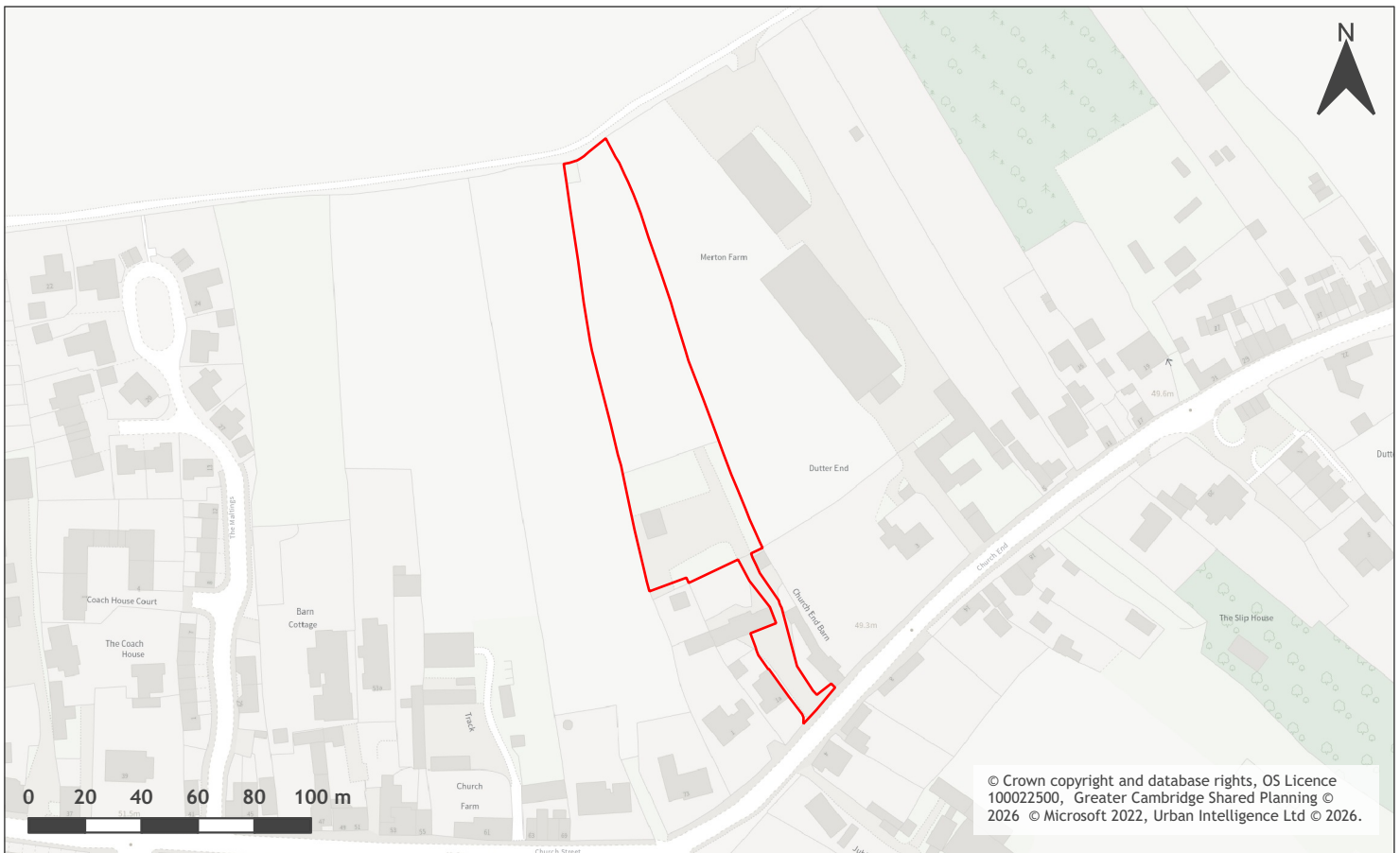


Land North of No. 1 Church End, Gamlingay



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 (m ²)	0
Proposed residential capacity	15
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 6% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 3% lies in a 1-in-30-year event.
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 2026	
Landscape Comment 2026	
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 its 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 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
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
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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.
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	97.70
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	2.30
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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	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 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



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 (m ²)	0
Proposed residential capacity	45-52
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 13% lies in a 1-in-1,000-year event. 4% lies in a 1-in-100-year event. 7% lies in a 1-in-30-year event.
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	Amber
Flood Risk Officer Comment 2023	The site has areas at high, or medium risk from surface water flooding. Sites could contain some land in Flood Zones 2 and 3 provided there is sufficient land in Flood Zone 1 to accommodate at least 5 dwellings or 500 square metres of employment floorspace.
Flood Risk RAG Assessment 2021	
Flood Risk Officer Comment 2021	
Landscape RAG Assessment 2026	
Landscape Comment 2026	
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	Red
Landscape Comment 2023	
Landscape RAG Assessment 2021	
Landscape Comment 2021	
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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	Amber
Biodiversity and Geodiversity Officer Comments 2023	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 2023	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 2021	
Biodiversity and Geodiversity Officer Comments 2021	
Biodiversity and Geodiversity Guideline Comments 2021	
Policy RAG Rating 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
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.
Policy RAG Rating 2023	Green
Policy Officer Comment 2023	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	

