

# Land west of Linton Cambridgeshire Masterplan Vision

February 2020

**BLOOR HOMES**



# Our Vision for Land West of Linton

## Our Vision

We envision a residential-led development on a 20.05 hectare site west of Linton, South Cambridgeshire which is adjacent to existing residential neighbourhoods, south of the River Granta Corridor and north of the A1307 Cambridge to Haverhill highway.

We want to continue Linton's multi-generational legacy as a place where people are proud to live and work.

Residents from the envisioned residential community west of Linton will be able to: -

- Connect with neighbours in existing residences immediately east of the site;
- Walk or cycle just a few hundred meters to the east into the village of Linton for work, shopping or entertainment;
- Walk or cycle just a few hundred metres to the east to access the education hub of Granta School, Linton CE Primary School and Linton Village College;
- Walk via the existing public rights of way to access The Meadow community park to the east which includes sports and children's play, to the river Granta corridor to the north and Linton Community Sports Centre to the east;
- Access the Number 13 bus service which drops passengers in central Cambridge within 35 minutes;
- Easy access to the employment zones of Granta Park, Wellcome Genome Campus, The Babraham Institute and Cambridge Biomedical Campus.

This development will be a natural extension of the existing residential and area to which it is adjacent, and will serve as the western entryway to the village, preserving and enhancing Linton's strong aesthetic character, as if it had always been part of the village.

## Deliverability

The residential development we envision on the west of Linton site is eminently deliverable because it can address the following: -

- Public Transport - There is opportunity to provide additional east and west bound bus stops for the Number 13 bus, close to the A1307 (Cambridge Road);
- Highways Access - It will only require moderate junction improvements at the juncture of Cambridge Road and Little Linton Lane to service the development as a standalone point of access;
- Local Housing Need - The West of Linton Site is of strategic scale, able to deliver up to 450 new homes to contribute towards local housing need, including affordable housing, within a readily available site that is owned by a single land owner;
- Physical Characteristics - There are no technical or environmental designations within or adjacent to the site. The only neighbouring constraints are the overhead power lines to the west and the flood zone of the river Granta to the north, but these are off site; and
- Environment - There is opportunity to provide new public open spaces, including walking and cycling routes and environmental improvement measures to offset the biodiversity net gain requirements within the 20.05 hectare site area, including improvements to the river Granta corridor.

We hope our strategic vision for Linton sits well with your vision for maintaining the village character while also accommodating an urgently needed increase in available housing.



Fig 01: Site Location in Linton

### Our Approach

We would like to work with the community in developing a framework masterplan for the site.

We are seeking the allocation of the site for residential development through the emerging Greater Cambridge Local Plan and want to ensure that the local requirements are fully considered.



Fig 02: Site Vision - Site Photos and Aspirational Images

# Creating Sustainable Communities

“The development of Land West of Linton presents the opportunity to create up to 450 new homes, all within 10 minutes walking distance of community facilities within central Linton, served via an independent access point off the A1307 highway. As established through the contextual and technical site studies outlined within this document, the site has strong credentials and established attributes to support a new community with access to education, healthcare, retail and leisure facilities within the village. The graphic below outlines a series of development objectives which are synonymous with the creation of modern sustainable communities. These can form the basis for the development of a series of site specific objectives through the stakeholder consultation and engagement process.”



Fostering a sense of community



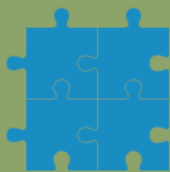
High quality designed homes



Incorporation of renewable energy measures



A strong sense of place and character



Integration with the existing built up area



A mix of housing sizes, types and tenures



Protecting and enhancing existing heritage assets



A network of connected green spaces



A safe and secure neighbourhood



Access to a range of sport facilities



Well-connected, integrated sustainable transport links



Enabling local people to have a meaningful input

# About Bloor Homes

Bloor Homes has been building quality homes for 50 years and is now one of the UK's leading housebuilders.

As the largest privately-owned housebuilder in the UK, Bloor has a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and our designs have evolved over the years based on customer feedback.

We are also proud to be named a **5\* Home Builder for Customer Satisfaction** by the Home Builders Federation 2019.





Fig 03: Bloor Homes - Previous developments



# Land west of Linton

## Masterplan Vision

**Carter Jonas**

Prepared by Carter Jonas LLP on behalf of Bloor Homes Eastern

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Version: 1

Version Date: February 2020

Comment Draft

This Document Has Been Prepared And Checked In Accordance With Iso 9001:2000.

# 1.0 Introduction

## 1.1 Purpose Of The Document

This vision document has been prepared by Carter Jonas LLP on behalf of Bloor Homes Eastern in order to promote the site for the development of up to 450 new homes on land west of Linton.

The purpose of this document is to explain the process that has led to the masterplan proposals and in particular, the extent to which local context and planning policy has informed the masterplan.

The key role of the document is as follows:

- To illustrate the process that has led to the development proposal and explain the design principles and concepts that have been applied.
- To introduce the masterplan and explain the rationale behind its development, albeit at an early stage.
- To set out a high level vision and broad design principles.
- To act as a basis for consideration of the land for development and to enable positive future engagement with the Local Planning Authority, local community and stakeholder groups.



Fig 04: Images of buildings within central Linton

## 1.2 Document Structure

### **Section 1: Introduction**

Describes the purpose of the document, content and scope.

### **Section 2: Site**

Provides an introduction to the site and description of development.

### **Section 3: Context**

An assessment of the site's planning background, area's history, character, transport links and facilities.

### **Section 4: Technical**

Overview of technical considerations, that inform the design process.

### **Section 5: Design**

Setting out the vision process and design principles before introducing the masterplan. Explains the various components of the masterplan, such as the open space strategy, transport, land use, as well as more detailed development principles.

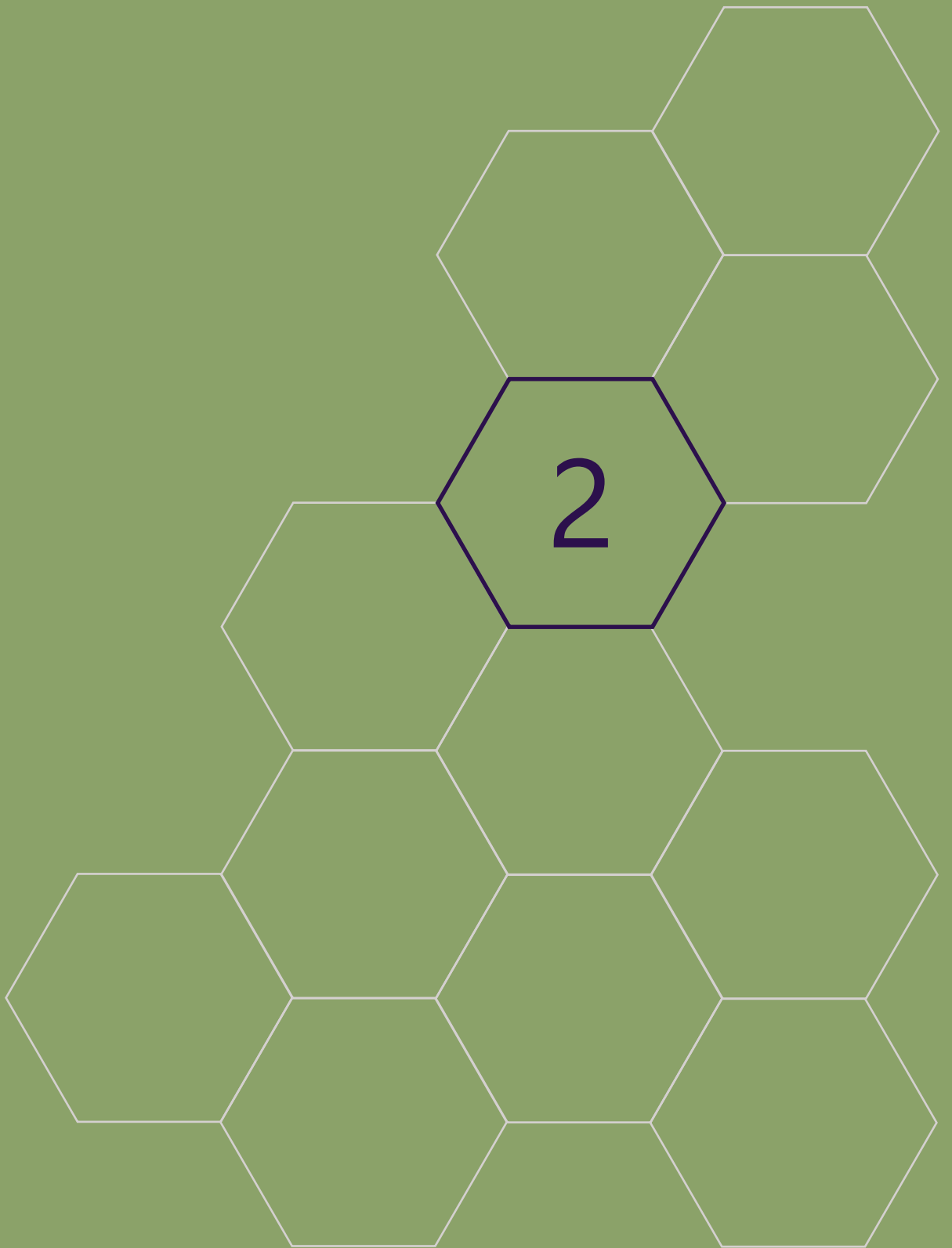
### **Section 6: Conclusions**

Provides the summary of the proposals and recommendations going forward.

