HELAA – Linton

Horseheath Road, Linton Site ID 115248, HELAA ID 40554			
Criteria (with latest assessment date in brackets)	**RAG Rating**	**HELAA Comments**	**Promoter Comments**
Adopted Development Plan Policies RAG (2026)	Amber	Development of the site has some potential policy constraints, but these could be overcome through the planning application process.	The technical works undertaken by Endurance Estates in support of the promotion of the site demonstrate that the development can come forward in line with the adopted development plan policies and relevant national policy and guidance. Since the Regulation 18 consultation, Endurance Estates have prepared and submitted an Outline Planning Application (26/00415/OUT) which provides a suite of Technical Details to demonstrate the acceptability of the development.
Flooding RAG (2026)	Green	Flood Zones: Site is wholly within Flood Zone 1. Climate Change: Site is not within a climate-change-adjusted flood zone. Surface Water Flooding: None.	Subject to a suitable planning condition to secure drainage details at Reserved Matters stage based on the principles outlined in the FRA, the proposals are considered to comply with Local Plan policies CC/8 and CC/9 along with the NPPF.
Landscape Comment (2026)	Red	2026: Having considered the updated site submission details, the assessment score remains red. This is a prominent parcel of land within a sensitive landscape; development on the rising topography would be incongruous with the lower lying village, encroaching onto the countryside and	A Landscape-led approach has been pursued from the outset of the promotion of the site and the subsequent Outline Planning Application. Subject to detailed design, the highest and most sensitive

		affecting local and potentially cross-valley views. 2025: Updated information does not change the commentary from the previous review. The site is highly sensitive in landscape terms and development in this location would be highly visible, creating adverse impacts on landscape character and local views. These impacts are significant when considered cumulatively alongside other development on adjacent land.	areas of the site can be reserved for woodland enhancement and open space, to reduce the impact upon the landscape character of the development.
Biodiversity and Geodiversity (2026)	Amber	The supporting documents indicate that an ecological consultant has provided initial observations. It is recommended that there is no change to the site assessment scoring, as more detailed information is required to demonstrate that impacts will be avoided. A development of the size and scale described would meet the criteria set out by Natural England that would raise concerns regarding impacts to statutory protected sites. This includes increases in recreational pressure on nearby SSSIs. Where there is a likelihood of protected and priority species being impacted a full assessment must be undertaken. A development of the type described would likely be eligible for mandatory biodiversity net gains.	This assessment is significantly out of date. Endurance have conducted extensive technical investigations on the site, which confirm that the development can accommodate at-least a 10% biodiversity net-gain within the site. The Ecology information included with the Application, alongside the consultee comments from the District Ecology Officer, confirm there are no areas of concern regarding Ecology/Biodiversity. The assessment should be updated to **Green**.
Policy Officer Comments (2026)	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.	The assessment is welcomed.

Historic Environment Comments (2023)	Green	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.	The assessment is welcomed.
Archaeology RAG (2026)	Amber	There is evidence of archaeology in the area that will require further investigation.	Any below-ground investigations can be secured by condition. The RAG assessment should be updated to **Green**.
Accessibility Comment (2025)	Amber	Adequate accessibility to local services, transport and employment opportunities. Proposed development would not require delivery of accompanying key services	The assessment summary is welcomed. The site is a highly sustainable location, readily accessible to a range of essential shops and services within Linton and beyond. The RAG assessment should be updated to **Green.**
Site Access RAG (2026)	Amber	Having considered the updated site submission details, the assessment score remains amber. The proposed site is acceptable in principle subject to detailed design.	Endurance Estates have demonstrated through the Outline Planning Application that the Site Access is acceptable. The RAG assessment should be updated to **Green.**
Transport and Roads RAG Assessment (2026)	Amber	Having considered the updated submission information, the assessment score remains amber. Any potential impact on the functioning of trunk roads and/or local roads will need to be mitigated. The development would need to provide mitigation to reduce the vehicle impact and encourage active travel and public transport use.	Endurance Estates have demonstrated through the Outline Planning Application that the impact upon Transport and Roads is acceptable. The RAG assessment should be updated to **Green.**
Noise, Vibration, Odour and Light Pollution Guideline Comments (2026)	Amber	Having considered the updated site submission details, the assessment score remains amber. The site is capable of being developed to provide	Endurance Estates have demonstrated through the Environmental Health considerations in

		healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation. The effects of the adjacent Horseheath Road will need to be taken into account at properties fronting this road. Detailed site specific assessments will be required for any future planning applications at this location.	relation to the site are acceptable. The RAG assessment should be updated to **Green.**
Air Quality (2021)	Green	The site does not lie within an AQMA. Minimal traffic impact on AQMA.	The assessment is endorsed.
Contaminated Land RAG (2026)	Amber	Based on the additional information, the site assessment remains amber as the site comprises agricultural land and has potential for contamination.	Detailed site specific investigations have been undertaken which confirm the site is not subject to contamination. Any further investigations can be secured via condition. The RAG assessment should be updated to **Green.**
Overall Suitability Score	Red	-	Subject to the detailed landscape assessments which have been undertaken by LDA and are included within the Outline Planning Application (26/00415/OUT) there are no significant issues which cannot be sufficiently mitigated through the scheme's design. Accordingly, the site Suitability RAG rating should be updated to **Green.**
Available RAG	Green	-	The updated assessment is endorsed.
Achievable RAG	Green	-	The assessment is endorsed.