Historic Environment Comments 2026	
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	Green
Historic Environment Comments 2023	Very little information has been submitted regarding proposals for this site, however there are no known heritage assets close by. It is therefore considered that 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 2021	
Historic Environment Comments 2021	
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Amber
Archaeology Officer Comment 2025	The site is located to the north west of the historic core of Gamlingay. There is potential for archaeology of Saxon and Medieval date. Archaeological investigations would be necessary in advance of development.
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Cropmarks indicate activity of late prehistori or Roman date in the vicinity.
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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	Amber
Site Access Officer Comment 2023	The proposed site is acceptable in principle, subject to detailed design at a planning application stage.
Site Access RAG Assessment 2021	
Site Access Officer Comment 2021	
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	
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	Green
Transport and Roads Guideline Comments 2023	Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.
Transport and Roads RAG Assessment 2021	
Transport and Roads Guideline Comments 2021	
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	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. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	
AQMA RAG Assessment 2026	

Air Quality Officer Comment 2026	
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	Green
Air Quality Officer Comment 2023	The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.
AQMA RAG Assessment 2021	
Air Quality Officer Comment 2021	
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
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	Amber
Contaminated Land Officer Comments 2023	This is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2021	
Contaminated Land Officer Comments 2021	
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	100.00
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0

Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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	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 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



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 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 2% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event.
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 2026	
Landscape Comment 2026	
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 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
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
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	
Policy Officer Comments 2021	
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	Green
Archaeology Officer Comment 2025	Significant archaeology is not anticipated in this area.
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	
Archaeology Officer Comment 2021	
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	76.51
Agricultural Land Classification Grade 4 (% overlap)	23.49
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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	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 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



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 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water Flood Risk: None.
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 2026	
Landscape Comment 2026	
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 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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)	30
Residential capacity at prevailing density	33
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



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 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 8% lies in a 1-in-1,000-year event. 3% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.
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 2026	
Landscape Comment 2026	
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 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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. 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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green

Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0

Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	100.00
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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)	
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



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 (m ²)	0
Proposed residential capacity	30
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 3% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.
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 2026	
Landscape Comment 2026	
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 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	

Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	

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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	12.42
Agricultural Land Classification Grade 4 (% overlap)	87.58
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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 ha)	30
Residential capacity at prevailing density	28
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land adjacent Green Acres, Gamlingay



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 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 3% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.
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 2026	
Landscape Comment 2026	
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 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 residential developments will require an assessment of recreational 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 value although may support farmland birds.
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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on a protected open space designation, however there are some protected open space designations on periphery of the site. Development of the site may have a detrimental impact on the peripheral open space designation, but the impact could be reasonably mitigated or compensated.

Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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	Medieval buildings are recorded to the west. Linear features in the vicinity are likely to be associated
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	

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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	100.00
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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)	
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



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 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 2% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 2% lies in a 1-in-30-year event.
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 2026	
Landscape Comment 2026	
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 from the northern site boundary brook with suitable landscape mitigation.
Biodiversity and Geodiversity RAG Assessment 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 2026	Amber
Policy Officer Comment 2026	The site is within 50m of a protected open space designation or partially overlaps with protected open space. Development of the site may have a detrimental impact on the peripheral open space designations, but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.

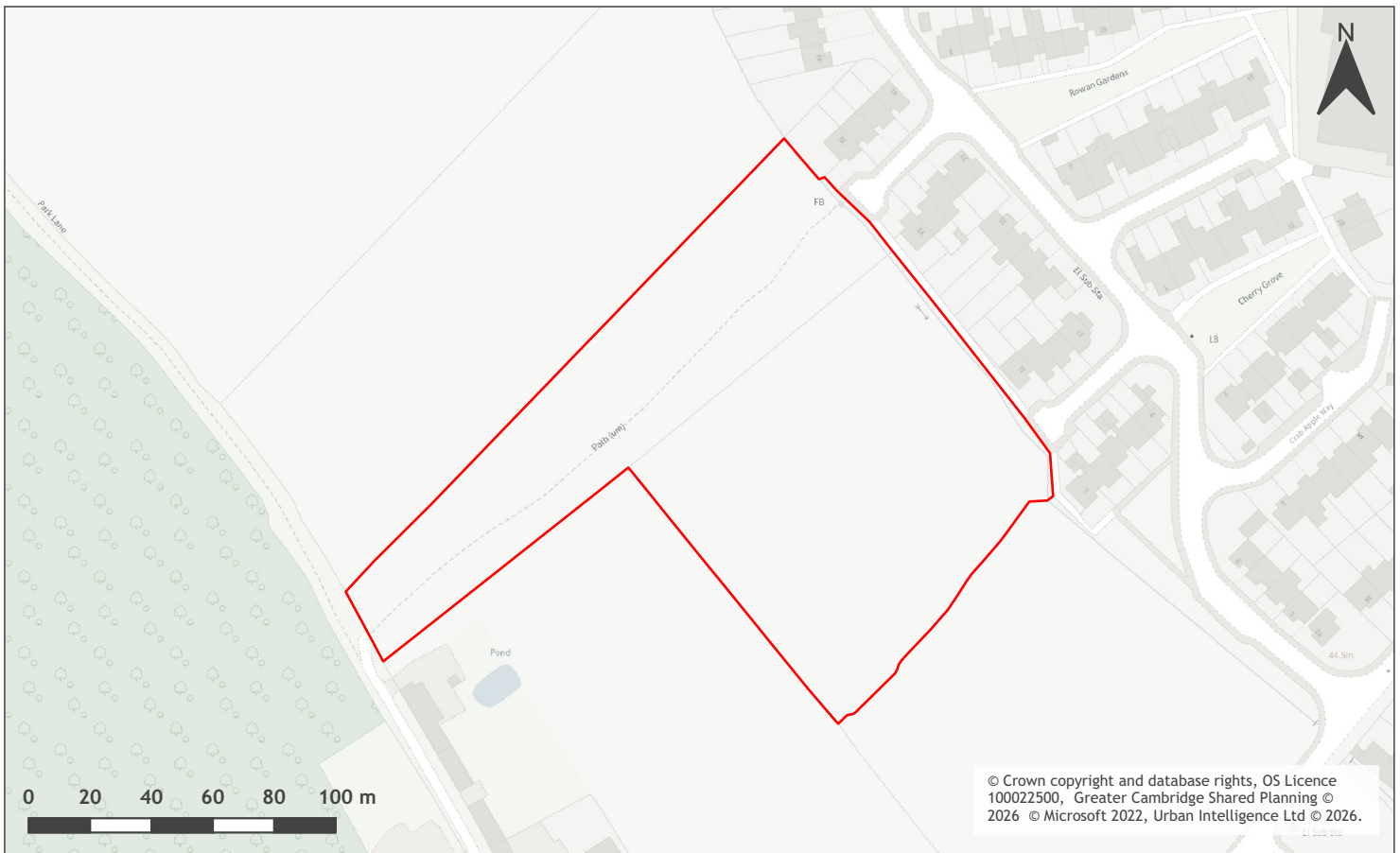
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Green
Historic Environment 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 2026	
Archaeology Officer Comment 2026	
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	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	100.00
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Greenacres, Gamlingay



