

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 SITE CONSULTATION – LAND TO THE EAST OF LINTON – HORSEHEATH ROAD

I write to you on behalf of my client [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 of land to the east side of Linton and they are exploring options for bringing forward development to support Linton.

[REDACTED] 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 also 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 1 (Horseheath Road).

Site Description

The site is located to the east of Linton, within South Cambridgeshire District and measures approximately 7.22 hectares (ha).

The site lies between Balsham Road and Horseheath Road. It is bound to the west by existing residential development and the north by existing agricultural land, which has an application submitted for determination, for 42 dwellings. There is a tree belt forming the eastern boundary of the site, beyond this are agricultural fields. The site lies adjacent to the development boundary of Linton and would provide a natural extension to the village. The site is in agricultural use, the development would take the opportunity to increase the ecological biodiversity and enhance its natural capital.

The centre of Linton is located approximately 1km to the west of the site and contains a good range of services, shops and facilities; one of the best served villages in the District. There are pavements

Bidwell House, Trumpington Road, Cambridge CB2 9LD
T: 01223 841841 E: info@bidwells.co.uk W: bidwells.co.uk

connecting the site to the village centre; the development would have the opportunity to enhance the pedestrian and cycle routes.

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 the village 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 SDCDC, Linton is ranked 8th 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

[REDACTED] is exploring the potential for bringing forward this land for residential led development and is keen to work with the local community to provide a development that would be a positive addition to the village. This could include the potential to provide additional community services and facilities. There is a capacity for providing around 130 houses, with an appropriate mix of private and affordable, to suit the character and needs of Linton, in addition to the provision of public open space.

In terms of housing mix and stock, this is something the [REDACTED] would like to include in the discussions with the local community. Comments given by local residents on previous applications, in the vicinity of the site, note that the location is suited to social housing, this is something [REDACTED] would wish to provide as part of the development to help address those needs.

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.

Benefits

The development proposals for this site could deliver numerous social, economic and environmental benefits to the local area, including:

- Supporting existing services and facilities and the potential to enhance the village through new facilities;

- The enhancement of biodiversity to increase the natural capital of the site. This could be through the enhancement of the existing tree belt to the north of the site and ensuring the incorporation of the natural features into the new scheme; this could be through the use of wildlife corridors for example;
- Provision of a mix of affordable and private housing to help address the local needs. The benefit of a local institution to promote the development is the ability to consult with the local community, to provide a scheme they could support, to bring benefits and produce a development all could be proud of; and
- Placing new development alongside major new transport infrastructure (A1307) to provide a safer and a more sustainable transport link to Cambridge and Haverhill, making this site an appropriate location for a new residential led scheme.

Conclusions

The submission has been prepared by Bidwells on behalf of Pembroke College Cambridge to submit Horseheath Road, Linton to the Greater Cambridge Local Plan Call for Sites. The site is located immediately east of Linton and is a sustainable location for residential led development. The development proposed is for approximately 130 dwellings with associated public open space and infrastructure and has the potential to deliver social, economic and environmental benefits to Linton and the local area.

Kind regards

Yours faithfully

[REDACTED]
Harriet Wooler
Planner

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