site ID	59336
Suitable Site Area (ha)	2.68
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Agricultural Land / Building
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	45-52
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 7% lies in a 1 in 30 year event, 4% lies in a 1 in 100 year event and 13% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Red
Landscape Comment 2025	The additional information includes details on landscape strategies to mitigate effects of development on this site. However, we maintain that there is an established village edge marked by a belt of trees, which defines the transition between urban and rural characters, and beyond which development would be seen as encroaching onto the countryside. Therefore, the assessment score remains unchanged.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Amber
Biodiversity and Geodiversity Officer Comments 2025	Based on the new information provided, the assessment score has not changed. All new housing developments will require assessment of increased visitor pressure on nearby SSSI, and any residential development above 50 outside of current urban area will require consultation with Natural England. Boundary hedgerows may qualify as priority habitat/ or contain ecological value. Arable habitats likely to be of low ecological value, although may support farmland birds.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection, but the impact could be reasonably mitigated or compensated.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	

Biodiversity and Geodiversity RAG	-
Assessment 2021 Biodiversity and Geodiversity Officer Comments 2021	-
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber

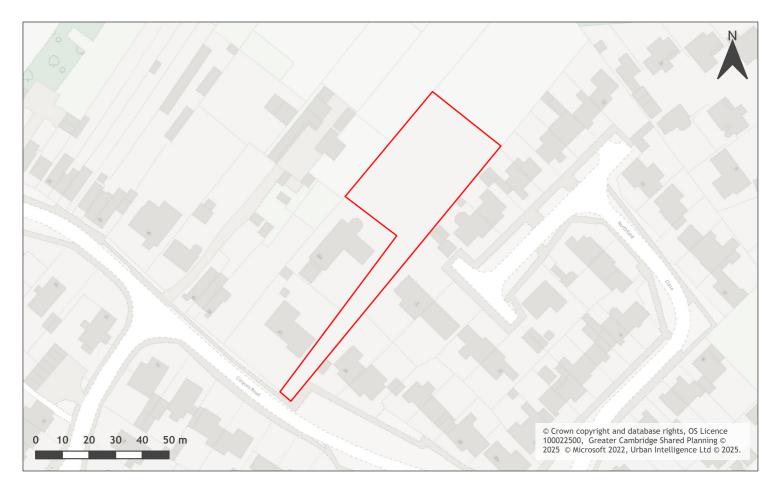
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to greater detail. A significant level of infrastructure will be required to encourage more sustainable transport links outside the confines of the site. It is unclear whether these sustainable transport links can be achieved within the local available constraints.
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	_
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Green
Transport and Roads Guideline Comments 2025	Based on the updated information, the overall assessment score has not changed. Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-

Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-
Contaminated Land RAG Assessment 2025	Amber
Contaminated Land Officer Comments 2025	Potential for historic contamination. The site is likely to be capable of being developed after appropriate mitigation or remediation of contamination / ground stability issues.
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	-
Contaminated Land Officer Comments 2021	-
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	100
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0 to 5 years
Available RAG	Amber

Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and development is likely to be economically viable
Achievable RAG	Green
Capacity	
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	64
Estimated employment space (m2)	0
Estimated start date	6-10 Years
Estimated annual build-out rate (pa)	225-230
Development completion timescales (years)	11-15 years