A map of Land off Greenacres, Gamlingay

Site information	-
Site ID	115283
HELAA Site ID	40451
Suitable Site Area (ha)	1.91
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	48
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 4% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event. 4% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 4% lies in a 1 in 30 year event. 2% lies in a 1 in 100 year event. 4% 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 2026	
Landscape Comment 2026	
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 Little Heath is recognised as a defined small edge settlement, and advises on 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 just north of the 'sensitive village edge' and is part designated as a Local Green Space (Policy NH/12). Limited development of the eastern parcel may be acceptable if considerably set back.
Biodiversity and Geodiversity RAG Assessment 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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. Discharge to ground or surface water of more than 20m ³ /day would require consultation with Natural England. Trees, hedges, and wooded boundaries on site may qualify as Habitats of Principal Importance/are likely to have ecological value and may support protected or notable species. Arable habitats are likely to be of low 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 2026	Amber
Policy Officer Comment 2026	The site is within 50m of a protected open space designation or partially overlaps with protected open space. Development of the site may have a detrimental impact on the peripheral open space designations, but the impact could be reasonably mitigated or compensated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Amber

Policy Officer Comments 2021	Site is part located on Local Green Space and part non-designated open space. Development on Local Green Space is not acceptable in principle. Development of the remaining non-designated site may have a detrimental impact on the Local Green Space designation, but the impact could be reasonably mitigated
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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	The buildings of Dennis Green form the setting to Listed Building No1 Dennis Green and as a group retain a distinct historic character. The integrity and rural setting of the group should be preserved through adequate separation from Gamlingay proper. At large part of the site to South and West should remain outside the developable area in order to retain a Green gap.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	Amber

Site Access Officer Comment 2025	The proposed site is acceptable in principle subject to detailed design.
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 overflowed by aircraft descending from that holding stack and result in increased noise impacts.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0

Agricultural Land Classification Grade 4 (% overlap)	100.00
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	52
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land north of West Road, adjacent to Dennis Green, Gamlingay



A map of Land north of West Road, adjacent to Dennis Green, Gamlingay

Site information	-
Site ID	115284
HELAA Site ID	40068
Suitable Site Area (ha)	1.39
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	10
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 5% lies in a 1-in-1,000-year event. 2% lies in a 1-in-30-year event.
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. 5% 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 is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	Development upon this site would have a significant adverse impact to the sensitive edge, an important element in Gamlingays landscape setting.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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 hedges, wooded boundaries, and scrub-like habitat on site that are likely to have ecological value.
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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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	Part of the site is adjacent to the curtilage of the listed building. Suggest setting development away from this limb of the site to remove direct impact to its setting. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	Red
Site Access Officer Comment 2025	The adjacent public highway is unsuitable to serve the number of units proposed.
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 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 overflowed by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	5.97
Agricultural Land Classification Grade 4 (% overlap)	94.03
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	0.48
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	37
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land south of Green End, Heath Road, Gamlingay



A map of Land south of Green End, Heath Road, Gamlingay

Site information	-
Site ID	115286
HELAA Site ID	50778
Suitable Site Area (ha)	0.5
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	Residential
Proposed employment floorspace (m ²)	0
Proposed residential capacity	5
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water Flood Risk: None.
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	A small site which is part of an existing grass field in a rural location outside the settlement framework and bordered by mature native hedgerows. Development upon this site would have a significant adverse impact upon the settlement character. It would be an encroachment into the countryside, urbanisation of the rural landscape, permanent and eroding the sensitive rural edge to the settlement. Even with a reduction in residential units with landscape mitigation measures the impact would be still adverse, unacceptable and incongruous with the local landscape character.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	

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 residential developments would require consideration of recreational impact in relation to nearby SSSIs. Otherwise unlikely to impact on designated sites for nature conservation. Boundary hedgerows and mature trees may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Grassland quality will need to be assessed. 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. Important habitats should be retained and protected in the first instance.
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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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	A maximum of five units could potentially be accommodated with mitigation of impact on the Grade II Listed Building adjacent to the site. A large buffer zone would be necessary, with housing potentially to the south and east of the site. Scale and height of development would be important to sustain the significance of the listed building within its setting.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 relating to the Saxo-Norman settlement of the area are recorded to the immediate east.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	Amber
Site Access Officer Comment 2025	The proposed site is acceptable in principle subject to detailed design. A significant level of infrastructure will be required to encourage more sustainable transport links which; such infrastructure will extend beyond the confines of the site, and it is unclear if this can be achieved within the local available constraints.
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	100.00
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	14
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land west of Heath Road, Gamlingay



