

# **Greater Cambridge Local Plan - Response on behalf of Rainier Developments & Strategic Land**

Land at Waresley Road, Gamlingay (HELAA Site ID:  
59336)

January 2026

**Turley**

# Contents

1.	Introduction	3
2.	Land at Waresley Road, Gamlingay	5
3.	Site Sustainability	7
4.	Site History	8
5.	Proposed Development	9
6.	Response to the Proposed Policies	10
7.	Conclusion	13
	Appendix One: Vision Document	15



**Our reference**  
RAIS3016

30 January 2026

# 1. Introduction

- 1.1 These representations have been prepared by Turley, on behalf of Rainier Developments & Strategic Land (hereafter referred to as 'The Client'), in response to the consultation on the Draft Greater Cambridge Local Plan (GCLP) (2024-2045).
- 1.2 The Site at Waresley Road, Gamlingay (the Site) has previously been promoted for residential development of between 45 and 52 dwellings, as part of the Greater Cambridge Local Plan process, through the Call for Sites exercise in March 2025 (HELAA ID: 115142).
- 1.3 These representations should be read alongside the Vision Documents (including Site Location Plan), set out in Appendix One.
- 1.4 We welcome the opportunity to comment on the emerging Local Plan, which is intended to address the District's significant housing requirement and to set out a robust, deliverable spatial strategy for the area. We support the Council in preparing an updated plan that provides clarity, certainty and sustainable development outcomes.
- 1.5 Having reviewed the Draft GCLP, it appears that the strategy taken towards allocation sites for residential development is disproportionately skewed in favour of major sites, with over approximately 12,670 dwellings proposed across just 6 sites; an approach considered to be inconsistent with national guidance and contradictory to past decisions by Planning Inspectors during examination.
- 1.6 It is proposed that this approach should be re-evaluated and updated, to include a higher percentage of small to medium sized sites, such as the Site at Gamlingay, in line with paragraph 73 of the NPPF.

## **Duty to cooperate**

- 1.7 Section 110 of the Localism Act and Section 33(A) of the Compulsory Purchase Act 2004 (as amended) requires Local Planning Authorities to cooperate with other Councils and other relevant bodies.
- 1.8 This 'Duty to Cooperate' is to be implemented in accordance with the principles set out in the Framework at paragraphs 24-28.
- 1.9 It is recognised that the Duty to Cooperate (DtC) is a process of ongoing engagement and collaboration. As set out in the PPG it is clear that the Duty is intended to produce effective policies on cross boundary strategic matters. In this regard, the Council must be able to demonstrate that it has engaged and worked with its neighbouring authorities, alongside their existing joint work arrangements, to satisfactorily address cross boundary strategic issues, and the requirement to meet any unmet needs (including housing need). This is not simply an issue of consultation but a question of effective cooperation to ensure that housing needs are met in full.

1.10 Whilst we raise no specific concerns at this stage and are generally supportive of the Plan, as the DtC is a process of continued cooperation, it is recommended that the Council continue to prepare a DtC statement to effectively demonstrate the ongoing steps that the Council has taken through each round of consultation. This is necessary in order to ensure that the plan has been subject to ongoing and effective cooperation with any interested parties to which a strategic cross boundary issue, such as unmet housing needs, may affect the overall legal conformity of the Plan.

1.11 In summary, these representations seek a positive allocation for the Site.

#### **Purpose and Structure**

1.12 These representations are structured as follows:

- **Section 2:** Site Context.
- **Section 3:** Site Sustainability.
- **Section 4:** Site History.
- **Section 5:** Proposed Development.
- **Section 6:** Response to the Proposed Policies; and
- **Section 7:** Conclusion.

## 2. Land at Waresley Road, Gamlingay

### The Site

- 2.1 The Site is located to the north of Gamlingay, immediately west of Waresley Road.
- 2.2 Gamlingay village is located 23 kilometres west of Cambridge and 7 kilometres east of Sandy.
- 2.3 The site comprises a rectilinear agricultural field, currently in use as a horse paddock. The field is divided into smaller sections by temporary fencing, and small buildings and stables are located towards the centre of the Site (see Figure One below).
- 2.4 The boundaries comprise a mature shelterbelt of vegetation along the southern boundary, and a mature intact hedgerow along the eastern boundary. The northern and western boundaries are defined by post and rail fencing.
- 2.5 Agricultural fields are present to the north and east of the site, with Waresley Road running adjacent to the site's eastern boundary.



Figure One: Site Context Plan (Google Earth 2026)

- 2.6 The EA information indicates that the level of flood risk to the Site corresponds to a Flood Zone 1 – low probability of flooding. This flood zone has less than a 1 in 1000-year annual probability of flooding.
- 2.7 A single Special Area of Conservation (SAC) is located approximately 9.3km east of the site. Designated for barbastelle bats, it is not considered a constraint to development of the Site.
- 2.8 Three nationally designated Sites of Special Scientific Interest (SSSI) are within 1.1km. The Site falls within the Impact Risk Zone (IRZ) for rural residential development of 50 units or more outside of existing settlements.
- 2.9 The Site does not contain or form part of any designated heritage asset, such as scheduled monuments, listed buildings, registered parks and gardens or conservation areas.
- 2.10 Furthermore, the Site falls within the Wooded Greensand Ridge Landcape Character Type, described as *'a small area of well wooded, elevated narrow ridge with a dispersed pattern of settlements'*. However, the Site is considered to play only a minor role in the setting of the area.