## Land to the Rear of 28a Cinques Road, Gamlingay assessment



#### A map of Land to the Rear of 28a Cinques Road, Gamlingay

Site information	-
Site ID	115226
HELAA Site ID	200784
Suitable Site Area (ha)	0.22
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to minor rural centre
Current use(s)	Paddock / Scrub
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	4-9
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood zone: Wholly in Flood Zone 1; Surface water flooding: 1% lies in a 1 in 100 year event and 2% lies in a 1 in 1000 year event
Flood Risk RAG	-
Assessment 2023	
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	-
Flood Risk Officer Comment 2021	-
Landscape RAG Assessment 2025	Amber
Landscape Comment 2025	The site is well contained within the perceived village environs but it is predominantly outside the development framework. The rear of the houses along this stretch of Cinques Road are clearly visible from Waresley Road. Landscape buffer planting at the rear of the site will be required to mitigate the additional visible impacts.
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	-
Landscape Comment 2021	-
Biodiversity and Geodiversity RAG Assessment 2025	Green
Biodiversity and Geodiversity Officer Comments 2025	A development of the size and scale described would not provide any specific ecological risks to statutory or non-statutory designated sites. However, this does not remove the likelihood of protected and priority species being impacted, nor that a development of the type described would likely be eligible for mandatory biodiversity net gain.
Biodiversity and Geodiversity Guideline Comments 2025	Development of the site would not have a detrimental impact on any designated site, or those with a regional or local protection.
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	-

Biodiversity and Geodiversity Officer Comments 2021	
Biodiversity and Geodiversity Guideline Comments 2021	-
Policy RAG Rating 2025	Green
Policy Officer Comment 2025	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated. the site is wholly outside an open space designation
Historic Environment RAG Assessment 2025	Green
Historic Environment Comments 2025	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	-
Historic Environment Comments 2021	-
Archaeology RAG Assessment 2025	Green
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	-
Archaeology Officer Comment 2021	-
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	Inadequate accessibility to key local services, transport, and employment opportunities. Proposed development would not require delivery of accompanying key services
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The site has been scored as Amber. The site is acceptable in principle, subject to further detail and consultation at the planning application stage. The proposed access will be suitable to serve a maximum of 5 residential units.

Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	-
Site Access Officer Comment 2021	-
Transport and Roads RAG Assessment 2025	Green
Transport and Roads Guideline Comments 2025	This falls below the threshold for a Transport Assessment.
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	-
Transport and Roads Guideline Comments 2021	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration / odour/ Light Pollution after careful site layout, design and mitigation.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	-
AQMA RAG Assessment 2025	Green
Air Quality Officer Comment 2025	The site has been scored as Green. The site does not lie within an Air Quality Management Area (AQMA) and therefore will have minimal traffic impact on designated AQMAs.
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	-
Air Quality Officer Comment 2021	-

Contaminated Land RAG Assessment 2025	Amber
Contaminated Land	Potential for historic contamination. The site is likely to be capable of
Officer Comments 2025	being developed after appropriate mitigation or remediation of
	contamination / ground stability issues.
Contaminated Land RAG	-
Assessment 2023	
Contaminated Land	-
Officer Comments 2023	
Contaminated Land RAG	-
Assessment 2021	
Contaminated Land	-
Officer Comments 2021	
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land	0
Classification Grade 1	
Agricultural Land	0
Classification Grade 2	
Agricultural Land	76.51
Classification Grade 3	
Agricultural Land	23.49
Classification Grade 4	
Agricultural Land	0
Classification Non	
Agricultural	
Agricultural Land	0
Classification Urban	
Source Protection Zone	100
Highways England Zones	South West
Available	-
Is the site controlled by a	The site was submitted by the landowner and/or site promoter who has
developer or landowner	confirmed that the site is available for development in the timescales
who has expressed an	indicated.
intention to develop?	
Are there known legal or	No
ownership impediments to development?	
•	No relevant recent planning history
Is there planning permission to develop the	No relevant recent planning history
site?	
When will the site be	0 to 5 years
available for	
development?	
Available RAG	Amber
Achievable	-
Is there a reasonable	The land has been promoted by the landowner and or developer and is
prospect that the site will	known to be available for development. The site has a low existing use
be developed?	value and development is likely to be economically viable
Achievable RAG	Green

Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	7
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land at Potton Road, Gamlingay assessment