A map of Land west of Heath Road, Gamlingay

Site information	-
Site ID	115287
HELAA Site ID	40458
Suitable Site Area (ha)	1.35
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 (m ²)	0
Proposed residential capacity	28
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 9% lies in a 1-in-1,000-year event. 7% lies in a 1-in-100-year event. 7% lies in a 1-in-30-year event.
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. 7% lies in a 1 in 100 year event. 9% 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 2026	
Landscape Comment 2026	
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 Little Heath is recognised as a defined small edge settlement, and advises on 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 just north of the 'sensitive village edge. Only part of the site suitable for development and landscape mitigation needed.
Biodiversity and Geodiversity RAG Assessment 2026	

Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
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. Any development which would result in air pollution or discharge to ground or surface water of more than 20m ³ /day would require consultation with Natural England. Grassland, trees, hedgerows, boundary watercourse and mosaic habitats may qualify as Habitats of Principal Importance/have ecological value and support protected or notable species. 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. Pond within 100m may support great crested newt.
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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green

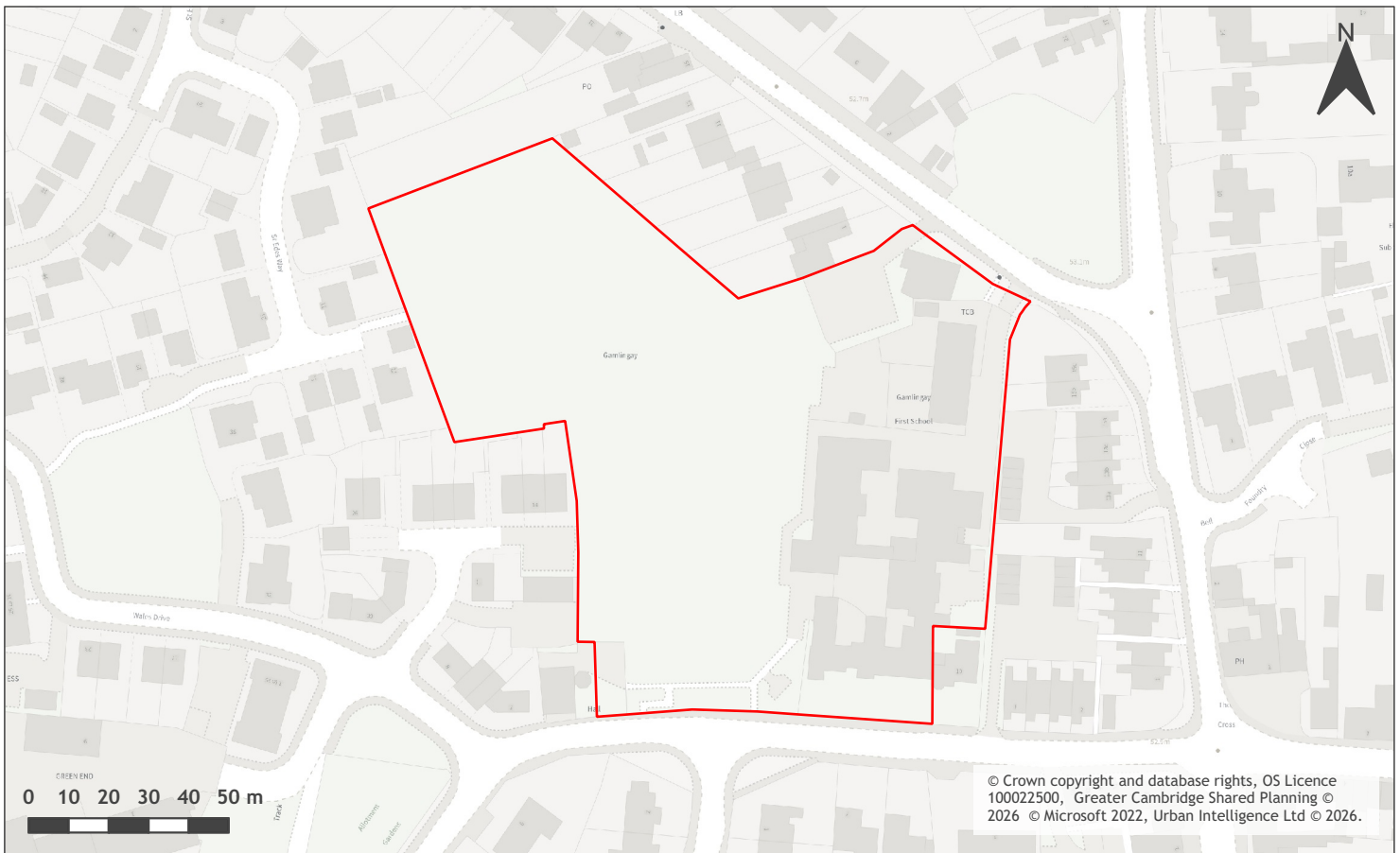
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Amber
Historic Environment Comments 2021	The buildings of Dennis Green form the setting to Listed Building No1 Dennis Green and as a group retain a distinct historic character. The integrity and rural setting of the group should be preserved through adequate separation from Gamlingay proper. A large part of the site to South and West should remain outside the developable area in order to retain a green gap. Access must not be taken from Heath Road due to the impact this will have on the form of settlement associated with the listed building.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 south western edge of the historic village core
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 overflowed 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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0

Agricultural Land Classification Grade 4 (% overlap)	100.00
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	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	37
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Gamlingay First School, Green End, Gamlingay