# 2.0 Site

2.1 Site Description

2.2 Site Photography



# 2.0 Site

## 2.1 Site Description

The Site is located on the north western edge of Linton, adjacent to A1307 Cambridge Road to the south, Linton Village College to the east, and the Little Linton Farm / Cottages within the River Granta floodplain to the north. A block of woodland (Cow Gallery Wood) defines the western boundary.

The Site measures 20.05 ha and comprises arable field, paddocks and grassland. Existing vegetation comprises a few large trees located within the north-western corner of the site and a mixture of trees and hedgerows along site edges and along Linton Lane.

Little Linton Lane divides the site in two parts and provides access from the junction with the A1307 in the south to the Little Linton Farm and cottages in the north.

A public footpath cuts diagonally through the site, connecting Linton Village College and village centre with the wider countryside.

A public footpath runs adjacent to the site's northern boundary and links Linton with the village of Hildersham.

A high voltage overhead power line is located along the western site boundary with a pylon sited at the north-western corner of the site.

 Site Boundary - 20.05 hectares

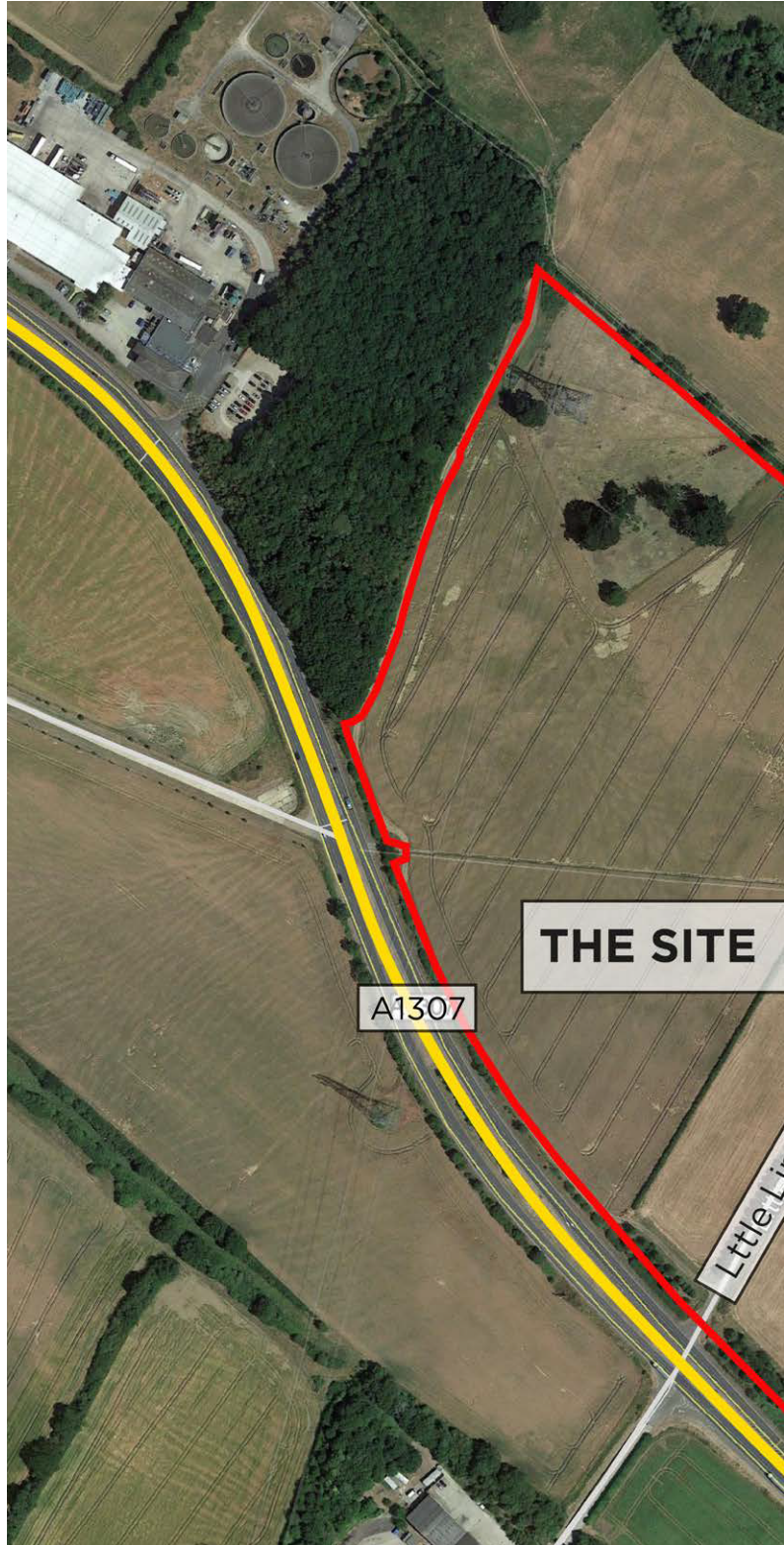


Fig 05: Site location plan



## 2.2 Site Photography

The photographs opposite were taken towards the end of January 2020 during the winter season and show various views around the site, as highlighted on the photo location plan (opposite).

### Photo Descriptions

1. View north along Lower Linton Lane towards Little Linton Farm
2. View from public right of way onto Little Linton Lane
3. View along rear boundary of residential cottages fronting onto Little Linton Lane
4. View showing access into Little Linton farmstead
5. Long distance view looking north towards listed Water Tower from the Cambridge Road (A1307) public footpath
6. View of high voltage powerline pylon at northwestern boundary of the site
7. View north along public right of way to the River Granta crossing
8. View from public right of way on the approach from Linton village



Fig O6: Site photographs and location plan



# 3.0 Context

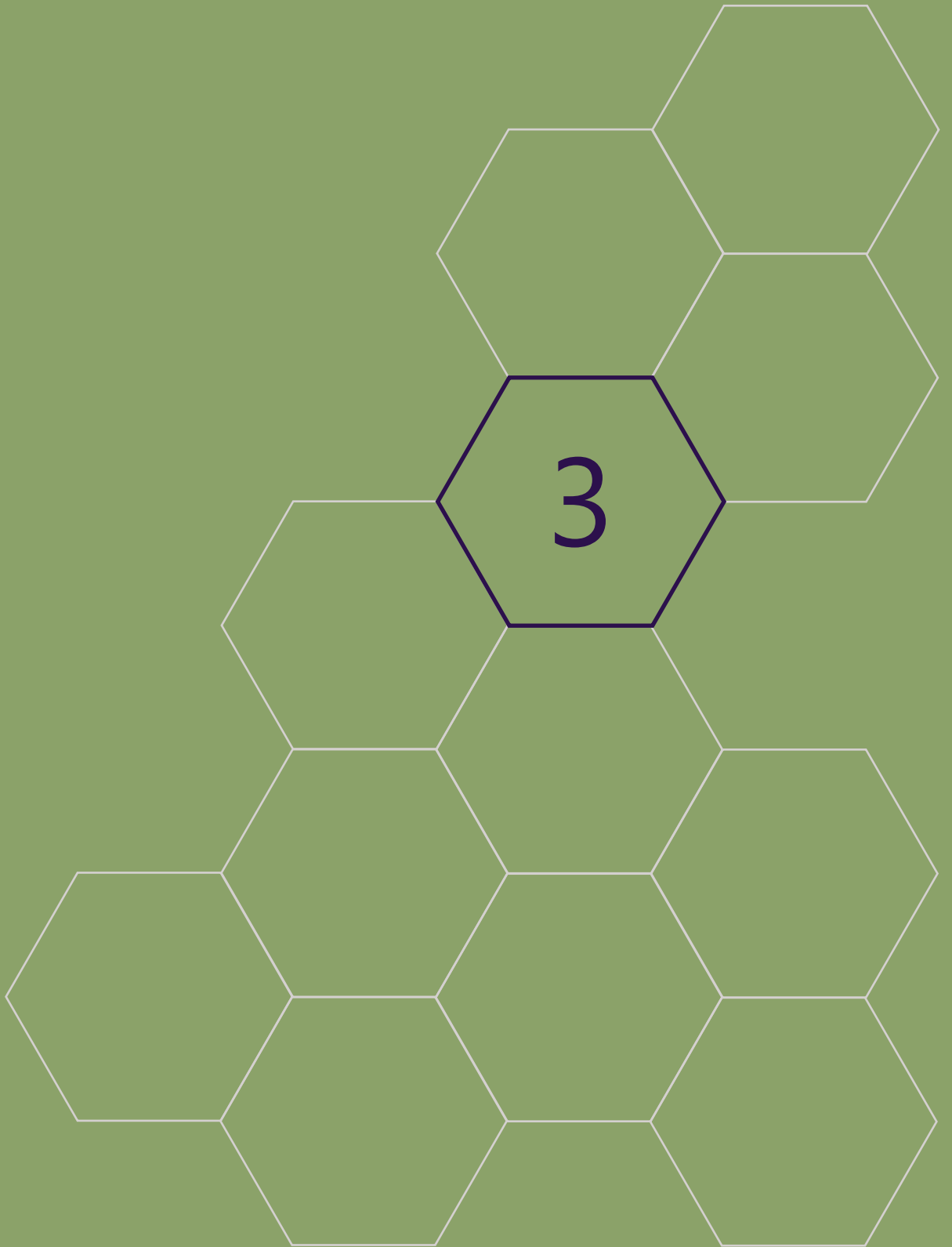
3.1 Planning Background

3.2 Wider Context

3.3 Accessibility

3.4 Community Facilities

3.5 History



## 3.0 Context

### 3.1 Planning Background

Within the adopted South Cambridgeshire Local Plan, Linton is identified as a Minor Rural Centre and is therefore one of the largest and most sustainable settlements in the District. It is strategically located, approximately 8 miles south east of Cambridge.