### A map of Land at Potton Road, Gamlingay

Site information	-
Site ID	115278
HELAA Site ID	40544
Suitable Site Area (ha)	1.24
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Not within or adjacent to an existing settlement
Current use(s)	-
Proposed development	Non-Residential
Proposed employment floorspace (m2)	7500
Proposed residential capacity	0
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Green
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: None
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Green
Flood Risk Officer Comment 2021	The site is at low risk of flooding (within flood zone 1) and no risk from surface water flooding
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	The site is surrounded by a mix of commercial and agricultural use and is well contained. Mill Hill is recognised as a satellite hamlet. The Gamlingay Village Design Guide advises retaining the integrity of the satellite hamlets and dispersed landscape settlement pattern of farmsteads and hamlets. Development in this location will consolidate development in the area but would aim to retain the integrity of the hamlet. Commercial development on this site is appropriate for its context of existing agricultural and commercial use. Landscape mitigation will be needed.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-
Biodiversity and Geodiversity Guideline Comments 2023	-

Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	Any agricultural/industrial development that could cause air pollution will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find off-site compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Enclosure complex recorded adjacent to the site
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-

Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	Development of the site will not have a detrimental impact on the functioning of trunk roads and/or local roads.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-

Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Not suggested for residential use therefore likely low traffic impact on AQMA
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	Non- residential use proposed.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	100
Agricultural Land Classification Grade 4	0
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for 3,240 sqm of industrial buildings with 480 sq m of offices and open storage
When will the site be available for development?	0-5 Years
Available RAG	Green

Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and non-residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	
Prevailing Density (weighted) (dwellings per ha)	-
Residential capacity at prevailing density	-
Estimated employment space (m2)	7500
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	-
Development completion timescales (years)	0-5 Years



## Land to the west of Mill Street, Gamlingay assessment



#### A map of Land to the west of Mill Street, Gamlingay

Site information	-
Site ID	115279
HELAA Site ID	40493
Suitable Site Area (ha)	2.97
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	90
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 3% lies in a 1 in 100 year event. 8% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This site is identified as Heathland. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Limited development close to Gamlingay may be acceptable subject to mitigation and responding to the local vernacular.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG	-
Assessment 2023	

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Biodiversity and Geodiversity Guideline Comments 2023	
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. We are aware that an area within the northeast section of this site may be used as a mitigation zone for the extant permission on the land directly to the north; therefore, density of housing may be reduced. There are no apparent priority habitats within the site; however, there are grasslands, woodland areas, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	Development of the site could have a detrimental impact on views out of the conservation area which are currently onto open countryside also impact on the setting of No 61 Mill Road which has a prominent position on the corner of Mill Road and Honey Hill but the impacts could be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Artefacts of prehistoric date are recorded within and in the vicinity of the site

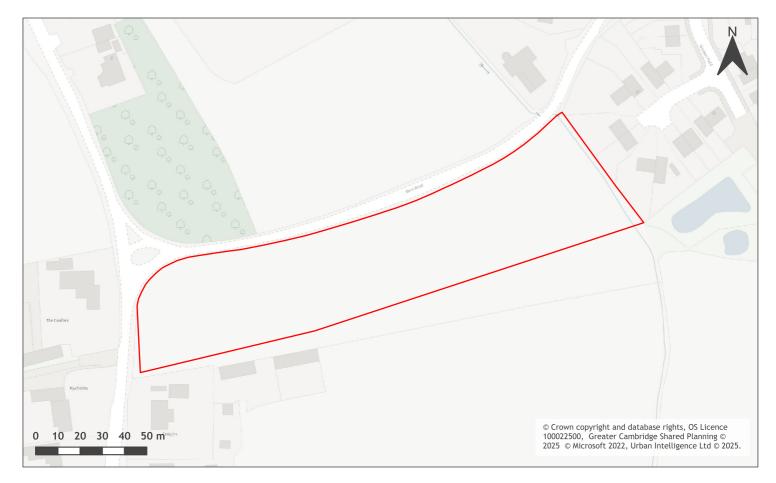
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber

Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	The proposed site will be affected by road traffic noise from nearby main roads but is acceptable in principle subject to appropriate detailed design considerations and mitigation. Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Site adjacent to a quarry/filled land. Potential for contamination, conditions required
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	100
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	100

Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	71
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land to the south of West Road, Gamlingay assessment



#### A map of Land to the south of West Road, Gamlingay

Site information	-
Site ID	115280
HELAA Site ID	40498
Suitable Site Area (ha)	0.99
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	30
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	This site is identified as Heathland. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements, and advises on retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge'. Limited development of the site with mitigation may be acceptable.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	-

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	This site is open land between the built-up area of Gamlingay and the small Hamlets of Little Heath and Denis Green. These have been remained historically physically separate from Gamlingay and development on this site would remove that historic separation. This impact cannot be reasonably mitigated.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Located on the edge of the historic core with remains of Saxo-Norman and post medieval date recorded in the vicinity
Accessibility RAG Assessment 2025 - Automated	Amber

Accessibility RAG Assessment 2025 - Officer Verified	-
Accessibility Comment 2025	-
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Amber
Site Access Officer Comment 2021	The proposed site is acceptable in principle subject to detailed design.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/odour/ Light Pollution after careful site layout, design and mitigation.

AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-
AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	_
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	12.42
Agricultural Land Classification Grade 4	87.58
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	18.39
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No

Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years
Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per	30
ha)	
	28
ha) Residential capacity at	28 0
ha) Residential capacity at prevailing density Estimated employment	
ha) Residential capacity at prevailing density Estimated employment space (m2)	0



## Land adjacent Green Acres, Gamlingay assessment



## A map of Land adjacent Green Acres, Gamlingay

Site information	-
Site ID	115281
HELAA Site ID	40519
Suitable Site Area (ha)	4.66
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	138
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 3% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site is of considerable size. The Cinques is recognised as one of the most clearly defined small edge settlements. The Gamlingay Village Design Guide advises retaining the integrity of the satellite hamlets by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located on the 'sensitive village edge and adjacent to one of the 'Green fingers' of landscape which run from the rural footpaths in the west of the village through to the Green Acres estate. A significantly reduced proposal may be acceptable with mitigation.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	