A map of Gamlingay First School, Green End, Gamlingay

Site information	-
Site ID	115289
HELAA Site ID	40163
Suitable Site Area (ha)	1.47
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Previously Developed Land
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	43
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 17% lies in a 1-in-1,000-year event. 1% lies in a 1-in-30-year event.
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 30 year event. 17% 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 is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	Building location on site should reflect the surrounding village context and character. Retention of trees and hedgerows is encouraged, and the development should include additional tree and hedgerow planting to strengthen site boundaries and for mitigation purposes, as well as further reflecting the local character of tree planting and hedgerows in the village. The site is in the Conservation Area and development should respect the pattern of existing development within this area. The playing field on site is covered by a Protected Village Amenity Area Policy.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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, buildings, hedges and wooded boundaries on site that are likely to have ecological value.
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 2026	Amber
Policy Officer Comment 2026	The site contains protected open space. However, given the size of the site and the scale of development, detrimental impacts could be reasonably mitigated, or the loss of the open space could be fully compensated locally as part of the site's development.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Amber
Policy Officer Comments 2021	Site is part located on protected open space (Protected Village Amenity Area) and part located on school buildings / urban land. Development on protected open space is not acceptable in principle. Development on urban land may be acceptable.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	

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	Potential to impact the character and significance of the Conservation Area and the significance and setting of the Grade II Listed Building. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 in the historic core of the village
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 noise from nearby industrial/commercial activities 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 overflowed 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 2026	

Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	91.77
Agricultural Land Classification Grade 4 (% overlap)	8.23
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0

Source Protection Zone (% overlap)	100.00
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	40
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Merton Farm, Church End, Gamlingay



A map of Merton Farm, Church End, Gamlingay

Site information	-
Site ID	115290
HELAA Site ID	40450
Suitable Site Area (ha)	2.03
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
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	20
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 4% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event.
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. 4% 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 2026	
Landscape Comment 2026	
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 well contained with the exception of areas in the north and west opening views into and out of the site, views are short lived in the west but travel further in the north. The Gamlingay Village Design Guide mentions views through the Church End long plots are in some cases right through to open countryside or to characteristic arrangements of roofs and local brick buildings beyond. It is important that the sensitive and distinct character of this area is sustained. The Design Guide has specific guidance for this site.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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 residential developments will require an assessment of recreational impacts on nearby SSSIs. Grassland and boundary habitats may qualify as Habitats of Principal Importance/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 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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	

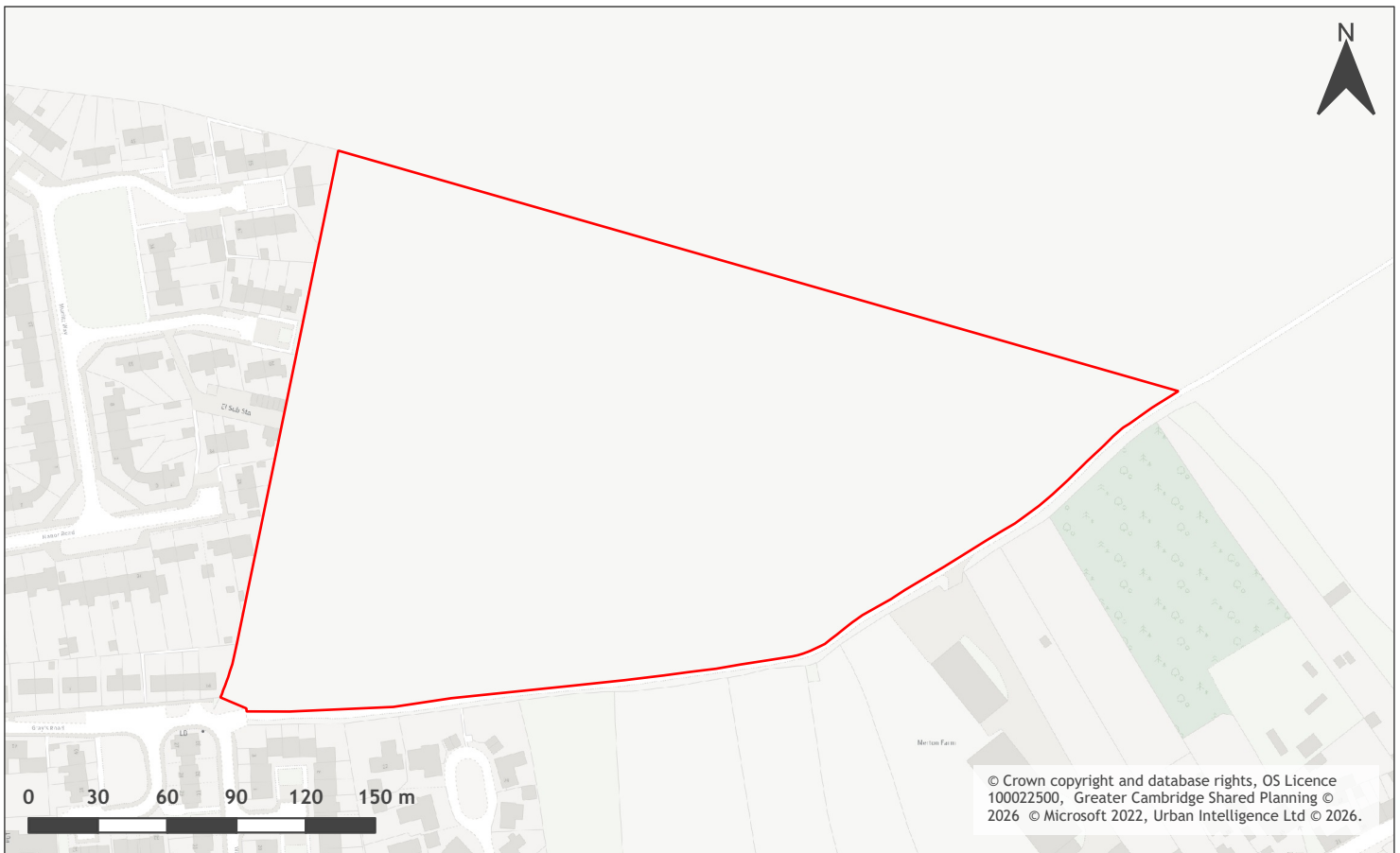
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	
Historic Environment Comments 2023	
Historic Environment RAG Assessment 2021	Red
Historic Environment Comments 2021	It is not possible to accommodate 20 dwellings on this site without detrimental impact to the conservation area and the setting of numerous listed buildings. Some new dwellings may be possible to accommodate alongside sensitive conversion of the existing historic buildings on site. The Conservation Area Appraisal highlights the quality of the townscape along Church End. The significance of this part of the conservation area is very high, and would be harmed through punctuating the street with new access roads, or introducing dwelling units extending much behind the established building line.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 in the historic village core. A medieval moat is recorded to the east
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Green
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 2026	
Air Quality Officer Comment 2026	