The Council is in the process of preparing a new Local Plan 'The Greater Cambridge Local Plan' and this will encompass both Cambridge City Council and South Cambridgeshire District Council. It is recognised that there is an urgent need for a substantial number of new housing units in the Greater Cambridge Area. Depending on the methodology used for calculation, the number of new housing units needed is at least 1,779 homes per year as a minimum, and is more likely at least 2,900 homes per year – or higher.

Using standard methodology, the housing need for 1,779 homes per year or 40,917 homes for the 23 year period of 2017-2040 for the Greater Cambridge emerging Local Plan. This is a minimum starting point for determining the number of homes needed. Paragraph 010 of the Planning Practice Guidance (PPG) identifies other factors which might indicate a further increase to the housing need figure. Such factors include growth strategies, strategic infrastructure and unmet needs from neighbouring areas. These factors should be taken into account to determine whether the housing target should be increased above the standard method figure.

The Cambridgeshire and Peterborough Independent Economic review (CPIER) shows that recent jobs growth in the Greater Cambridge economy has been faster than anticipated, and that growth is likely to continue. Demand for new housing in South Cambridgeshire has been exceptionally high, and the delivery of new homes has not kept up with this need. The Council's own Issues and Options consultation document

identifies at this early stage of the plan making process that using the CPIER report, Greater Cambridge would need to build in the order of 2,900 homes a year over the suggested plan period of 2017-2040 – an indicative total of 66,700 homes.

In addition, Paragraph 024 (Id. 2a) of the PPG also suggests an increase to the housing target should be made if it could help deliver the required levels of affordable housing. The delivery of affordable housing in South Cambridgeshire is low compared with overall policy requirements with the Council's Annual Monitoring Report 2017/2018 (January 2019) stating "The availability of housing that is affordable and accessible to those in need in South Cambridgeshire is a major and growing issue" (paragraph 3.33). The historic under-delivery of affordable housing in South Cambridgeshire indicates that a further uplift above the standard method should be applied to determine the number of housing units needed.

The site to the west of Linton constitutes a sustainable location for additional growth and can make a significant positive contribution to the District's housing need requirements. The site is in close proximity and convenient for working at large employment sites in the area, such as Granta Park, the expanding Wellcome Genome Campus, the Babraham Institute and Cambridge Biomedical Campus.

The site benefits from an excellent position on the west side of the Village, with a public footpath running through the site providing connectivity with the adjoining Village College and the wider village. The site is adjacent to existing built form and would therefore form a logical inclusion for additional growth on the west side of Linton.

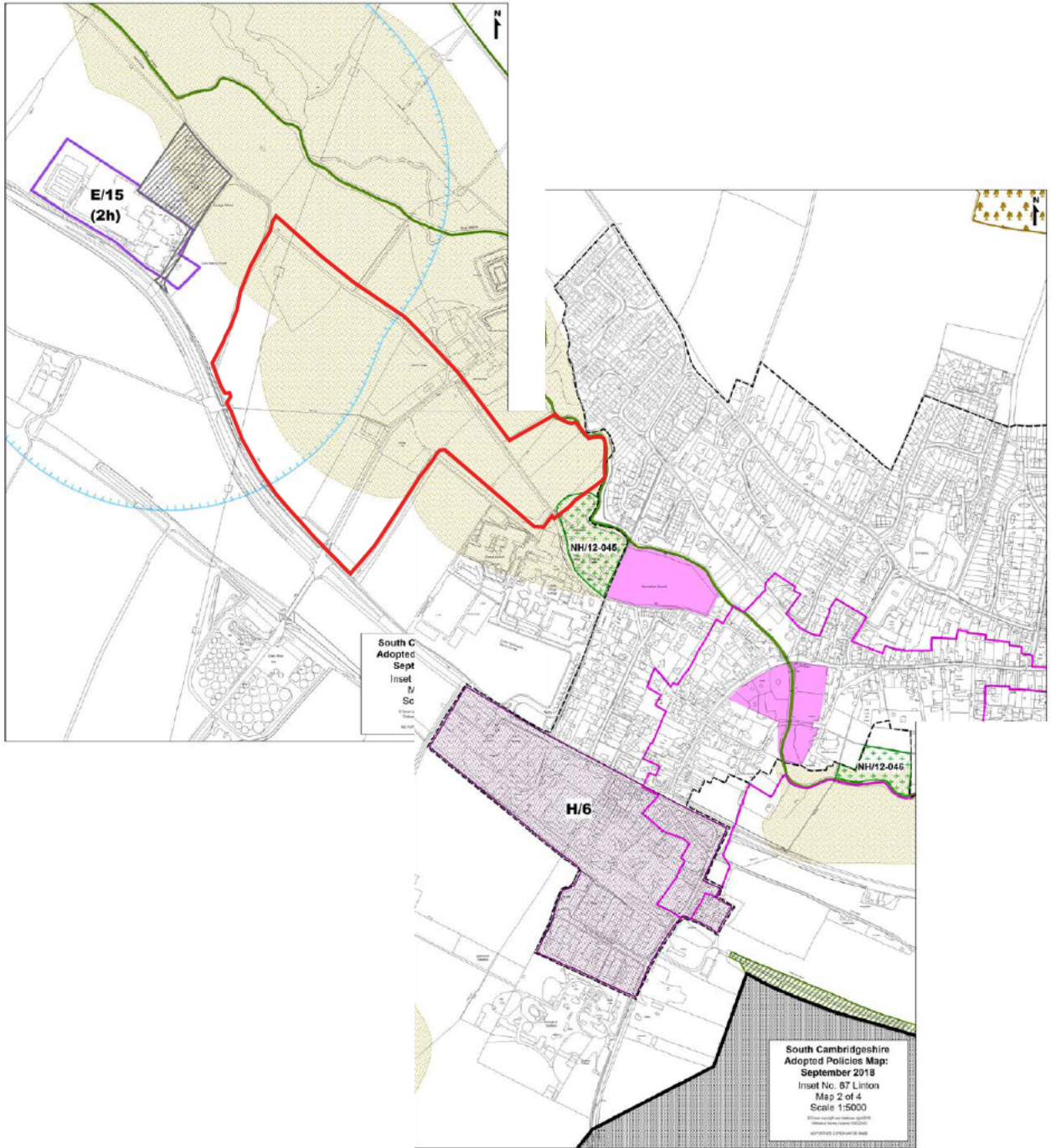
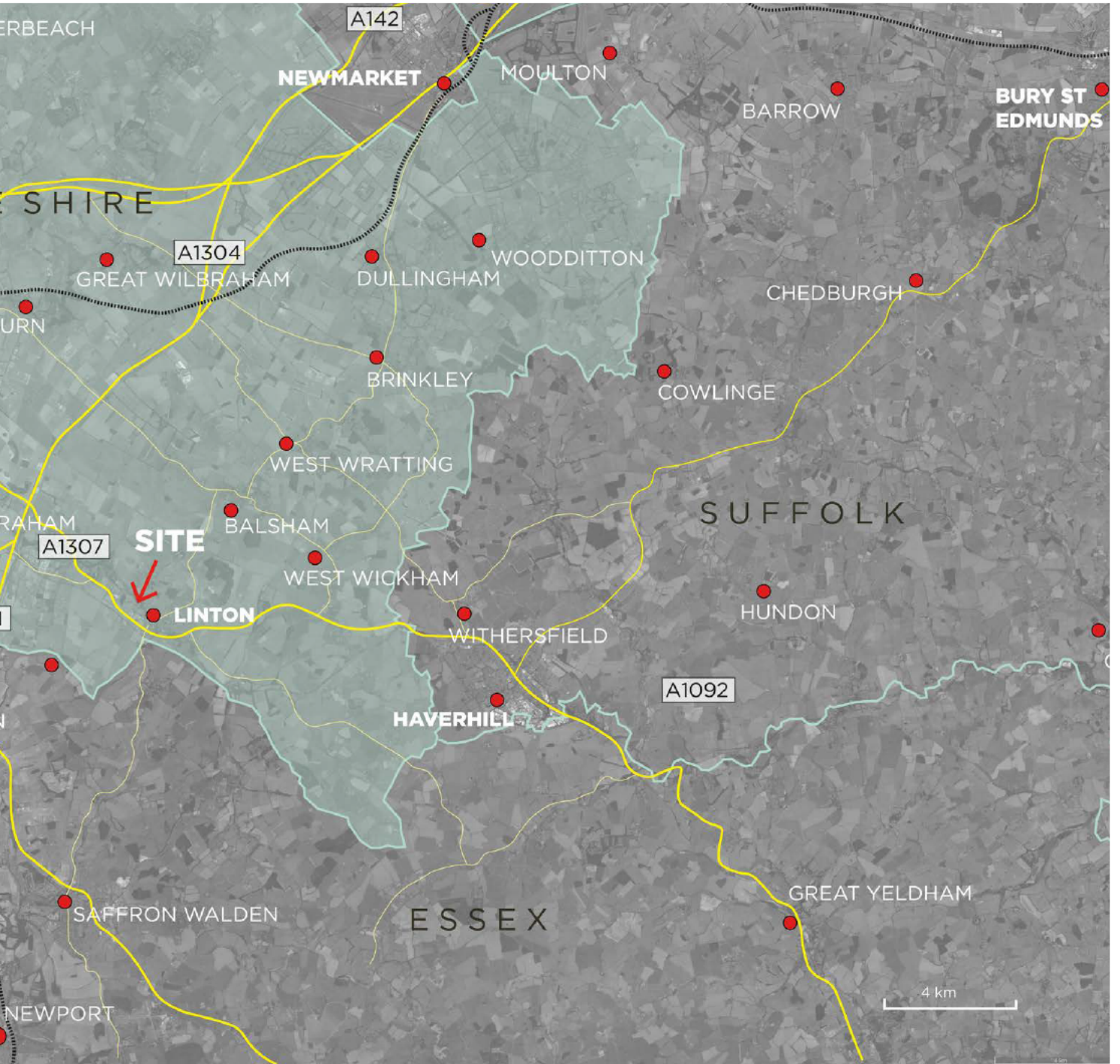