Biodiversity and Geodiversity Guideline Comments 2021  Biodiversity and Geodiversity RGA Assessment 2021  All residential developments will require an assessment of recreational impacts on nearby 5SSIs. Housing developments of over 50 dwellings would require consultation with Natural England. Boundary and adjacent watercourses, hedgerows and woodland may quality as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological value authough may support farmland birds.  Biodiversity and Geodiversity Guideline Comments 2021  Biodiversity and Geodiversity Guideline Comments 2021  Biodiversity and Geodiversity Guideline Comments 2021  Biodiversity Guideline Comments 2021  Biodiversity Guideline Comments 2021  Biodiversity Guideline Comments 2021  Biodiversity Guideline Comments 2021  Filtstoric Environment RAG Assessment 2025  Historic Environment RAG - Assessment 2025  Historic Environment RAG - Assessment 2023  Historic Environment RAG Assessment 2023  Historic Environment RAG Green Assessment 2021  Historic Environment RAG Assessment 2021  Archaeology RAG Assessment 2025  Archaeology Gfficer Comment 2025  Archaeology Officer Comment 2025  Archaeology Gfficer Comment 2025  Archaeology Gfficer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Officer Comment 2021  Archaeology Offi		
Geodiversity RAG Assessment 2021  Biodiversity and Geodiversity Officer Comments 2021  Biodiversity and Geodiversity and Geodiversity and Geodiversity Guideline Comments 2021  Biodiversity and Geodiversity Guideline Comments 2021  Biodiversity and Geodiversity Guideline Comments 2025  Biodiversity Guideline Comments 2025  Policy RAG Rating 2025  Policy RAG Rating 2025  Policy Officer Comment 2025  Policy Officer Comment 2025  Policy Fac Rating 2025  Policy Officer Comment Comments 2025  Policy Fac Rating 2025  Policy Officer Comment Comments 2025  Policy Officer Comment Comments 2025  Policy Officer Comment 2023  Policy Officer Comment 2021  Policy Fac Rating 2025  Policy Officer Comment 2025  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology Officer Comment 2021  Archaeology Officer Comment 2025  Archaeology Officer Comment 2021  Archaeology Officer Comment 2025  Archaeology Officer Comment 2026  Archaeology Officer Comment 2027  Archaeology Officer Comment 2027  Archaeology Officer Comment 2027  Archaeology Officer Comment 2027  Archaeol	Geodiversity Guideline	
Geodiversity Officer Comments 2021	Geodiversity RAG	Amber
Geodiversity Guideline site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.  Policy RG Rating 2025 - Policy Officer Comment 2025 - Historic Environment RAG Assessment 2025 - Historic Environment Comments 2025 - Historic Environment RAG Assessment 2023 - Historic Environment RAG Assessment 2023 - Historic Environment Comments 2023 - Historic Environment Comments 2023 - Historic Environment RAG Assessment 2021 - Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.  Archaeology RAG Assessment 2025 - Archaeology Officer Comment 2023 - Comment 2023 - Archaeology Comment 2023 - Comment 2023 - Comment 2023 - Comment 2023 - Comment 2021 - Comment 2025 - Archaeology Officer Comment 2021 - Comment 2021 - Comment 2025 - Archaeology Officer Comment 2025 - Archaeology Officer Comment 2025 - Archaeology Officer Comment 2025 - Comment 2025 - Officer Verified - Comment 202	Geodiversity Officer	impacts on nearby SSSIs. Housing developments of over 50 dwellings would require consultation with Natural England. Boundary and adjacent watercourses, hedgerows and woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats are likely to be of low ecological
Policy Officer Comment 2025  Historic Environment RAG Assessment 2025  Historic Environment Comments 2025  Historic Environment RAG Assessment 2023  Historic Environment RAG Assessment 2023  Historic Environment Comments 2023  Historic Environment RAG Assessment 2021  Historic Environment RAG Assessment 2021  Historic Environment Comments 2021  Historic Environment Comments 2021  Historic Environment Comments 2021  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2025  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology RAG Assessment 2023  Archaeology Gfficer Comment 2021  Archaeology Gfficer Comment 2021  Archaeology Officer Comment 2021  Archaeology AGG Assessment 2025  Archaeology Officer Comment 2021  Ar	Geodiversity Guideline	site, or those with a regional or local protection but the impact could be
Historic Environment RAG Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment Comments 2023 Historic Environment Comments 2021  Historic Environment Comments 2021  Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.  Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology Officer Comment 2023 Archaeology Officer Comment 2021	Policy RAG Rating 2025	-
Assessment 2025 Historic Environment Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment RAG Assessment 2023 Historic Environment RAG Assessment 2021 Historic Environment RAG Assessment 2021 Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.  Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology RAG Assessment 2023 Archaeology RAG Assessment 2021 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2021 Archaeology Officer Officer Vicinity are likely to be associated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment  - Comment 2025 - Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment - Comment 2025 - Automated Accessibility Comment - Comment 2025 - Officer Verified	1	-
Comments 2025 Historic Environment RAG Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021  Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.  Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology Officer Comment 2023 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2022 Archaeology Officer Comment 2023 Archaeology Officer Comment		-
Assessment 2023 Historic Environment Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment RAG Assessment 2021 Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.  Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology Officer Comment 2023 Archaeology Officer Comment 2023 Archaeology Officer Comment 2021 Accessibility RAG Assessment 2025 - Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment  - Comment 2025 - Officer Verified Accessibility Comment - Comment 2025 - Officer Verified		-
Comments 2023 Historic Environment RAG Assessment 2021 Historic Environment Comments 2021 Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.  Archaeology RAG Assessment 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2021 Archae		-
Assessment 2021  Historic Environment Comments 2021  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comm		-
Comments 2021 but importantly not have a detrimental impact on any designated or non-designated heritage assets.  Archaeology RAG Assessment 2025  Archaeology Officer Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer Verified  Accessibility Comment  -		
Assessment 2025 Archaeology Officer Comment 2025 Archaeology RAG Assessment 2023 Archaeology Officer Comment 2023 Archaeology Officer Comment 2023 Archaeology RAG Assessment 2021 Archaeology RAG Assessment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Archaeology Officer Comment 2021 Archaeology Officer Accessibility RAG Assessment 2025 Automated Accessibility RAG Assessment 2025 - Officer Verified Accessibility Comment -		but importantly not have a detrimental impact on any designated or
Comment 2025  Archaeology RAG Assessment 2023  Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Accessibility RAG Assessment 2025  Automated  Accessibility RAG Assessment 2025 - Officer Verified  Accessibility Comment  -		-
Archaeology Officer Comment 2023  Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer Verified  Accessibility Comment  -  Accessibility Comment  -  Accessibility Comment  -  Accessibility Comment  -		-
Archaeology RAG Assessment 2021  Archaeology Officer Comment 2021  Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer Verified  Accessibility Comment  -  Amber  Amber  -  Amber  -  Accessibility RAG Assessment 2025 - Officer Verified  Accessibility Comment  -		-
Archaeology Officer Comment 2021  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer Verified  Accessibility Comment  -  Medieval buildings are recorded to the west. Linear features in the vicinity are likely to be associated  -  -  -  -  -  -  -  -  -  -  -  -  -	Comment 2023	
Comment 2021 vicinity are likely to be associated  Accessibility RAG Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer Verified  Accessibility Comment -	0,	Amber
Assessment 2025 - Automated  Accessibility RAG Assessment 2025 - Officer Verified  Accessibility Comment -	9,	
Assessment 2025 - Officer Verified	Assessment 2025 -	Amber
	Assessment 2025 - Officer	-
	-	-

Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The proposed site does not to have a direct link to the adopted public highway
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/odour/ Light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-

AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	100
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Available RAG	Green
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	112
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years



## Land north east side of Park Lane, Gamlingay assessment



## A map of Land north east side of Park Lane, Gamlingay

Site information	-
Site ID	115282
HELAA Site ID	40437
Suitable Site Area (ha)	1.52
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield
Category of site	Dispersal: Villages
Category of settlement	Within or adjacent to Minor Rural Centre
Current use(s)	-
Proposed development	Residential
Proposed employment floorspace (m2)	0
Proposed residential capacity	15-30
Suitability	-
Adopted Development Plan Policies RAG 2025	Amber

Adopted Development Plan Policies Comment 2025	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 2% lies in a 1 in 30 year event. 1% lies in a 1 in 100 year event. 2% lies in a 1 in 1000 year event
Flood Risk RAG Assessment 2023	-
Flood Risk Officer Comment 2023	-
Flood Risk RAG Assessment 2021	Amber
Flood Risk Officer Comment 2021	The site contains areas at high, or medium risk from surface water flooding and/or the site contains some land in Flood Zones 2 and/or 3 but there is sufficient land in Flood Zone 1 to accommodate at least 5 additional dwellings or an increase of 500 square metres of employment floorspace.
Landscape RAG Assessment 2025	-
Landscape Comment 2025	-
Landscape RAG Assessment 2023	-
Landscape Comment 2023	-
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The Gamlingay Village Design Guide states that The Cinques is one of the most clearly defined small edge settlements, and advises on retaining its integrity by preserving the separation of itself from the village centre by retaining open landscape in between. Development in this location will further consolidate development and weaken the retained gap. The site is located just north of the 'sensitive village edge' and is adjacent to a Local Green Space (Policy NH/12). Limited development may be acceptable if located suitably on the site, set back considerably form the northern site boundary brook with suitable landscape mitigation.
Biodiversity and Geodiversity RAG Assessment 2025	-
Biodiversity and Geodiversity Officer Comments 2025	-
Biodiversity and Geodiversity Guideline Comments 2025	-
Biodiversity and Geodiversity RAG Assessment 2023	-
Biodiversity and Geodiversity Officer Comments 2023	

