

Your ref:  
Our ref: HW/ncb  
DD: [REDACTED]  
E: [REDACTED]  
Date: 22/03/2019

Planning Policy Team  
South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

Dear Sir/Madam

## **GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES CONSULTATION - LAND TO THE EAST OF LINTON**

I write to you on behalf of [REDACTED], in relation to the submission of land to the east of Linton to the Greater Cambridge Local Plan Call for Sites consultation. [REDACTED] are the landowner for multiple pieces to the east of Linton and they are exploring options for bringing forward development to support Linton.

[REDACTED] are putting forward two sites for consideration within the Call for Sites; Site 1 (Horseheath Road) forming one land parcel to the immediate east of the village, with access from Horseheath Road, and Site 2 (Linton East) forming a more extensive area of land to the east of Linton, which encapsulates Site 1. The purpose for providing two options at this stage is to allow for both sites to be assessed and to enable there to be a dialogue as to the appropriate scale of the development for Linton in the upcoming Local Plan period and the type and scale of benefits that would contribute most appropriately to Linton at this time. A site plan for Site 1 and Site 2 accompany the relevant submissions.

This submission, and the remainder of this letter and its enclosures, is focussed on Site 2 (Linton East).

### **Site Description**

The site lies directly east of Linton, measuring approximately 100 ha in area. It is bound by Horseheath Road to the South and Balsham Road to the North. Beyond the site to the east lies a mature woodland and agricultural land, with existing residential properties to the west.

The site's main characteristics include:

- Multiple hedgerows and tree belts, providing natural ecological features, which will be protected, enhanced and incorporated into the proposed development;
- Natural access points along Horseheath Road and Balsham Road, minimising the requirement of hedgerow removal to provide access into the site;
- An existing public bridleway, which will be incorporated into the development and additional countryside access provided.

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The site is not restricted by any environmental designations and lies within Flood Zone 1, as illustrated by the Environment Agency's Flood Maps. The site is not located within a Conservation Area, nor are there any listed buildings on site or adjacent. The centre of Linton is a medieval core which does form a Conservation Area and contains a number of listed buildings; the development of the site can be undertaken in a manner so as to respect those heritage assets and be of a design that takes its cues from the character of the village.

### **Linton**

Linton is categorised as a Minor Rural Centre in the settlement hierarchy within the adopted Local Plan (2018), recognising that the village benefits from a wide variety of services including a village hall, post office, coop food store, infant school, junior school, college and adult learning centre, school addressing the needs of pupils with special educational needs, pharmacy, church, veterinary surgery, petrol station, nursing home and a zoo.

While Linton holds the status of a Minor Rural Centre, the services this settlement benefits from are in line with those of a Rural Centre. Linton benefits from a half hour bus service to Cambridge and a bus service to Haverhill. Linton is also a short bus journey from the employment site of Granta Park.

In the Village Classification Report (2012) prepared by SCDC, Linton is ranked 8<sup>th</sup> regarding sustainability and performs significantly better in the scoring process than other existing Minor Rural Centres. While this report was written in 2012, the village of Linton still possesses the level and range of services to be deemed as sustainable and should be a location to consider new residential development to support those services and provide a basis for sustainable development.

### **Development Proposals**

Pembroke College is exploring the potential for bringing forward this land for residential development with associated infrastructure and open space and is keen to work with the local community to provide a development that would be a positive addition to the community. There is capacity at this site to provide a comprehensive development that provides multiple benefits to the wider community. These include the potential to provide around 400 homes providing an appropriate mix of affordable and private houses, which support the local community and complement the existing housing market in Linton; in addition to this associated infrastructure such as open space and community facilities will also be provided. There is further land available to provide for more than 400 homes if it was appropriate for this to come forward now.

It is considered that this site would be a logical extension to the existing settlement and could be a well-formed site to help Greater Cambridge meet its housing needs for the next Local Plan at a well-served village, in a location now earmarked for major transport improvements along the A1307 corridor to provide a real alternative to using the private car.

The proposals also include the opportunity to improve the A1307/Horseheath Road Junction to increase the highway safety of the road and improve access/egress to the village.

### **Benefits**

The development proposals for this site could deliver multiple social, economic and environmental benefits to the local area. These include:

- The provision of a mix of affordable and private housing to address the local need.
- The provision of additional community facilities;
- The scale of Pembroke College's land ownership in this location will allow for additional open space to significantly enhance the ecological features on site, including existing hedgerows and tree belts and increase the access to the countryside. Land can be allocated for open space to provide a

country park setting and substantially increasing the natural capital of the site. Only a small portion of the site is put forward for development, the majority would provide for landscape, recreation and transport improvements;

- The A1307 is also subject to a major new transport infrastructure project to provide much needed improvements to the safety of the road and improve public transport infrastructure. Pembroke College is keen to contribute to these improvements through the development; and
- There is potential to provide land for use as school or community playing fields and play space.

### Conclusions

The submission has been prepared by Bidwells on behalf of [REDACTED] to submit Land East of Linton to the Greater Cambridge Local Plan Call for Sites. The site is located immediately east of Linton, a well-served Minor Rural Centre, and is a sustainable location for residential led development, a location that will become more sustainable following the delivery of planned transport infrastructure improvements along the A1307 corridor. The development is proposed for approximately 400 homes with associated public open space and infrastructure and has potential to deliver social, economic and environmental benefits to Linton and the local area.

The site is available, achievable and deliverable and should be considered to support Greater Cambridge's housing requirement in the upcoming Local Plan.

Kind regards

Yours faithfully

[REDACTED]  
Assistant Planner

**Enclosures**    **Call for Site Forms**  
                         **Site Location Plan**