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 2026	
Contaminated Land Officer Comments 2026	
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	Previous use of the site is for agricultural buildings. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	99.27
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0.73
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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	49
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land off Grays Road, Gamlingay



A map of Land off Grays Road, Gamlingay

Site information	-
Site ID	115291
HELAA Site ID	40448
Suitable Site Area (ha)	6.05
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	97-130
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Green
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water Flood Risk: None.
Flood Risk RAG Assessment 2025	Amber
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	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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site abuts Ancient Woodland. It has a peripheral location in the north eastern part of the village. The site is contained by development along Church End but very open for the remainder. The site forms part of Key View A and any development here will disrupt this scenic view, unless there is substantial screening along the north eastern boundary as mitigation. Development must be suitably located closest to the southern and south western boundaries. Landscape mitigation will be needed. The design guide has specific guidance for development in this area.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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 residential developments will require an assessment of recreational impacts on nearby SSSIs. Consultation with Natural England would be required if applications result in discharge to surface or ground water for 20m ³ /day or air pollution. Boundary habitats including trees and hedgerows may have ecological value but majority of site is likely to be of low ecological value. Arable habitats may support farmland birds.
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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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 northern edge of the historic village core. Previous land use may have impacted archaeology on site.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 proposed site does not to have a direct link to the adopted public highway.
Transport and Roads RAG Assessment 2026	
Transport and Roads Guideline Comments 2026	

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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	8.82
Agricultural Land Classification Grade 2 (% overlap)	12.05
Agricultural Land Classification Grade 3 (% overlap)	79.13
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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	127
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

46 Cinqes Road, Gamlingay



A map of 46 Cinqes Road, Gamlingay

Site information	-
Site ID	115293
HELAA Site ID	40280
Suitable Site Area (ha)	0.93
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
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	28
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 1% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event.
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. 1% lies in a 1 in 1000 year event
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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Red
Landscape Comment 2021	The site comprises several parcels of land at the edge of the village of Gamlingay The site is well contained towards the southern part but is largely exposed towards the northern part prohibiting views into and out of the site. The Gamlingay Village Design Guide states that The Cinques is recognised as one of the most clearly defined small edge settlements and separation from the village should be preserved. Limited development of the site where it builds up the gap in between The Cinques may be possible.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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	The site is approximately 400m from the Gamlingay Woods SSSI. All new housing developments will require assessment of increased visitor pressure on nearby SSSI. Any residential development above 50 outside of current urban area will require consultation with Natural England. There are no apparent priority habitats within the site; however, there are buildings, 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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	

Historic Environment Comments 2026	
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 2026	
Archaeology Officer Comment 2026	
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 to the north of the historic village core
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 overflowed 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 2026	
Air Quality Officer Comment 2026	
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 2026	
Contaminated Land Officer Comments 2026	
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	Brownfield site, contamination expected, conditions required
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	25.23
Agricultural Land Classification Grade 3 (% overlap)	65.99
Agricultural Land Classification Grade 4 (% overlap)	8.78
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	100.00
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	27
Estimated employment space (m2)	
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

110 Cinqes Road, Gamlingay



A map of 110 Cinqes Road, Gamlingay

Site information	-
Site ID	115294
HELAA Site ID	40032
Suitable Site Area (ha)	0.45
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	Mixed Use
Proposed employment floorspace (m ²)	15650
Proposed residential capacity	7
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 2% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 5% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Wholly in Flood Zone 1. Surface Water Flooding: 5% 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 is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
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 (Adopted January 2020) states that The Cinques is recognised as one of the most clearly defined satellite hamlets. It advises on retaining the integrity of satellite hamlets such as this (The Cinques) by preserving the separation of itself from the village centre through retaining open landscape in between. Development in this location would further consolidate development and weaken the retained gap. The Design Guide mentions that new development should preserve key views to and from the village, the western parcel encroaches in one of those Key Views.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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. Any residential development above 50 outside of current urban area, any development that could cause air pollution, and any infrastructure such as warehousing over 1000m ² will require Natural England consultation. The site is approximately 100m east of the Gamlingay Cinques Common CWS, designated for its population of plants rare to Cambridgeshire. There are no other apparent priority habitats within the site; however, there are grasslands, wooded 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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.

Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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	Listed building and curtilage structures near west of site but setting unlikely to be impacted. Development of the site would not have a detrimental impact on any designated or non-designated heritage assets.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
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 in an area of the village developed in the post medieval period.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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 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.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	

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 2026	
Contaminated Land Officer Comments 2026	
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 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	47.90
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 mixed-use 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	14
Estimated employment space (m2)	15650
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land to the West of Elizabeth Way, Gamlingay



A map of Land to the West of Elizabeth Way, Gamlingay

Site information	-
Site ID	115295
HELAA Site ID	40030
Suitable Site Area (ha)	1.55
Ward/Parish	Gamlingay
Greenfield or Previously Developed?	Greenfield and Previously Developed Land
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	55
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water: 9% lies in a 1-in-1,000-year event. 2% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.
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 30 year event. 2% lies in a 1 in 100 year event. 9% 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 is within flood zone 2 (taking into account climate change) and/or is within an area at high, medium or low risk from surface water flooding.
Landscape RAG Assessment 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	Red
Landscape Comment 2023	The new information submitted includes a preliminary masterplan for the site as well as a response document. Overall, the response does not alter the original findings because the site is outside the Development Framework and has been designated as part of the 'Sensitive Village Edge' in the adopted Gamlingay Neighbourhood Plan (2021) and forms part of the countryside which preserves the separation between settlements (Policy GAM3 in the neighbourhood plan). Development of the site is incompatible with the neighbourhood plan policies.
Landscape RAG Assessment 2021	Red

Landscape Comment 2021	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 (The Cinques) 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'. Its sensitivity comes from its location abutting a brook, it is an ecologically rich landscape of distinctive meadow character, identified by residents as an important element in Gamlingays landscape setting and the Design Guide says it should be respected.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	
Biodiversity and Geodiversity Guideline Comments 2026	
Biodiversity and Geodiversity RAG Assessment 2025	
Biodiversity and Geodiversity Officer Comments 2025	
Biodiversity and Geodiversity Guideline Comments 2025	
Biodiversity and Geodiversity RAG Assessment 2023	Amber
Biodiversity and Geodiversity Officer Comments 2023	No additional information has been provided in relation to ecology impacts and mitigation and therefore there is no change to the site assessment scoring.
Biodiversity and Geodiversity Guideline Comments 2023	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 2021	Amber
Biodiversity and Geodiversity Officer Comments 2021	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. There is a ditch which runs adjacent to the southwestern boundary which will require survey and probable mitigation. There are no other apparent priority habitats within the site; however there are grasslands, scrub, wooded 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 2026	Green
Policy Officer Comment 2026	The site is wholly outside of protected open space. Detrimental open space impacts are not anticipated.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Green
Policy Officer Comments 2021	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
Historic Environment RAG Assessment 2025	
Historic Environment Comments 2025	
Historic Environment RAG Assessment 2023	Green
Historic Environment Comments 2023	The revised information has submitted no additional comments regarding heritage assets. The RAG rating remains the same.
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 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	Amber
Archaeology Officer Comment 2023	Based on the additional information provided, the assessment for the site remains unchanged as Amber as there is evidence of archaeology in the area that will require further investigation.
Archaeology RAG Assessment 2021	Amber
Archaeology Officer Comment 2021	Medieval buildings are recorded to the west. Linear features in the vicinity are likely to be associated

Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
Site Access RAG Assessment 2025	
Site Access Officer Comment 2025	
Site Access RAG Assessment 2023	Red
Site Access Officer Comment 2023	Based on the new information provided, the site access assessment remains unchanged. The proposed site is unacceptable. The proposed site does not have a direct link to the adopted public highway.
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 2026	
Transport and Roads Guideline Comments 2026	
Transport and Roads RAG Assessment 2025	
Transport and Roads Guideline Comments 2025	
Transport and Roads RAG Assessment 2023	Green
Transport and Roads Guideline Comments 2023	Based on the nature and scale of the proposed development, there are no substantial roads and transport impacts identified at this stage.
Transport and Roads RAG Assessment 2021	Green
Transport and Roads Guideline Comments 2021	This falls below the threshold for a Transport Assessment
Noise, Vibration, Odour and Light Pollution RAG Assessment 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2023	New information provided has not changed the assessment. 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 overflowed by aircraft descending from that holding stack and result in increased noise impacts. Detailed site specific assessments will be required for any future planning applications at this location.
Noise, Vibration, Odour and Light Pollution RAG Assessment 2021	Amber
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	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 overflowed by aircraft descending from that holding stack and result in increased noise impacts. The site is capable of being developed in regard to vibration/ odour/ light Pollution after careful site layout, design and mitigation.
AQMA RAG Assessment 2026	
Air Quality Officer Comment 2026	
AQMA RAG Assessment 2025	
Air Quality Officer Comment 2025	
AQMA RAG Assessment 2023	Green
Air Quality Officer Comment 2023	The additional information provided does not significantly affect air quality issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment. The site does not lie within an AQMA and there will be minimal traffic impact on AQMA.
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 2026	
Contaminated Land Officer Comments 2026	
Contaminated Land RAG Assessment 2025	
Contaminated Land Officer Comments 2025	
Contaminated Land RAG Assessment 2023	Amber

Contaminated Land Officer Comments 2023	The additional information provided does not significantly affect environmental health issues or mitigation. Therefore the assessment of the site remains unchanged since the original assessment as this is a site previously in agricultural use with the potential for historic contamination and planning conditions will be required.
Contaminated Land RAG Assessment 2021	Amber
Contaminated Land Officer Comments 2021	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Red
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	0
Agricultural Land Classification Grade 4 (% overlap)	100.00
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0
Source Protection Zone (% overlap)	70.75
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)	38
Residential capacity at prevailing density	53
Estimated employment space (m2)	
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 Station Road, Gamlingay, Sandy, Beds