### 3. Site Sustainability

- 3.1 As set out in the table below, the Site is sustainably location within Gamlingay, with safe and convenient access to a range of local amenities, sufficient to meet day to day needs of the local community.

	Distance m / km	Walking Time (mins)	Cycle Time (mins)
Post Office	530	7	2
Employment – Donaldson Timber Engineering	900	12	3
Pharmacy	630	8	2
Community Centre	985	13	3
The Wheatsheaf	600	7	2
Gamlingay Village Primary School	1.1	15	4
Sports Centre	1.1	15	4
Medical Centre	1.2	16	4
Church	1.2	16	4
Library	1.2	16	4
Co-Op Food	770	10	2.5

*Table One: Site Sustainability Summary*

- 3.2 There are two bus services that serve the Site. The 190/189 Centrebus service runs between Biggleswade and Sandy via Gamlingay, Everton and Pottton on their way to / from Hitchin. It operates six times a day, Monday to Friday, and three services on Saturday. The C2 service between St Neots and the Hatleys (via Gamlingay) operates a weekly return journey each Thursday; the nearest bus stop located less than half a kilometre from the Site.
- 3.3 Furthermore, Sandy Railway Station lies to the south west of Gamlingay and is within an 8km cycling distance and accessible via existing bus services.
- 3.4 The Site is therefore considered to be well connected in terms of vehicular access, including the wider strategic routes.

## 4. Site History

- 4.1 The Site was previously submitted to the Call for Sites exercise in March 2025 (HELAA Site ID: 59336), for the erection of between 45 and 52 dwellings, to be delivered within 5 years.
- 4.2 The HELAA shows that the Site was viewed positively, being both achievable and available, with the only area of 'concern' being landscape. Impact on landscape is considered to be something that can be sufficiently mitigated against as to not cause harm, which cannot be outweighed by the potential benefits the development could bring.
- 4.3 Although the Site is considered to be relatively unconstrained, located sustainably, and able to be built out in a short to medium time period, it has not been included as a proposed allocation in the Draft Greater Cambridge Local Plan.
- 4.4 It appears that Draft Policy S/SH Settlement Hierarchy identifies a blanket approach to development, setting out limits to dwelling numbers of up to 30 dwellings for sites within Minor Rural Centres, one of which is Gamlingay. However, with no explicit housing allocations proposed in such settlements, it is unclear how these could and would be delivered.

## 5. Proposed Development

5.1 The proposals provide up to 49 dwellings (including affordable), comprising a range of 1 bed to 4 bed houses, at a density of approximately 30 dwellings per hectare. Retention of existing vegetation and provision of substantial new planting integrating informal open space, areas of play and attenuation provide a green context for the proposals and provide an appropriate relationship with the landscape beyond.

5.2 Key elements of the proposal are identified below.

- Access from Waresley Road via a priority junction and with a footpath connection to existing.
- Dwellings overlooking open space.
- Character inspired by Church St/ Church End and The Cinques, identified as important references in the village design guide.
- Potential pedestrian paths/ circular leisure route.
- Combination of 1, 1.5 and 2 storey building heights typical of the locality.
- Green infrastructure to western boundary.
- ‘Feathering’ of built form to northern edge facilitates integration with the wider landscape.
- Filtered views/visual connections with landscape to north.
- Opportunity for local area of play (LAP).
- Transitional landscape provides soft edge to adjacent fields; and
- Landmark/ focal planting as part of a positive new entrance to Gamlingay.

### **Availability and Deliverability**

5.3 The Site is available and deliverable early within the plan period, with no issues being identified that would preclude its development, including no known legal or ownership constraints.

5.4 There are no identified impediments to delivery that cannot be appropriately mitigated.

## 6. Response to the Proposed Policies

- 6.1 We have reviewed the proposed policies within the Draft Local Plan. Our comments primarily relate to draft policies that are most relevant to our client's Site on land to the west of Waresley Road, Gamlingay. We trust these comments are helpful to Council officers.
- 6.2 The GCLP identifies a high level vision for the growth and future land use of the area, timeframes for this growth, as planning policies which set the parameters for this growth. It identifies the need for new homes and jobs, and the services and infrastructure to support them, and guides where this development should happen.
- 6.3 The identification of Greater Cambridge as a priority for sustainable economic growth by the government has resulted in the creation of an ambitious plan, which seeks to deliver the homes and infrastructure needed to achieve this growth. However, we consider that it could be far more aspirational in its reach and content.
- 6.4 Sites have been identified that will deliver around 13,460 further homes by 2045 to meet the needs and provide a buffer to ensure the target is met.

### **Development Strategy for Greater Cambridge**

- 6.5 The Draft Plan identifies the following order of preference for land to accommodate development.
- *Within the Cambridge urban area;*
  - *On the edge of Cambridge whilst considering the impact on Green Belt purposes;*
  - *At Cambourne and new settlements; and*
  - *In the rural area at Rural Centres and Minor Rural Centres.*
- 6.6 The preference of land identification set out in the development strategy is reflected in draft policy S/SH, Settlement hierarchy. There is a clear and significant trend towards the selection of major strategic sites in the allocation process, with a considerable proportion of housing land supply coming from urban extensions and new settlement.
- 6.7 This approach has repeatedly been shown to be problematic, particularly regarding delivery timeframes, and is inconsistent with key principles of the NPPF. Paragraph 72 of the Framework acknowledges the importance of strategic housing land supply comprising a sufficient mix of sites, regarding availability, suitability and economic viability.
- 6.8 Furthermore, paragraph 73 identifies the importance that small and medium sized sites can make to meeting the housing requirements of an area, especially for small and medium enterprise housebuilders. The primary benefit of allocating small and medium

sized sites is the often quick build out rate, compared to major sites, particularly new settlements.

