**HELAA Site Assessment – Land West of Linton (Site Ref. 51047)**

The Bloor Homes Eastern comments and suggested amendments for the site assessment are as follows:

* The revised Vision Document for the promoted development seeks to address all of the constraints at the site.
* Category of Settlement: The site is not immediately adjacent to the current tightly defined settlement boundary for the village, but it is within very close proximity of the built-up part of the village and is immediately adjacent to Linton Village College.
* Landscape and Townscape: A Preliminary Landscape and Visual Appraisal (by The Landscape Partnership) has been undertaken for the promoted development, and is submitted with these representations. The Appraisal includes recommendations to address potential landscape impacts, which have informed the revised Vision Document. The existing vegetation would be retained within the promoted development wherever possible. The existing trees and hedges would be protected, with suitable offsets. A belt of vegetation would be provided along Cambridge Road to create an appropriate edge to the settlement. The open sight lines to the College and Water Tower are incorporated into the promoted development. The views of the River Granta corridor from public footpaths would be retained. The river corridor would remain open. The promoted development is set back from the adjacent farm complex which contains listed buildings. The Public Rights of Way are retained within a green setting. The promoted development includes perimeter vegetation. It is considered that the proposed mitigation measures and strategy for the promoted development would address landscape impacts. It is requested that the score for landscape and townscape is changed to ‘amber’.
* Biodiversity and Geodiversity: It would be possible to retain, protect and enhance any trees and hedgerows on the site, and provide ecological enhancements within the promoted development. There is sufficient land available within site for green infrastructure and open space to be provided as part of the promoted development.
* Historic Environment: The promoted development could avoid harm to heritage assets through careful design and layout, and there is sufficient land available to retain the setting of listed assets and keep them free of development, as shown on the Concept Masterplan for the promoted development.
* Transport and Roads: The proposed route for the Linton Greenway through the site is incorporated into the promoted development.  Richard Jackson to comment further on this.
* Air Quality: No AQMA has been declared in the vicinity of Linton that would be affected by traffic from the promoted development, and there are opportunities to increase the use of sustainable modes of transport at Linton to reduce car travel.
* Constraints to Development: An easement would be provided for the high voltage overhead cables and pylons across site. The existing watercourse would be retained and incorporated into the green infrastructure. The existing PROWs would be incorporated into the promoted development.