Fig 07: Local Plan Policy Map (composite, showing approximate site boundary)





- |   |                         |   |              |
|---|-------------------------|---|--------------|
|  | Site Location           |  | Motorways    |
|  | Cambridgeshire boundary |  | Railway line |
|  | A Roads                 |   |              |

### 3.3 Accessibility



#### Public transport

A regular half- hour bus provides connections to Cambridge and Haverhill (number 13 and 13B). There is also a service to Newmarket and Saffron Walden as well as surrounding villages. The closest bus stop is currently located at Linton Village College forecourt to the west of the site, however we have proposed a stop off Little Linton Lane.

For those who wish to fly, Stansted Airport takes about 40 minutes to reach with flights mainly to European destinations. Fast trains are available from Cambridge to London, as well as Midland cities and the North.

#### Highways

Linton by-pass (A1307) connects directly to the dual carriageway A11, access is just a short distance to Cambridge, M11 (London and the North), and A14 (Birmingham and Ipswich).

#### Pedestrian and cycle network

There is a public right of way which bisects the site from west to east. This can potentially become a significant arterial route for cycles and pedestrians into central Linton. The right of way terminates at The Meadow public park and the college / school hub and sports ground.

A further pedestrian / cycle link is available which runs along the A1307 to the south, connecting with the main entrance into Linton High Street.

A public right of way also connects from the northern-most corner of the site across the River Granta corridor via a footbridge.

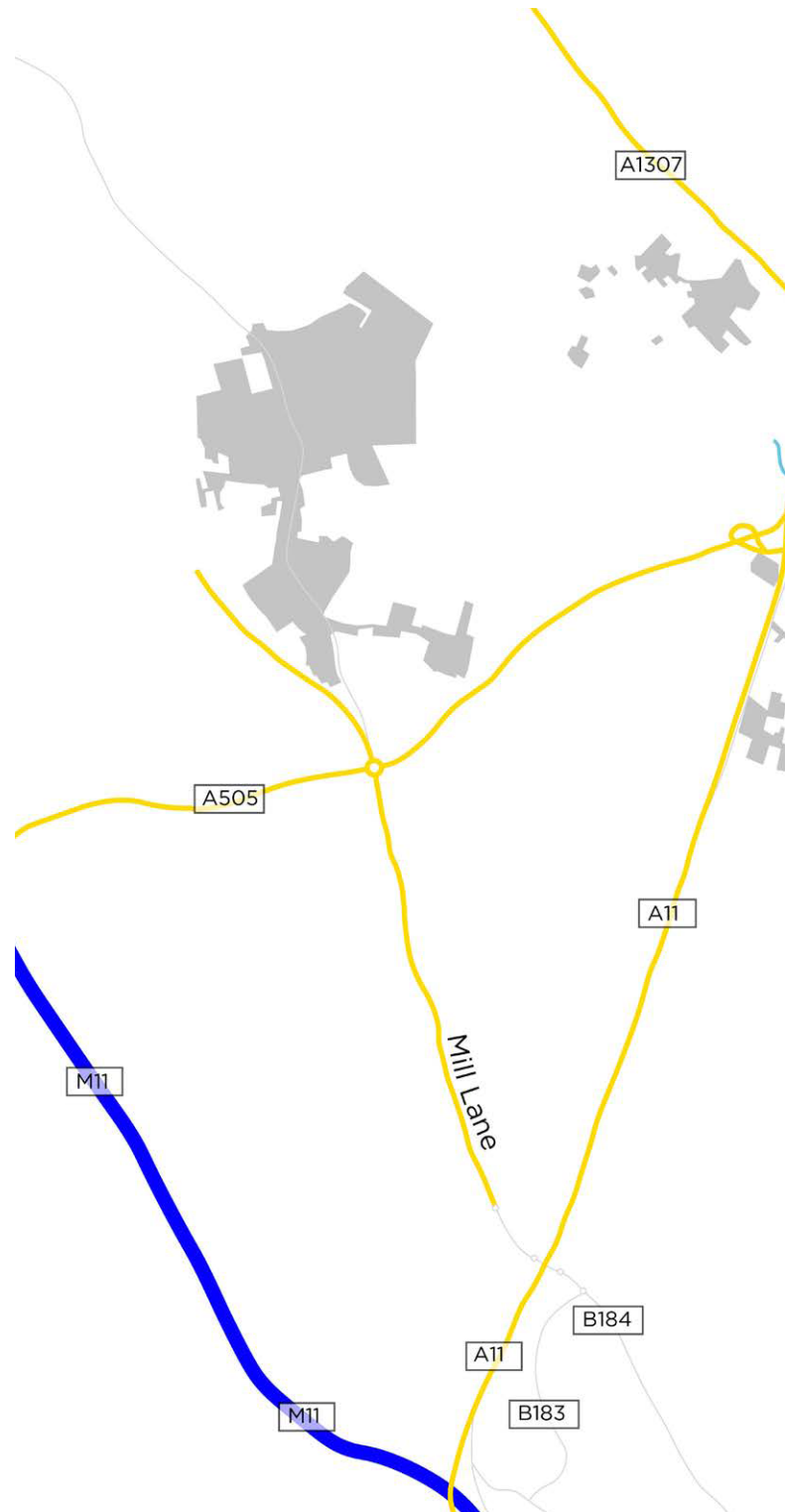
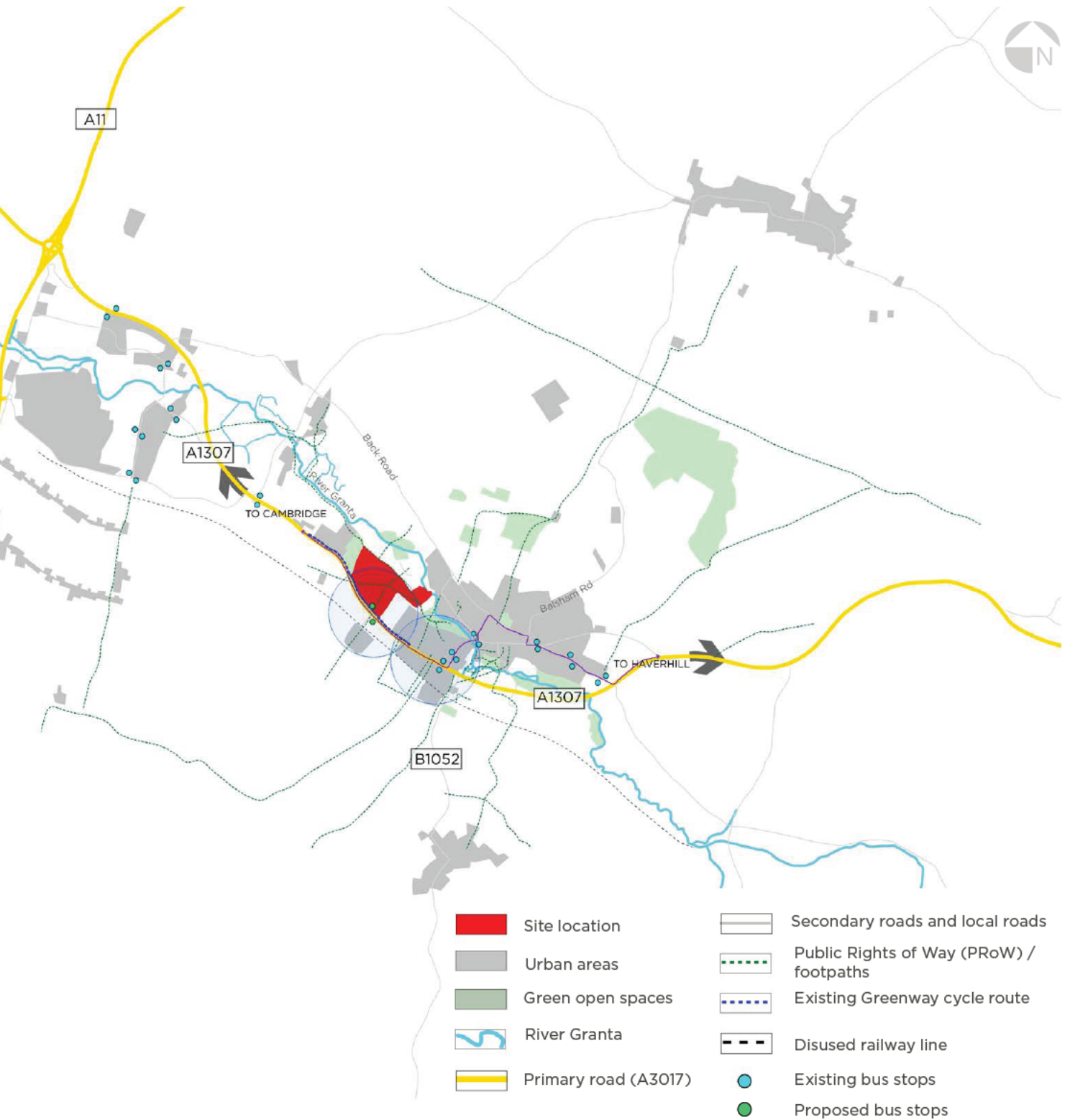


Fig 09: Transport and accessibility



### 3.4 Community Facilities

Facilities within a 5-10 minute walk of the site include:

- Linton Village College and Linton sports Centre;
- Granta School, which is a community area special school for pupils between 3 and 19 years old; and
- Recreation ground comprising football pitch, cricket pitch, bowling green, infants play area and play for older children.