- 6.9 Paragraph 73a states that *'land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved'*.

	Homes 2024 - 2045	Site Numbers	Percent
Cambridge Urban Area	413	7	3%
Edge of Cambridge	7,450	3	55%
New Settlements	5,220	3	39%
Rural Southern Cluster	180	2	1.3%
Rest of the Rural Area	205	3	1.5%
<b>TOTAL</b>			<b>13,463</b>

*Table Two: Draft GCLP*

- 6.10 The data taken from Table Two of the Draft Plan (summarised above), presents the break down of housing delivery through allocation for new homes between 2024 and 2045.
- 6.11 According to this data, 94% of all new dwellings proposed between 2024 and 2045 are allocated across only 6 sites, 3 of which are entirely new settlements. The Council will need to provide further evidence that demonstrates that those are deliverable. Clearly trajectories and Statements of common Ground with landowners/promoters are required.
- 6.12 The 'Rest of the Rural Area' comprises rural centres and group villages, a total of 48 settlements, have only 3 sites allocated for a total of 205 new homes.
- 6.13 The proportion of development attributed to major, strategic sites not only carries a huge risk to deliverability, but is also inconsistent with the Framework.
- 6.14 Regarding draft allocations, a 'blanket approach' has been taken, with maximum dwelling numbers given to all settlements below Rural centres; as set out below.
- Minor rural centres – maximum of 30 dwellings.
  - Group villages – maximum 8 dwellings; and
  - Infill villages – maximum of 2 dwellings.

- 6.15 A one size fits all approach to site allocation is inappropriate and does not allow individual characteristics and benefits of a site to be considered on merit. The Framework is clear that sufficient allocations should be included in Local Plans, and at this stage the Plan fails to facilitate sufficient allocations in a range of sustainable settlement.
- 6.16 The importance of ensuring a Plan meets the needs of an area is also stressed through the ‘tests of soundness’ (paragraph 36) which require that if a Plan is to be justified, it is
- “a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development”.*
- 6.17 A range of scenarios should therefore be assessed, including a higher housing requirement that aligns with the government aspirations for this geography. A range of site locations and site sizes should be identified.

## 7. Conclusion

7.1 Although the introduction of a joint approach to strategic growth between Cambridge City and South Cambridgeshire through the creation of the Greater Cambridge Local Plan is supported in principle, the strategy taken to the allocation of growth is not supported given its very narrow focus on just a few proposed allocations.

7.2 The considerable tilt of residential allocation on large, strategic sites is recognised as unfair, prejudiced and inconsistent with national policy and guidance. The slow delivery (if at all) of the existing new allocated settlements in South Cambs exemplifies the problems with such an approach, and is being felt through the absence of a five year housing land supply.

7.3 Furthermore, if any issues such as viability, access or infrastructure are encountered on one of the six sites which make up 94% of new housing planned up to 2045, the delivery a significant proportion of housing land supply required to meet housing need will be at risk.

7.4 At present, the approach fails to demonstrate how the Local Plan meets the criteria set out within Paragraph 36 of the Framework in ensuring Plans are 'sound':

*"36a Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development"*

7.5 A more balanced approach to residential site allocation is encouraged, both for delivery purposes and to adhere to national guidance. The importance that small and medium sized sites in ensuring a more resilient, viable and deliverable approach to housing should not be overlooked, as it appears to be in the draft Plan.

7.6 The Site is considered to be sustainably located, and of appropriate scale for the character of Gamlingay. It is also acknowledged that a site of this size, as well as others of a similar size, are able to offer quicker build out and delivery rates than larger, strategic sites. This representation confirms that in accordance with the NPPF the Site is deliverable, being suitable, available and achievable for allocation in the emerging Local Plan Update. In summary:

- **Available** – our client controls the Site and the land is immediately available for development, being actively promoted to the Local Plan update.
- **Suitable** - the Site is suitable for residential-led development because it:
  - *Is located in a sustainable location;*
  - *Can be developed immediately;*

- Has no identified environmental constraints that, subject to appropriate mitigation, would prevent or otherwise restrict development;*
  - Will deliver high-quality market housing and much need affordable housing;*
  - Offers the opportunity to provide a wide range of public benefits including supporting infrastructure, public open space, and net gains in biodiversity; and*
  - Can facilitate sustainable transport links and wider pedestrian and cycle connectivity.*
- **Achievable** - the Site would make a positive contribution towards meeting the housing needs of the area, supporting the rural economy, and fostering healthy and vibrant communities.

## Appendix One: Vision Document

A photograph of a rural landscape, likely in Gamlingay, showing a dirt road, trees, and a field with a small building in the distance. The image is overlaid with a semi-transparent purple filter.

# Proposal for Land at Waresley Road, Gamlingay. Vision Document

P22-0178\_G001G | September 2024

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**RAINIER**  
DEVELOPMENTS & STRATEGIC LAND

# RAINIER

DEVELOPMENTS & STRATEGIC LAND

## About Rainier Developments

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Rainier Developments is a privately owned land and development company operating across the UK. With extensive experience within our executive team, we work collaboratively with landowners and key stakeholders to bring forward development proposals to benefit all involved.

Our experience and track record is across the whole cycle of the development process from early engagement with the local community through to delivery.