A map of Land To The South Of Station Road, Gamlingay, Sandy, Beds

Site information	-
Site ID	115796
HELAA Site ID	OS009
Suitable Site Area (ha)	7.72
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	Mixed Use
Proposed employment floorspace (m ²)	3270
Proposed residential capacity	85
Suitability	-
Adopted Development Plan Policies RAG 2026	Amber

Adopted Development Plan Policies Comment 2026	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.
Flood Risk RAG Assessment 2026	Amber
Flood Risk Officer Comment 2026	Flood Zones: 5% is in Flood Zone 2. 21% is in Flood Zone 3. Climate Change: 27% is in a climate-change-adjusted flood zone. Surface Water: 2% lies in a 1-in-1,000-year event. 1% lies in a 1-in-100-year event. 1% lies in a 1-in-30-year event.
Flood Risk RAG Assessment 2025	Amber
Flood Risk Officer Comment 2025	Flood Zone: Partly in Flood Zone 2 (5%). Partly in Flood Zone 3 (21%). Surface Water Flooding: 1% 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 2026	
Landscape Comment 2026	
Landscape RAG Assessment 2025	
Landscape Comment 2025	
Landscape RAG Assessment 2023	
Landscape Comment 2023	
Landscape RAG Assessment 2021	Amber
Landscape Comment 2021	This is an allocated site for business use purposes in the current local plan. Approximately 75% of this development has been built out. The site is partly outside of the Development Framework Boundary and so the site would essentially see part development in the countryside, rural character must be retained and respected. The proposed number of units for new development responds well to the local context and character. An appropriate landscape strategy is required and care needed around the PVAA within and adjacent to the site.
Biodiversity and Geodiversity RAG Assessment 2026	
Biodiversity and Geodiversity Officer Comments 2026	

Biodiversity and Geodiversity Guideline Comments 2026	
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 residential development would require consideration of recreational impact on nearby SSSIs. Any industrial development over 1000m ² would require consultation with Natural England. Hedgerows, boundary watercourse and wooded boundaries may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Water vole records for Millbridge Brook. Badger records nearby. All schemes should achieve at least 10% biodiversity net gain to meet the NPPF, Local Plan Policy NH/4 and emerging local and UK Government Policy. Sites which cannot deliver 10% net gain on site may need to seek off-site solutions for replaceable/non-priority habitats.
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 2026	Amber
Policy Officer Comment 2026	The site contains protected open space. However, given the size of the site and the nature and scale of development, detrimental impacts could be reasonably mitigated or the loss of the open space could be fully compensated locally as part of the site's development.
Policy RAG Rating 2025	
Policy Officer Comment 2025	
Policy RAG Rating 2023	
Policy Officer Comment 2023	
Policy RAG Rating 2021	Amber

Policy Officer Comments 2021	Site is part located on protected open space (Protected Village Amenity Area - Millbridge Brook) and part located on urban land. Development on protected open space is not acceptable in principle. Development on urban land may be acceptable.
Historic Environment RAG Assessment 2026	
Historic Environment Comments 2026	
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	Most of this site has already been developed as Poppyfields. Additional development in the limited space available at the east of the site is not likely to detract from the significance of the adjacent Conservation Area.
Archaeology RAG Assessment 2026	
Archaeology Officer Comment 2026	
Archaeology RAG Assessment 2025	
Archaeology Officer Comment 2025	
Archaeology RAG Assessment 2023	
Archaeology Officer Comment 2023	
Archaeology RAG Assessment 2021	Green
Archaeology Officer Comment 2021	Archaeology is unlikely to survive in this area.
Accessibility RAG Assessment	Amber
Accessibility Comment	Adequate accessibility to key local services, transport, and employment opportunities.
Site Access RAG Assessment 2026	
Site Access Officer Comment 2026	
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 2026	
Transport and Roads Guideline Comments 2026	
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 2026	
Noise, Vibration, Odour and Light Pollution Guideline Comments 2026	
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	Green
Noise, Vibration, Odour and Light Pollution Guideline Comments 2021	Consent previously granted subject to various conditions in relation to noise / light / vibration. Similar conditions likely to be recommended if development proposal is resubmitted
AQMA RAG Assessment 2026	

Air Quality Officer Comment 2026	
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	Minimal traffic impact on AQMA
Contaminated Land RAG Assessment 2026	
Contaminated Land Officer Comments 2026	
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	Previous agricultural land use. Potential for historic contamination, conditions required.
Overall Suitability Score	Amber
Further constraints	-
Agricultural Land Classification Grade 1 (% overlap)	0
Agricultural Land Classification Grade 2 (% overlap)	0
Agricultural Land Classification Grade 3 (% overlap)	100.00
Agricultural Land Classification Grade 4 (% overlap)	0
Agricultural Land Classification Non Agricultural (% overlap)	0
Agricultural Land Classification Urban (% overlap)	0

Source Protection Zone (% overlap)	100.00
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 previously identified in the council's SHLAA. Currently there is no known landowner or developer interest in developing the site.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	Yes, Planning permission granted for a mixed use residential and employment development
When will the site be available for development?	0-5 Years
Available RAG	Red
Achievable	-
Is there a reasonable prospect that the site will be developed?	The land has not been promoted by the landowner and or developer and therefore it is not known to be available for development. The site has a low existing use value and development is likely to be economically viable at an appropriate density.
Achievable RAG	Amber
Capacity	-
Prevailing Density (weighted) (dwellings per ha)	35
Residential capacity at prevailing density	191
Estimated employment space (m2)	3270
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years