Facilities within a 15-20 minute walk of the site include:

- Linton CE Infants School;
- Village Hall;
- Health Centre;
- Library;
- Post Office;
- The Dog & Duck Public House;
- St Mary’s Church;
- United Reform Church (URC);
- Fire Station;
- Linton Heights Junior School;
- Linton Zoo; and
- Rivey Hill and Water Tower offering panoramic views.

In summary, located within 10-15 minutes walking distance of the village’s historic centre are a number of businesses and small shops spread along the High Street, therefore the site has very good accessibility to a wide range of facilities and services.

Linton Village College with the adjacent Sports Centre and recreation ground is located immediately to the east of site.

Icknield Way Trail, which is a Heritage Trail going through the village offers easy access to attractions such as the award winning Linton Zoo and Chilford Vineyard. Two footpaths lead up to Rivey Hill, and its impressive brick Water Tower where panoramic views are available as befits one of the highest points in East Anglia.

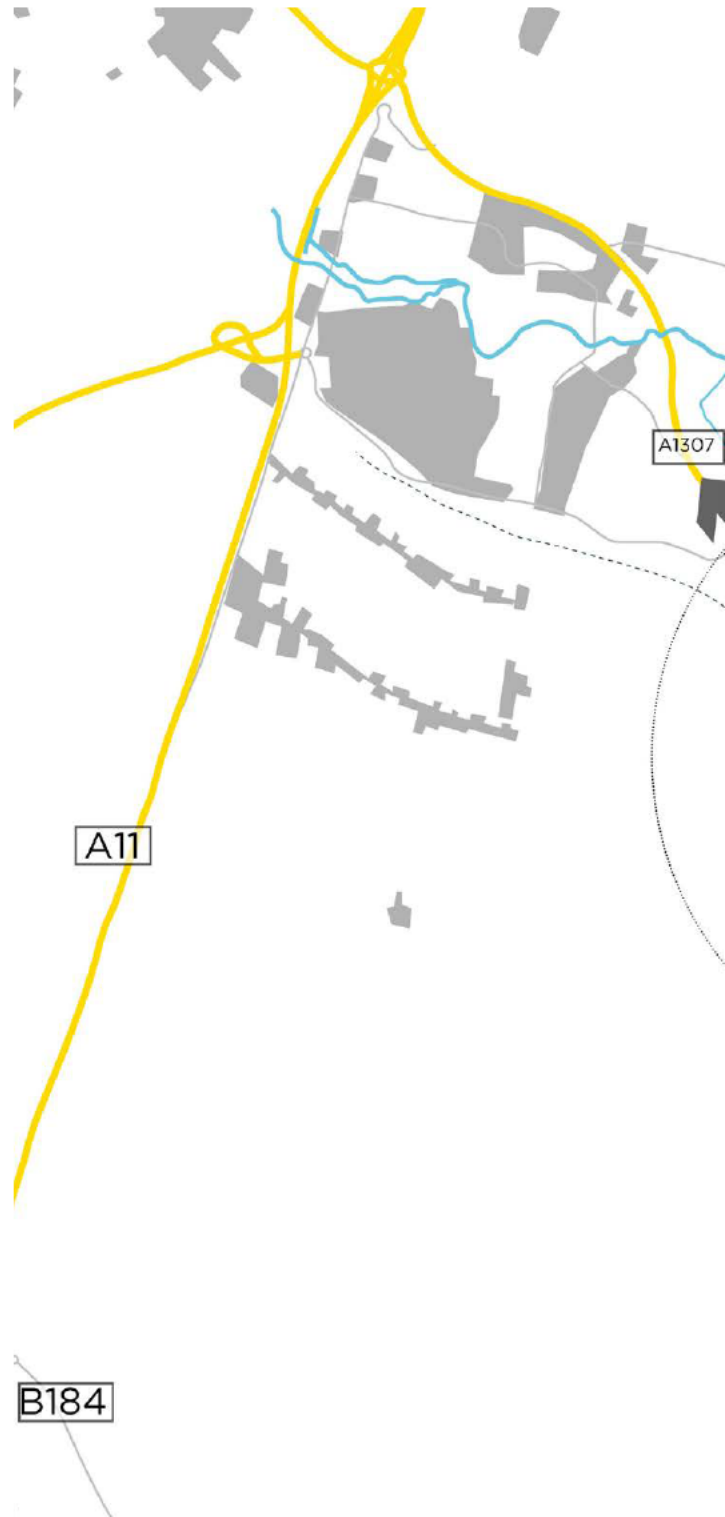
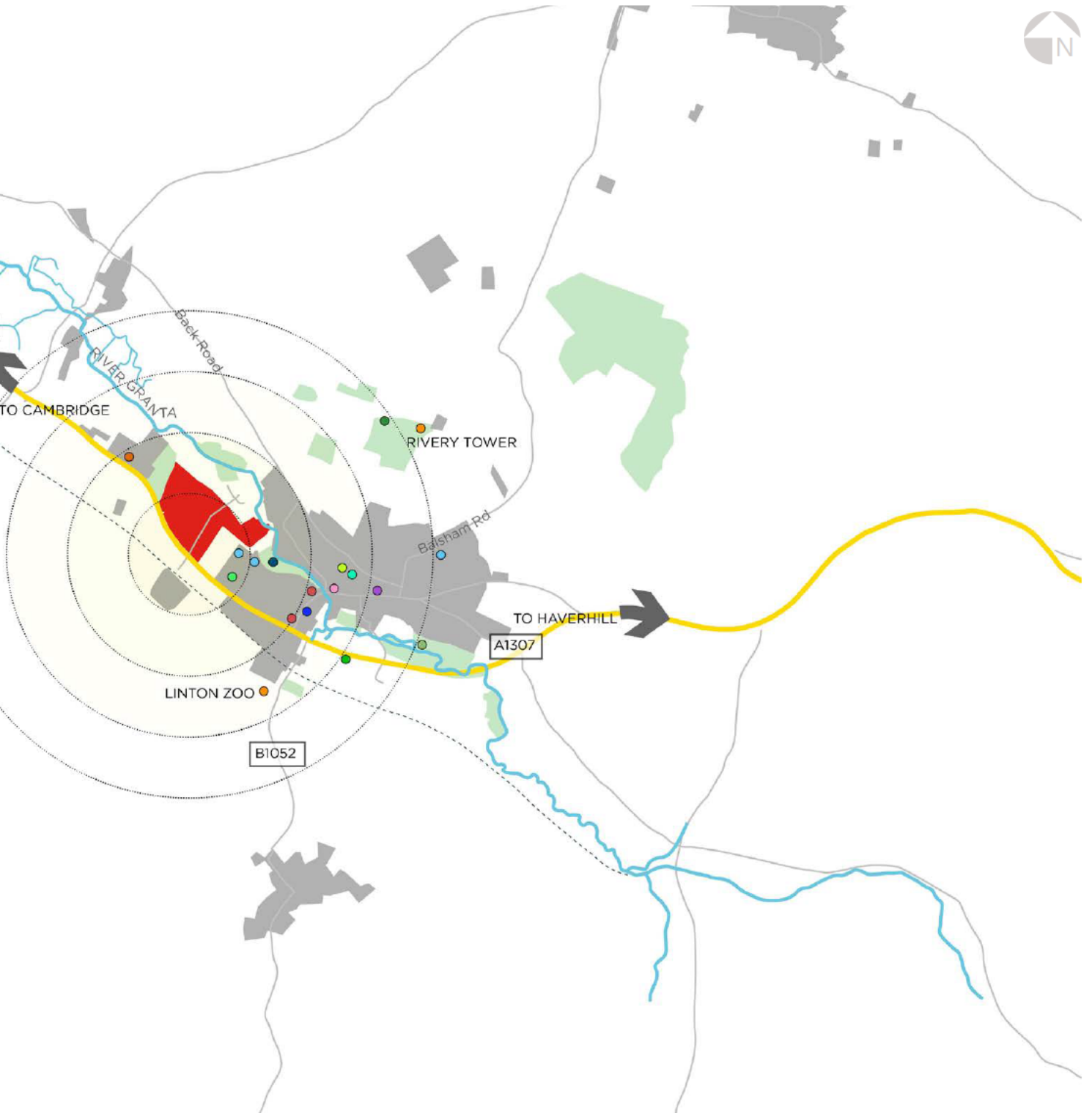


Fig 10: Community facilities



### 3.5 History

The site is located within a changing landscape across the past 130+ years and sees the gradual expansion of Linton beyond its original north-south High Street form.