This approach as a land promoter, aided by our carefully selected external consultants, allows us to ensure that each development is brought forward in a sustainable manner with the overriding aim of delivering much needed new housing to help local authorities meet their housing requirements.

The land at Gamlingay is being promoted by Rainier Developments as a sustainable extension to the village.

The background of the page is a faded, light blue aerial map of a city, showing a dense grid of streets and building footprints. The map is centered and covers the entire page, with the text overlaid on it.

## Contents

Introduction	7
Site Description	7
Site Analysis	9
Landscape Character and Visual Appraisal	12
Connectivity to Social Infrastructure	15
Access and Movement	17
Proposal	19
Benefits	19

NOTE: THIS DOCUMENT IS DESIGNED TO BE PRINTED A3 DOUBLE SIDED  
AND VIEWED ON SCREEN AS DOUBLE PAGE SPREADS




## The Vision

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Land at Waresley Road, Gamlingay will seek to support, enhance and improve those characteristics identified as important to the locality, including: the thriving local economy; surrounding countryside and woodland; and affordable homes for sale. The proposals will take advantage of the site's unique locational opportunities to deliver a distinct sense of place that perpetuates the integrity of Gamlingay as a radial village and protects the open countryside and landscape setting.

The proposal will provide a mix of high quality homes of different tenures to meet an identified local housing need. It will embrace those distinctive characteristics of Gamlingay identified in the Village Design Guide as part of achieving sustainable growth for the future that is well integrated both physically and socially. Natural habitats will be enhanced within a strong soft landscape setting to create a positive edge to the village in close proximity to education, employment, community and recreational opportunities.

An aerial photograph of a residential development, showing a grid of streets and several buildings. A central green space with trees and a winding path is visible. The image is overlaid with three white circles containing text.

**The proposals would contribute towards meeting housing need in South Cambridgeshire in a sustainable location.**

**A mix of house types and sizes, including bungalows and opportunity for self and custom build plots.**

**The proposals present opportunities to enhance planting and create new habitats that positively contribute to the quality of the area.**





## Introduction

This Vision Document has been produced in support of the promotion of Land at Waresley Road, Gamlingay for residential development with associated soft landscape, open space and infrastructure.

The Vision has been informed by technical assessments covering landscape, highways and transport, flood risk and drainage, utilities, ecology, archaeology and built heritage. It illustrates that the site is suitable for development whilst maintaining separation from surrounding hamlets. It also illustrates how development can be sensitively designed, responding to the immediate and wider context to deliver a sustainable pattern of development that can make a positive contribution to the community.

## Site Description

The site comprises a rectilinear agricultural field, currently in use as a horse paddock. The field is divided into smaller sections by temporary fencing, and small buildings and stables are located towards the centre of the site. Current access into the site is from Waresley Road through a field gate in the south-eastern corner of the site. The boundaries comprise a mature shelterbelt of vegetation along the southern boundary, and a mature intact hedgerow along the eastern boundary. The northern and western boundaries are defined by post and rail fencing. Agricultural fields are present to the north and east of the site, with Waresley Road running adjacent to the site's eastern boundary. The settlement of Gamlingay is located to the south and west of the site, with long private gardens backing onto the western boundary, and dense settlement adjacent to the southern boundary beyond the vegetation.





## Site Analysis

A comprehensive suite of background technical studies and reports have been prepared to understand the characteristics of the site and inform the proposals. A summary of the key findings and influences on the design approach are set out below:

### Topography

There is a gentle fall across the site from north to south and west to east. A high point of approximately 57m AOD lies in the north west corner of the site, dropping to approximately 55.5m AOD in the south east. Gradients are typically in the region of 1:50 to 1:140.

### Flood Risk

The proposed site is identified as lying outside of the fluvial and tidal flood risk zone, according to the Environment Agency's (EA) published flood map for planning.

The EA information indicates that the level of flood risk to the site corresponds to a Flood Zone 1 – low probability of flooding. This flood zone has less than a 1 in 1000-year annual probability of flooding.

The Planning Practice Guidance states that all types of development are suitable for this flood zone.

No other sources of flooding have been identified which are considered to pose a significant risk to the development based on this initial assessment of currently available information, with further detailed assessment to be undertaken as the site is taken forward.

### Drainage

Surface water run-off from the new development should be managed via the design of a sustainable drainage system (SuDS).

The preferred method for the disposal of surface water flows is via the use of infiltration techniques. The proposed site is underlain with sandstone of the Woburn Sands Formation, which is anticipated to provide a suitable rate of infiltration. It is proposed that surface water runoff will be discharged via the use of infiltration methods such as soakaways, infiltration basins, permeable paving and raingardens/swale features.

If the underlying conditions prove unsuitable for infiltration, an alternative option of discharging to a local watercourse could be considered.

For both possible options it is proposed that a range of SuDS features will be incorporated throughout the site, which will provide ecological and water quality benefits through the dilution, filtration and settlement of solid particles.

A new foul water drainage network will be constructed to accommodate the requirements of the proposed development. The new network will collect and convey foul water discharge from the development to the existing public sewer network.

### Utilities

No existing utility infrastructure has been identified within the site, however, large networks of existing supply infrastructure run throughout the surrounding area.

All utilities are available for the proposed development. It is anticipated that the development will make best use of the existing infrastructure located within close proximity of the site, with new supplies and connections taken from the existing local networks.