Biodiversity and Geodiversity Guideline Comments 2023	-
Biodiversity and Geodiversity RAG Assessment 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	All new housing developments will require assessment of increased visitor pressure on nearby SSSI. There are no apparent priority habitats within the site; however, there are grasslands, hedges, and wooded boundaries on site that are likely to have ecological value. Applications may find provision of a 10% net gain in biodiversity difficult within their red line boundaries and may need to find offsite compensation to comply with up-coming National legislation and developing local policies.
Biodiversity and Geodiversity Guideline Comments 2021	Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	-
Policy Officer Comment 2025	-
Historic Environment RAG Assessment 2025	-
Historic Environment Comments 2025	-
Historic Environment RAG Assessment 2023	-
Historic Environment Comments 2023	-
Historic Environment RAG Assessment 2021	Green
Historic Environment Comments 2021	Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2025	-
Archaeology Officer Comment 2025	-
Archaeology RAG Assessment 2023	-
Archaeology Officer Comment 2023	-
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Features of Saxon-Norman date are recorded to the south east.
Accessibility RAG Assessment 2025 - Automated	Amber
Accessibility RAG Assessment 2025 - Officer Verified	-

Accessibility Comment 2025	
Site Access RAG Assessment 2025	-
Site Access Officer Comment 2025	-
Site Access RAG Assessment 2023	-
Site Access Officer Comment 2023	-
Site Access RAG Assessment 2021	Red
Site Access Officer Comment 2021	The access link to the public highway is unsuitable to serve the number of units that are being proposed.
Transport and Roads RAG Assessment 2025	-
Transport and Roads Guideline Comments 2025	-
Transport and Roads RAG Assessment 2023	-
Transport and Roads Guideline Comments 2023	-
Transport and Roads RAG Assessment 2021	Amber
Transport and Roads Guideline Comments 2021	Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2025	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2025	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2023	-
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	-
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Whilst the proposed site is acceptable in principle subject to detailed design considerations and mitigation if necessary, However, if the proposed aircraft holding pattern (at 8000ft over Huntingdon) for Luton Airport arrivals is approved, it will result in this location being overflown by aircraft descending from that holding stack and result in increased noise impacts.
AQMA RAG Assessment 2025	-
Air Quality Officer Comment 2025	-

AQMA RAG Assessment 2023	-
Air Quality Officer Comment 2023	-
AQMA RAG Assessment 2021	Green
Air Quality Officer Comment 2021	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contaminated Land RAG Assessment 2025	-
Contaminated Land Officer Comments 2025	-
Contaminated Land RAG Assessment 2023	-
Contaminated Land Officer Comments 2023	-
Contaminated Land RAG Assessment 2021	Green
Contaminated Land Officer Comments 2021	No prior history of development.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1	0
Agricultural Land Classification Grade 2	0
Agricultural Land Classification Grade 3	0
Agricultural Land Classification Grade 4	100
Agricultural Land Classification Non Agricultural	0
Agricultural Land Classification Urban	0
Source Protection Zone	0
Highways England Zones	South West
Available	-
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	Yes - Access to the site would be via a third party.
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Available RAG	Amber
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.
Achievable RAG	Green
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	30
Residential capacity at prevailing density	41
Estimated employment space (m2)	0
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years