The maps provided here reveal the gradual, but generally later, expansion of the village in a north-westerly direction towards what is now Symonds Lane, along with a gradual increase of infill development beyond the High Street.

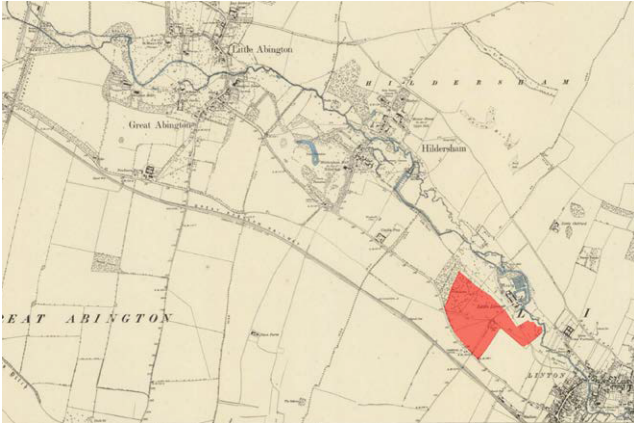
Linton Village College, which was originally established in 1937, has since expanded to include sports and other facilities. The college has gradually expanded the built footprint of the site on the western edge of the village, adding to the overall amount of development on the west side of Linton.



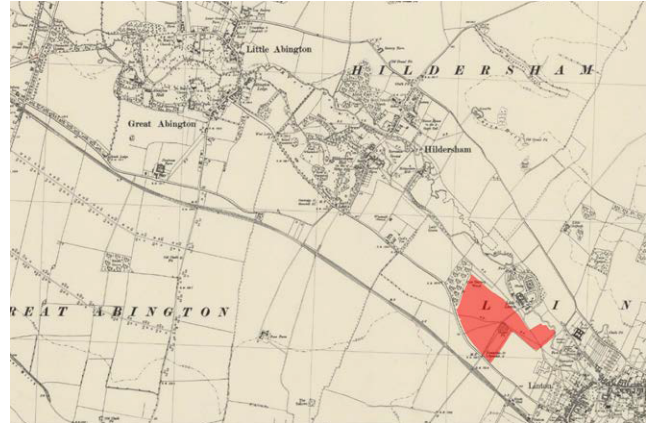
Rivery Tower - Constructed between 1934 and 1936 as part of the Linton water scheme, the 98-foot (30 metre) high Rivey Water Tower is located on Rivey Hill, approximately half a mile from Linton, and unusually for this period, it is a striking example of Art Deco design.



Fig 11: Historical images and feature buildings at Linton



1885 Map showing site location



1946 Map showing site location

Fig 12: Historical maps of Linton

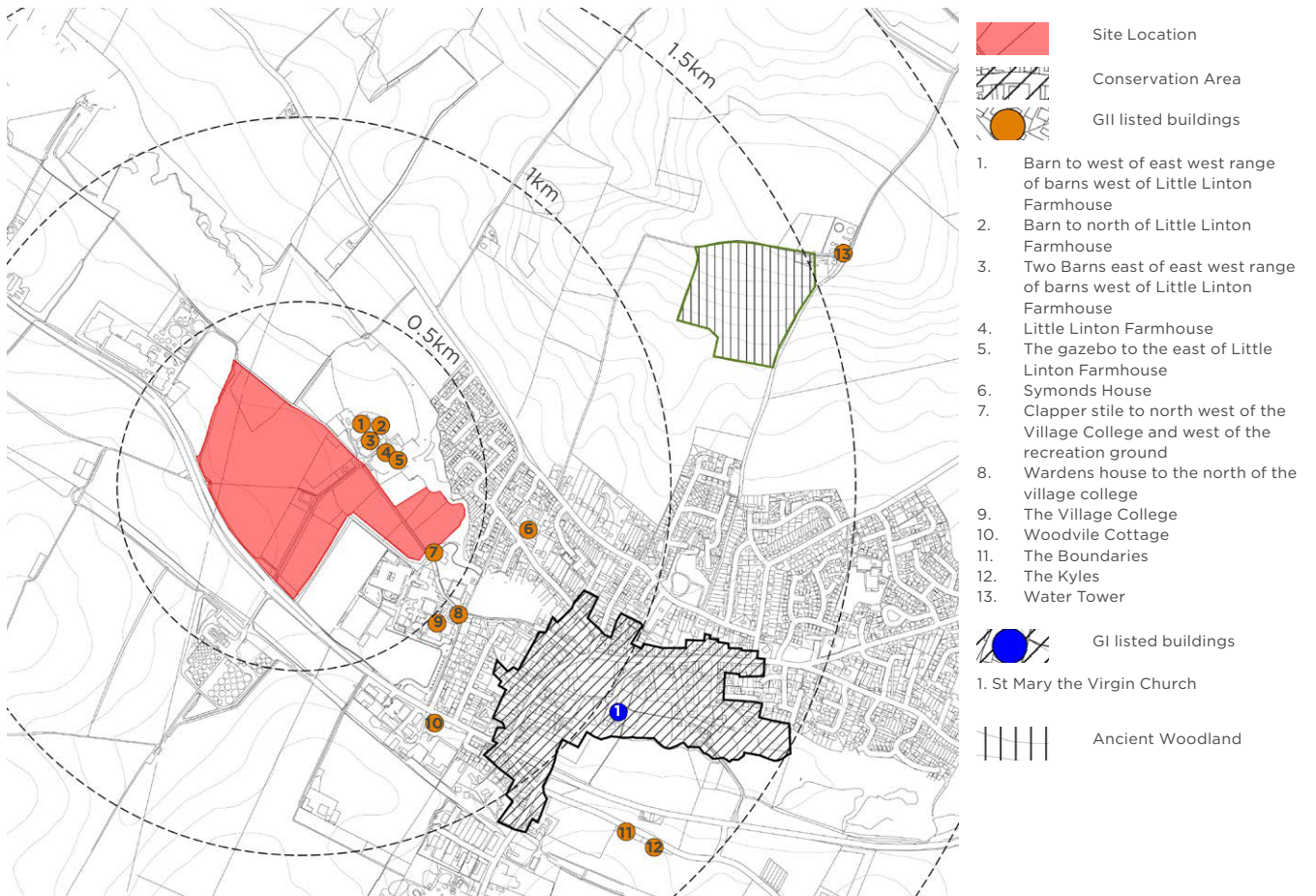
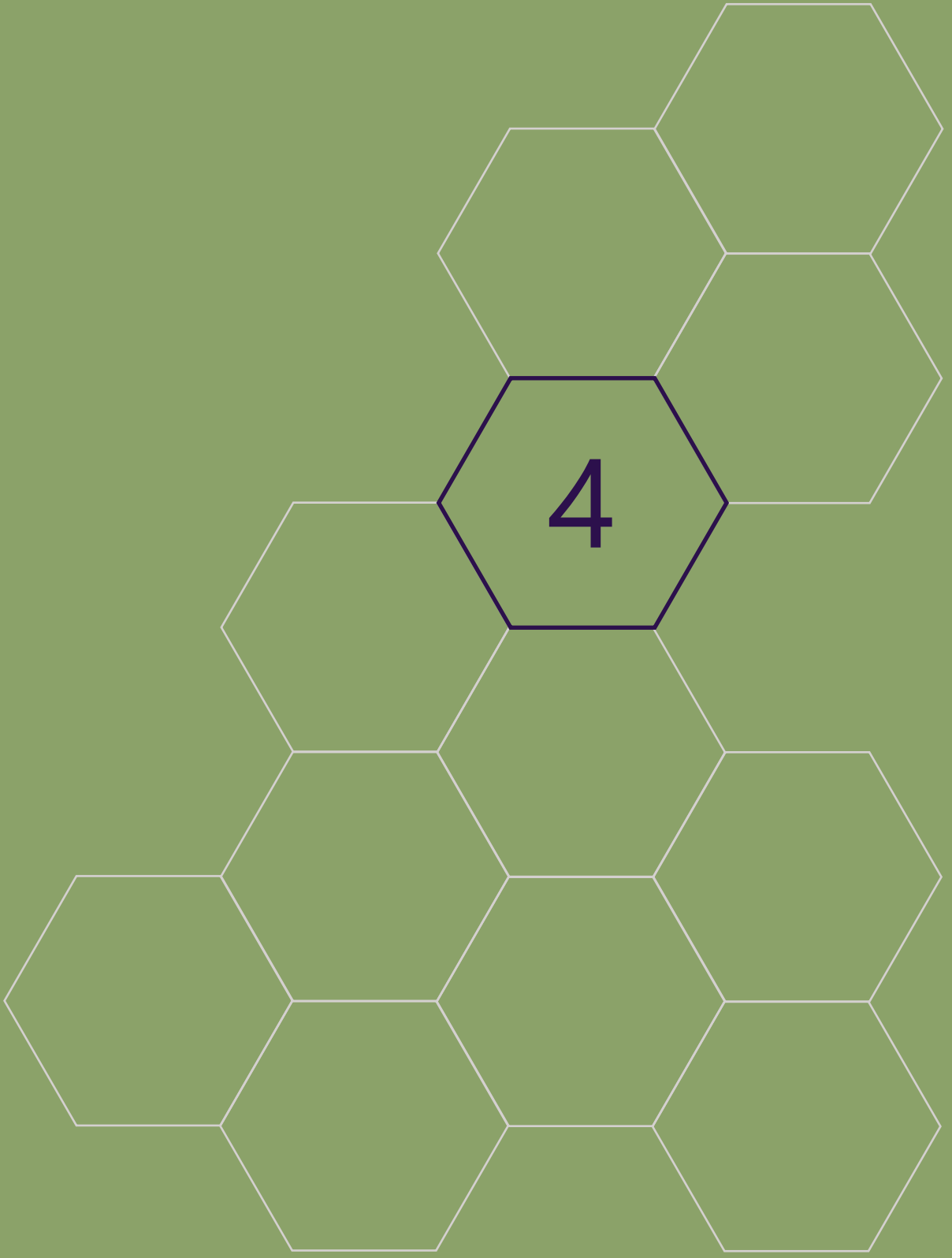


Fig 13: Local statutory designations

# 4.0 Technical

4.1 Technical Studies

4.2 Characteristics



# 4.0 Technical

## 4.1 Technical Studies

### Highways and Access

The conceptual vehicular site access arrangement from the A1307 Cambridge Road is shown on Fig 12. The proposed access option to the site from Cambridge Road has been considered in the form of a signal control junction; similar in layout and form to that of the existing access to Linton Village College. The required junction visibility splays and geometry can be achieved at the proposed point of access within maintainable land under the control of the Local Highway Authority and that of the land owner.