-  SITE BOUNDARY
-  POTENTIAL ACCESS
-  EXISTING PROW
-  WALK/ CYCLE RIDE - NP GAM 9 & 10
-  EXISTING BUS ROUTE
-  GAMLINGAY WOOD SSSI 200M BUFFER
-  MIXED WOODLAND WITH 5M BUFFER
-  INTACT HEDGEROW WITH 10M BUFFER
-  ZONE FOR REALIGNED DITCH & HEDGEROW
-  EXISTING OPEN EDGE
-  POTENTIAL TRANSITIONAL LANDSCAPE BOUNDARY
-  CONTOURS AT 0.5M INTERVALS
-  PROPOSED DRAINAGE BASIN
-  PROPOSED CUT-OFF DRAIN
-  POTENTIAL COMBINED PUMPING STATION (WITH STANDOFF)

### Ecology

A single Special Area of Conservation (SAC) is located approximately 9.3km east of the site. Designated for barbastelle bats, it is not considered a constraint to development of the site.

Three nationally designated Sites of Special Scientific Interest (SSSI) are within 1.1km. The site falls within the Impact Risk Zone (IRZ) for rural residential development of 50 units or more outside of existing settlements. New housing will require an assessment of recreational pressure on the relevant SSSI and measures to mitigate any adverse impacts, such as alternative open space provision, provided.

Boundary habitats should be afforded a 10m buffer to hedgerows and 15m buffer to woodland on the eastern and southern boundaries respectively. The predominantly grassland nature of the site will likely have a high baseline value and mitigation will be required to achieve a 10% biodiversity net gain.

Reptiles may be present within the grassland habitats. The site should provide the opportunity to mitigate any impacts if reptiles are present on site.

### Heritage Assets

The site does not contain or form part of any designated heritage asset, such as scheduled monuments, listed buildings, registered parks and gardens or conservation areas.

The assessment has considered the potential for residential development to harm the significance of designated heritage assets, as defined in Annex 2 of the NPPF, up to 1km from the site boundary. The appraisal concluded that it is unlikely that residential development of the site would potentially result in harm to any designated heritage asset, should it come forward for residential development.



HERITAGE ASSETS WITHIN CONSERVATION AREA



### Archaeology

The Cambridgeshire HER identified that the site contains possible evidence relating to medieval ridge and furrow, identified on aerial photographs. However, the assessment has established that these remains do not survive as earthwork features and were not visible at the time of the site visit nor upon the LiDAR data, analysed as part of this assessment. If present, these features are unlikely to be no more than 'negligible' in value and are likely to be highly truncated due to modern farming activity within the site.

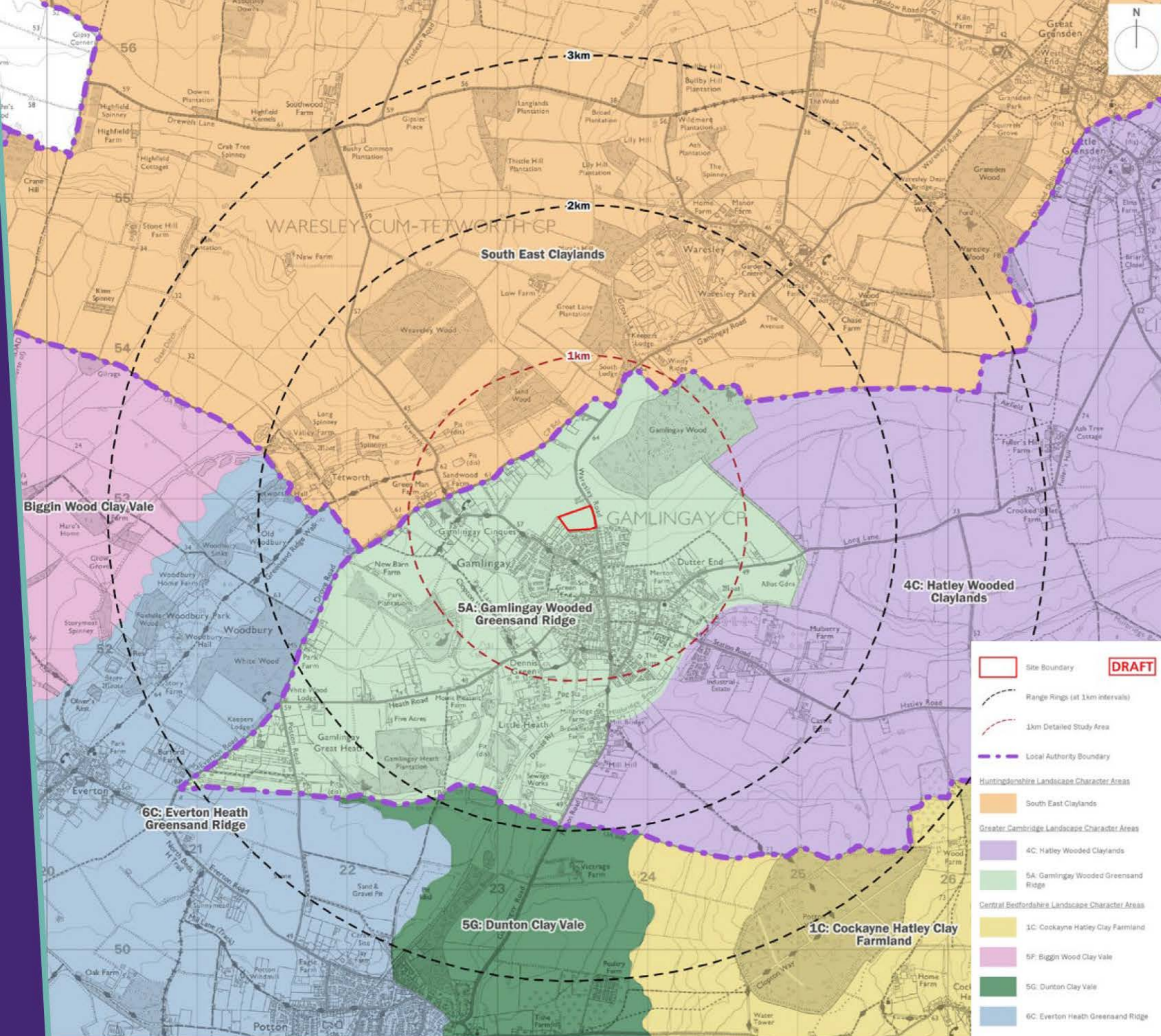
It is considered that the site has a low potential to contain archaeological features dating all periods of such significance to hinder development within the site. Any features identified are unlikely to be of not more than low value and are likely to be highly truncated due to modern farming practices.

