

# GREATER CAMBRIDGE LOCAL PLAN

## Call for sites

### Site submissions update 2025



Client: G W Balaam & Son  
Project: Bartlow Road, Linton  
HELAA ref: 40044  
Date: 7 March 2025

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#### 1 Introduction

- 1.1 These representations have been prepared by CODE Development Planners (hereafter referred to as CODE) on behalf of G W Balaam & Son. G W Balaam & Son are the owners of land around Linton including the land south of Bartlow Road (HELAA reference 40044) and land south of Horseheath Road (HELAA reference 40044).
- 1.2 These representations have been prepared in response to the Greater Cambridge Shared Planning (GCSP) Site Submissions Update 2025. This consultation provides an opportunity for landowners, developers and promoters to submit new sites for consideration or to provide information regarding material changes on an existing site submission.
- 1.3 This submission provides updated information in relation to site 40044 following material changes to the site and its surroundings relevant to the sites assessment and consideration for allocation in the emerging Greater Cambridge Local Plan. The site was assessed in the Housing and Economic Land Availability Assessment (HELLA) (September 2021) which concluded the site is available, achievable but not a suitable site for development. These representations argue the material changes effecting the site should be reflected in the site assessment and demonstrate the site should be considered a suitable site that remains available and achievable for development.

#### 2 HELAA assessment (September 2021)

- 2.1 The HELAA is a technical assessment of sites and locations that may have potential for housing or economic development and provides an assessment of a site's suitability, availability and achievability. The outputs of the HELAA are intended to support GCSP in identifying the choices available for site allocations to meet development needs as the local plan progresses towards examination.
- 2.2 It is noted that the HELAA does not rule out sites because they are inconsistent with policies in the adopted local plans such as those relating to development frameworks (settlement boundaries). A key purpose of the HELAA is to consider future locations for development which depending on strategy choices made could include land currently considered contrary to policy in the adopted local plans. This approach is consistent with paragraph 010 Reference ID: 3-010-20190722 of the PPG which explains 'An important part of the desktop review, however, is to identify sites and their constraints, rather than simply to rule out sites outright which are known to have constraints.'
- 2.3 The suitability of the sites was assessed using a 'Red, Amber, Green' (RAG) scoring system and considered a range of constraints and potential impacts which effect development sites. Sites were deemed unsuitable if they were assessed as 'Red' against any of the assessment criteria.
- 2.4 The HELAA assessment for 40044 concluded the site unsuitable for development. This is as a result of a 'Red' score when assessing the site against the criteria for impacts on landscape and townscape. The assessment criteria are set out in annex 2 of the HELAA and are shown below:



Score	Assessment criteria
Red	Development of the site would have a significant negative impact which cannot be mitigated.
Amber	Development of the site would have a detrimental impact which could be satisfactorily mitigated.
Green	Development of the site would have either a neutral or positive impact.

2.5 Further details of the assessment are provided in the site proforma (HELAA appendix 4) which explains; *'This placement of the site on the hillside allows for extensively long views to the south and generally gives a sense of openness to the site. Development on the site would be disconnected from already developed parts of Linton and this isolation would be out of character for the area. Equally, it would have a wider impact on the surroundings due to its presence on a corner. Development could not be reduced to acceptability due to potential for isolation for the existing village edge.'*

2.6 We accept that at the time of the assessment development of the site in isolation would have resulted in a development disconnected from the edge of Linton. However, since the publication of the HELAA there have been material changes effecting the site which fundamentally impact the conclusions referred to and justify a re-assessment of the site's suitability for development.

### 3 Material changes effecting the site

3.1 Since the site was submitted to GCSP as part of the call for sites in 2019 and the publication of the HELAA assessment in September 2021 there have been material change effecting the site. These changes are particularly relevant to the assessment and conclusions in relation potential impacts of developing the site on the surrounding landscape and townscape.

3.2 In the time that has passed since the publication of the HELAA the land adjacent to the site has been built out to deliver 12 dwellings as part of the wider development for a total of 55 dwellings and landscape buffer ((reference S/1963/15/OL). The permitted scheme includes the land adjacent to the site's western boundary and a separate parcel of development to the south of Barlow Road.

3.3 The development of the land adjacent to the site 40044 changes the conclusions of the HELAA assessment for impacts on landscape and townscape. The approved development has the effect of extending the edge of Linton eastwards so that it adjacent to the site's western boundary. Any development of the site would therefore be connected to the built form in Linton and cannot be considered as isolated or disconnected from the edge of the village as shown in figure 1. Photographs appended to these representations further demonstrate the connection between the site and the edge of Linton.



Figure 1: Site 40044 and the approved scheme 19/6315/OL (Google Earth, 2023)



- 3.4 The HELAA assessment also expressed concerns relating to the site's location on a corner. We would highlight the site is not located on the corner of Barlow Road and the A307 junction, the site is set back from the junction and is separated from the roadside by a different field. The eastern boundary of the site is defined by an existing hedgerow which provides some screening from road users.

#### 4 **Conclusions**

- 4.1 The development of the land adjacent to the site has a fundamental impact on the site and the potential impacts of development. It is no longer the case the development of the site would lead to an isolated pod of development that is disconnected from the edge of Linton.
- 4.2 In our view this alleviates the concerns identified in the HELAA about the potential impacts of the site coming forward in isolation where the conclusions reached do not accurately reflect the up-to-date circumstances and require updating. The RAG assessment for landscape and townscape should be updated to reflect this and we believe the conclusion changed to show the site is suitable for future development as any harm to the landscape and townscape can be successfully mitigated as demonstrated by the neighbouring site.
- 4.3 Accounting for the changes outlined above we believe the site should be considered suitable, available and achievable for the provision of residential development. As a site of under 1ha the allocation of the site would contribute towards GCSP meeting the requirement set out in NPPF paragraph 73 (a) to identify, through development plans and the brownfield register, land to accommodate at least 10% of their housing requirement on sites no larger than 1ha.
- 4.4 The HELAA assessment against the other assessment criteria has shown any other impacts identified from the development of the site could be sufficiently mitigated for and that the site has good access to a range of services and facilities in Linton by a means of transport other than private motor vehicle. Development of the site in this location is in line with the kind of development encouraged by paragraph 83 of the NPPF which seeks to promote sustainable rural development through the provision of housing in locations to maintain and enhance the vitality of rural communities.
- 4.5 In light of the above we consider the land north of Bartlow Road, Linton (40044) provides a sustainable location for small scale residential development suitable for allocation as part of the emerging local plan.