The proposed access option has been designed to enable a logical connection with the existing highway network. Direct vehicular access onto the A1307 Cambridge Road will also limit development related traffic movements within the centre of Linton.

Subject to future scoping discussions with the Local Highway Authority, Cambridgeshire County Council, the potential point of access from the A1307 Cambridge Road will need to be agreed, together with the necessary junction capacity analysis presented within a Transport Assessment to accompany any future planning application.

### Flood Risk

A preliminary assessment has been prepared which considers flood risk to the site and the potential for the incorporation of Sustainable Urban Drainage Systems (SuDS) at the site.

This site is located in Flood Zone 1 and therefore is suitable for residential development. The ground conditions are likely to be suitable for infiltration drainage and Sustainable Urban Drainage System trains to dispose of surface water in line with national and local flood and drainage policy.

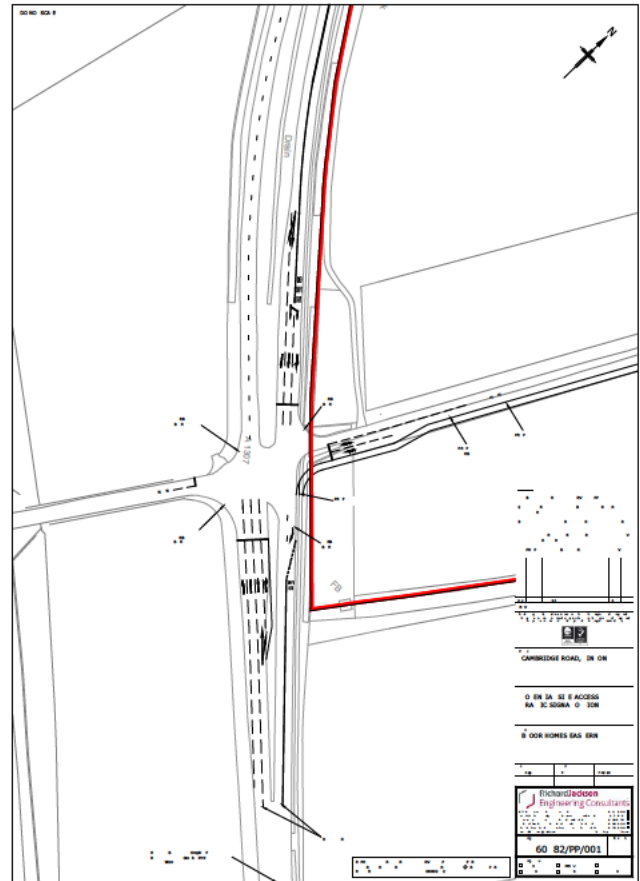


Fig 14: Potential Site Access



Fig 15: Extent of flooding from surface water

## Utilities

A comprehensive utilities search has been undertaken for the site. This identifies the presence of foul sewers crossing the top and centre of the site from south-east to north-west.

An overhead power line also crosses the site from north to south.

## Further Work

Additional technical work, as well as consultation with statutory consultees, will contribute to the development of the proposals.



## 4.2 Characteristics

The plan opposite illustrates the key characteristics identified through the contextual and technical analysis of the site demonstrated through Chapters 2.0-4.0 of this document.













Major considerations for the masterplan include:

- Access / junction arrangements off the A1307
- Protection of the River Granta corridor and associated flood plain
- Conservation of woodland and hedgerows within the site area
- Protection of the easement associated with the high voltage power line to the west
- Conserving Public Rights of Way through the site
- Responding to heritage constraints including the Water Tower and Conservation Area

### Legend

 Red line site area = 20.05 hectares

#### Existing Features

-  Arable farmland
-  Flood zone to River Granta
-  Existing built form to Linton and neighbouring developments
-  Water bodies
-  Vegetation
-  Undevelopable land
-  Overhead electrical line and associated easement (including pylon locations)
-  View corridor to Grade II Listed water tower
-  Public Right Of Way (PROW)
-  Primary roads (dual carriageway)
-  Secondary roads
-  5 metre contours

#### Potential Interventions





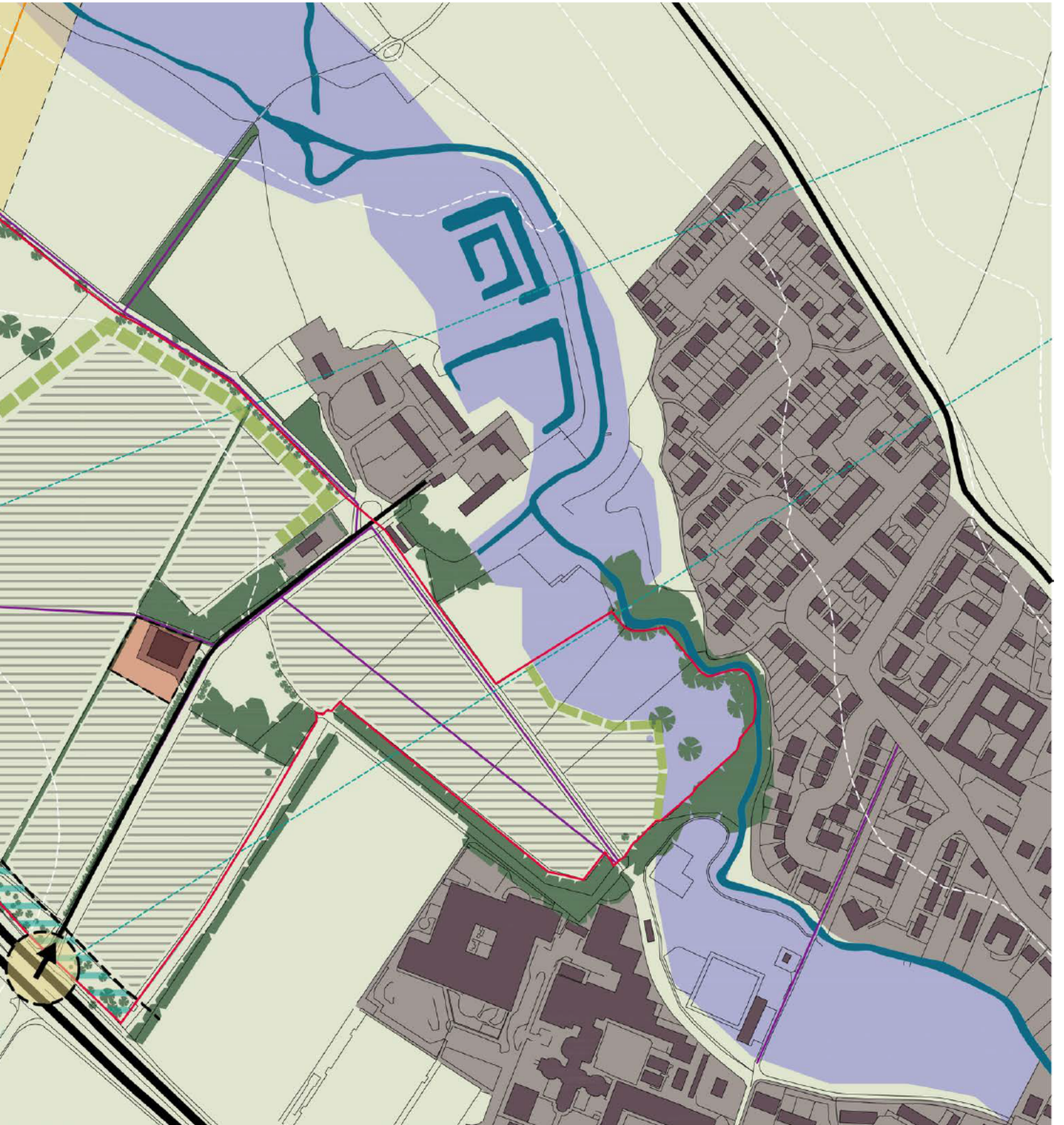
-  Potential developable land
-  Potential green edge to development zone
-  Potential 30 metre wide acoustic bund and planting to Cambridge Road
-  Potential access to site