### Access

Current access into the site is from Waresley Road through a field gate in the south-eastern corner of the site. No other points of vehicular or pedestrian access exist into the site.



GAMLINGAY WOOD SSSI

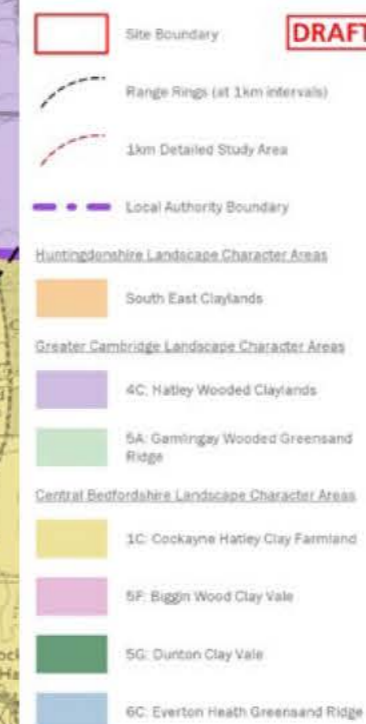


## Landscape Character and Visual Appraisal

The site is located within the 'Wooded Greensand Ridge' Landscape Character Type (LCT) of the Greater Cambridge Landscape Assessment. The LCT is described as a "small area of a well wooded, elevated narrow ridge with a dispersed pattern of settlements". The assessment defines several key characteristics for the LCT, which include those relevant to the site as:

- Rolling, elevated and prominent wooded ridge;
- Generally irregular, small scale field pattern;
- Textured landscape with strong sense of enclosure.

The site plays a minor role in the setting of the existing settlement along Waresley Road. Users of Waresley Road approaching from the north retain a visual connection with the settlement edge, which is visible either side of the site, and across the pastoral fields of the site through the shelterbelt. As users of Waresley Road near the site, clear views into Gamlingay are apparent and urban influences are found adjacent to the site. There is no formal gateway into Gamlingay, and there is a sense of an abrupt change from rural to urban settlement as users of the road enter Gamlingay to the south of the site.



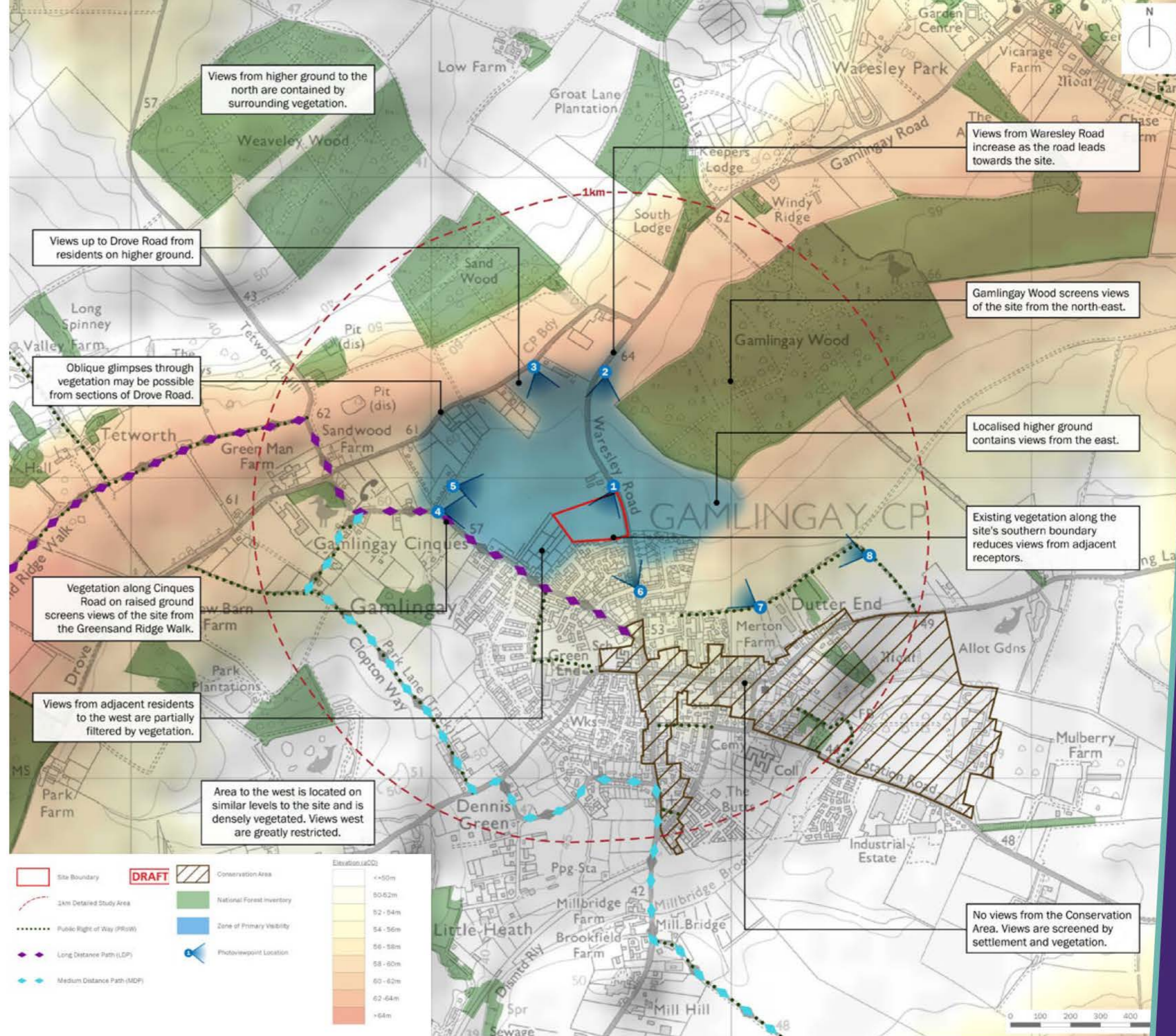
### LANDSCAPE CHARACTER PLAN

The visual appraisal identifies eight representative viewpoints from which views of the site can be gained. These are illustrated on the plan opposite and in further detail within the Landscape Baseline Appraisal submitted with this Vision document.

A series of mitigation measures are proposed to reduce potential landscape and visual effects, including:

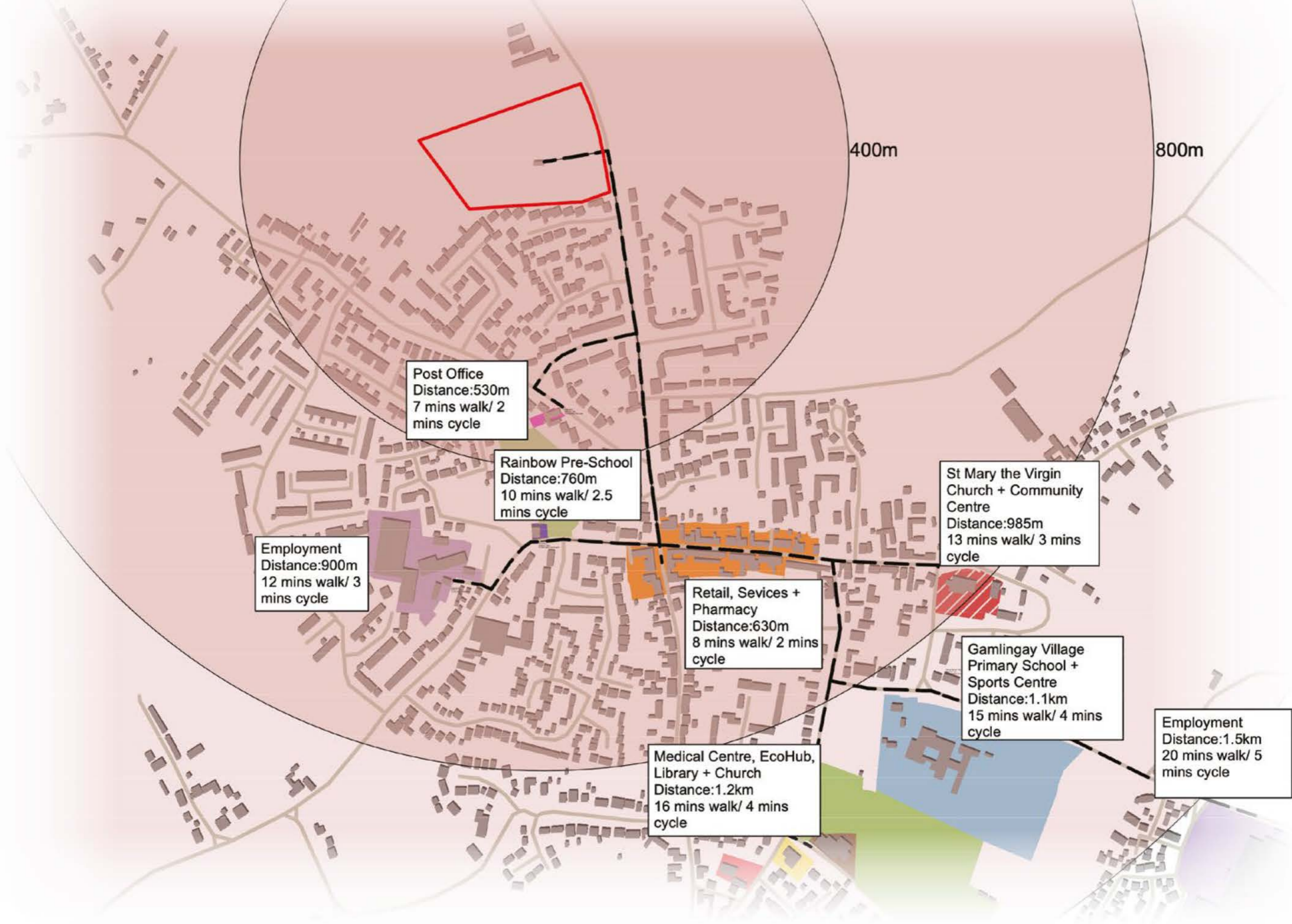
- retaining and enhancing the ecological and landscape value of existing important hedgerows and trees along the site's boundaries;
- maintain the visual setting of Gamlingay Woods by retaining an open landscape within 200m of the woodland;
- introducing a landscape corridor along the site's northern boundary to allow a more transitional landscape between the settlement edge and the wider landscape;
- provision of landscaping along the western boundary to soften views of the development from neighbouring properties;
- an attractive, transitional entrance to the settlement on the northern approach along Waresley Road.

In adopting the above mitigation measures, the proposed scheme design will serve to reduce the magnitude of potential landscape and visual effects on the identified baseline receptors. The scheme will also seek to retain and improve the key areas of existing vegetation and compensate for loss of areas assessed as less important in landscape, ecological and arboricultural terms.



## VISUAL APPRAISAL PLAN

Proposal for Land at Waresley Road, Gamlingay | Vision Document





### Connectivity to Social Infrastructure

Residents will be able to walk easily into the nearby village centre using the footpath running alongside Waresley Road heading south. An easy walk of 8 minutes would also lead to Church Street providing access to a range of retail and service opportunities for residents.

There is also scope to walk/cycle to the primary school, sports centre, medical centre, EcoHub, library and employment uses within a 20 minute walk or 5 minute cycle. Overall, the site is well related to the facilities within the village and well connected to the street network of pavements in the village.

Facilities	Distance from Site	Walking Time	Cycling Time
Post Office	530m	7 mins	2 mins
Pre-School	760m	10 mins	2.5 mins
Retail & Services	630m	8 mins	2 mins
Employment	900m	12 mins	3 mins
Church & Community Centre	985m	13 mins	3 mins
Primary School & Sports Centre	1.1km	15 mins	4 mins
Medical Centre & EcoHub & Library	1.2km	16 mins	4 mins
Employment	1.5km	20 mins	5 mins

#### CONNECTIVITY TO SOCIAL INFRASTRUCTURE

'The site is well placed to provide direct, convenient and safe access to key community, employment and education assets within Gamlingay by foot and cycle'





- SITE BOUNDARY
- BUS ROUTES
- BUS STOP
- 400M WALKING DISTANCE (5 MINUTES)

'The site is close to existing cycleways and public rights of way, including the Greensand Cycleway and Greensand Ridge Walk'

## Access and Movement

### Strategic Highway Network

The site will be accessed from Waresley Road via a priority junction and with a footpath connection to existing. To the north, this connects with the A428, providing ready access to St Neots to the north west, and Cambourne and Cambridge to the north east. To the south, Waresley Road joins Gamlingay Road, leading to Sandy and Biggleswade to the south west, and access to the A1.

### Public Transport

There are two services. The 190/189 Centrebus service runs between Biggleswade and Sandy via Gamlingay, Everton and Potton on their way to / from Hitchin. It operates six times a day, Monday to Friday, and three services on Saturday. The C2 service between St Neots and the Hatleys (via Gamlingay) operates a weekly return journey each Thursday. There is also a subsidised Gamlingay and Hatleys Car Scheme run by local volunteers; it is a door-to-door service for visits to doctors, hospitals and other places.

Sandy Railway Station lies to the south west of Gamlingay and is within a 8km cycling distance and accessible via existing bus services.

### Summary

Overall, the site is considered to be well connected in terms of vehicular access, including the wider strategic routes. There are also existing bus connections providing alternatives to driving with scope to support or extend these routes.





## Proposal

The proposals have been informed by a thorough site and contextual assessment, and provide a framework for a best practice, locally distinct development that positively contributes to the immediate and wider context of Gamlingay.

The proposals provide up to 49 dwellings, comprising a range of 1 bed to 4 bed houses, at a density of approximately 30 dwellings per hectare. Retention of existing vegetation and provision of substantial new planting integrating informal open space, areas of play and attenuation provide a green context for the proposals and provide an appropriate relationship with the landscape beyond.

Key elements of the proposal are identified below:

- 1 Access from Waresley Road via a priority junction and with a footpath connection to existing.
- 2 Combined pumping station with stand-off
- 3 Dwellings overlooking open space;
- 4 Character inspired by Church St/ Church End and The Cinques, identified as important references in the village design guide;
- 5 Potential pedestrian paths/ circular leisure route;
- 6 Combination of 1, 1.5 and 2 storey building heights typical of the locality;
- 7 Enhanced green infrastructure to western boundary;
- 8 'Feathering' of built form to northern edge facilitates integration with the wider landscape;
- 9 Filtered views/visual connections with landscape to north;
- 10 Opportunity for local area of play (LAP);
- 11 Transitional landscape provides soft edge to adjacent fields;
- 12 Landmark/ focal planting as part of a positive new entrance to Gamlingay

## Benefits

- Delivery of up to 49 new homes, including a mix of market and affordable homes that will be integrated into the existing community
- A mix of house types and sizes, including bungalows and opportunity for self and custom build plots
- The delivery of safe, accessible and high quality landscaped open space including an equipped children's play area available for both new and existing residents
- An opportunity to reinforce the existing landscape character through enhancing landscaping and the planting of new trees and hedgerows
- The potential to create biodiversity enhancements including new tree planting, SuDS features and the introduction of public open space
- Induced jobs created through the construction of the development, stimulating the local economy.



# RAINIER

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DEVELOPMENTS & STRATEGIC LAND