Fig 18: Characteristics plan



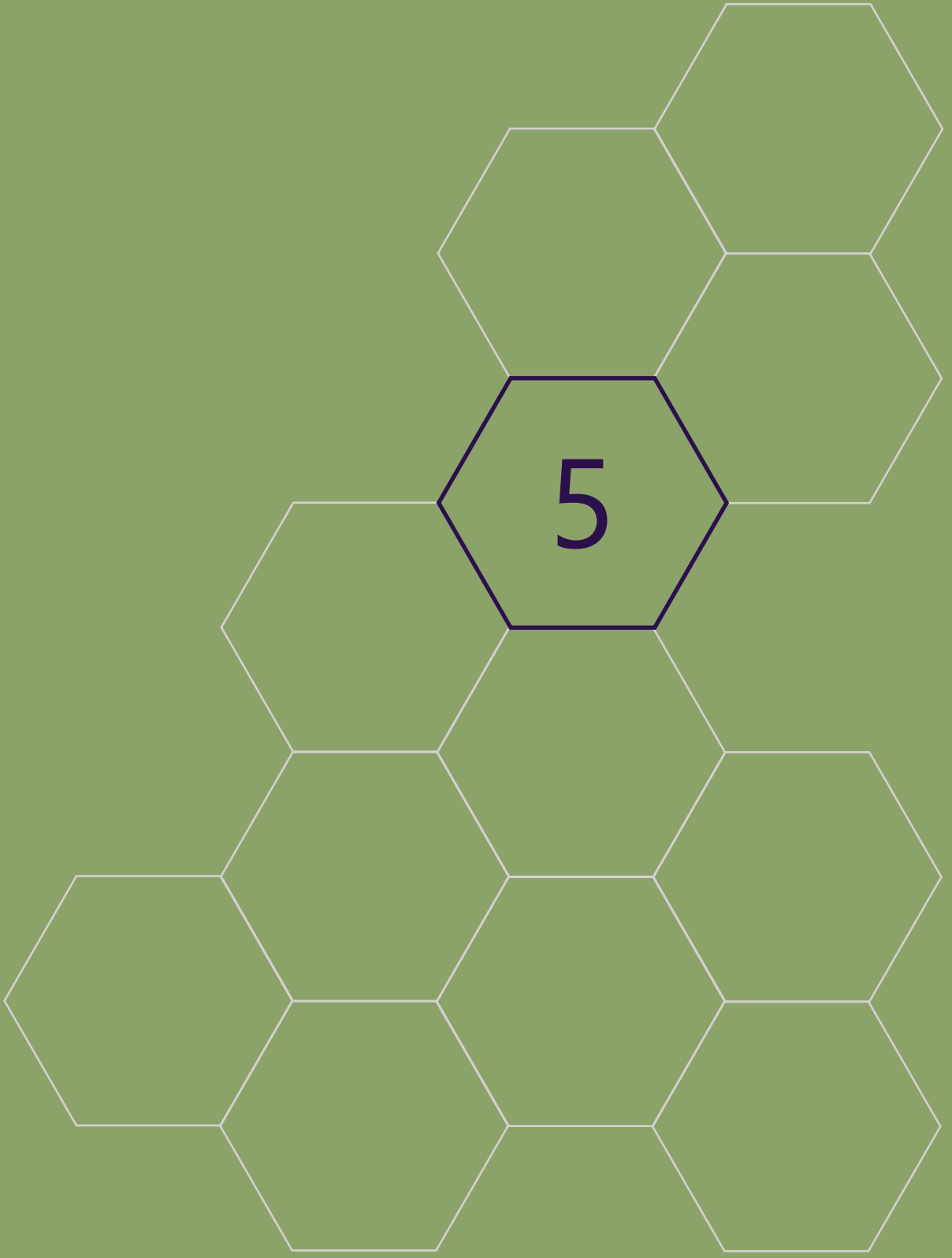
# 5.0 Design

5.1 Principles

5.2 Concept

5.3 Rationale

5.4 Brief



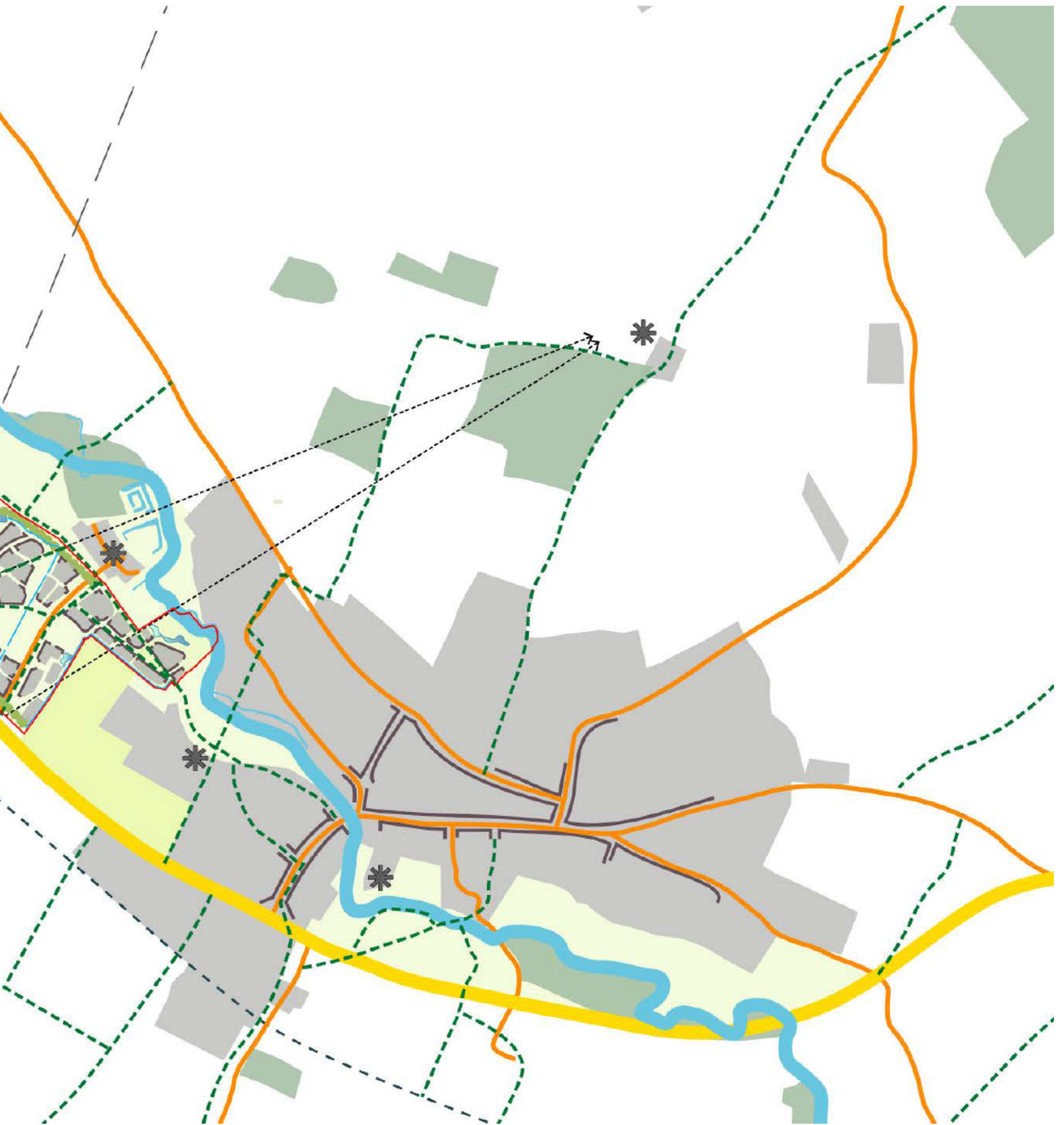
# 5.0 Design

## 5.1 Principles

- 1. Strong Local Vision** - Involvement of local communities and stakeholder groups to gain consensus on the nature of the development and to ensure that the vision is specific to the site and place.
- 2. Clear Identity** - A distinctive local identity which takes character clues from Linton village.
- 3. Sustainable Scale** - Creation of a neighbourhood which can harbour close knit communities, with local facilities within easy walking / cycling distance.
- 4. Well Designed Place** - A new neighbourhood which is connected by high quality open spaces, public realm and streets for all.
- 5. Great Homes** - Provision for up to 450 new homes, which will be across a range of types, sizes and tenures. Committing to this diversity of dwelling types can assist with creating a mixed and balanced community.
- 6. Accessibility** - Ensuring accessibility for all is at the heart of the masterplan. Integrating cycle infrastructure to streets and open spaces, as well as the creation of green corridors to encourage more active lifestyles and reduce the reliance on the private car.
- 7. Healthy Places** - Designed to provide a place where residents have choices and chances to lead a healthy life, through active lifestyles and access to open spaces.
- 8. Green Space** - Planning for a network of connected green spaces, ensuring access for the whole community, including the creation of areas for recreation and play. These would be designed to support healthy and active lifestyles and community cohesion.
- 9. Legacy** - All of the open spaces will require management from day one, through the construction phases and for the and lifetime of the development. To assist with community building, some of these spaces could be managed by the public, with others commercially managed.



Fig 19: Broader Principles Plan













## 5.2 Concept

The concept plan illustrates an arrangement of open space, built form and movement corridors, whilst seeking to respond to the constraints and opportunities identified and documented at Chapter 4.0. The layout shown is indicative and serves to demonstrate the amount of land that is deliverable and unconstrained for development, whilst conserving the key features identified.

### Legend

 Red line site area = 20.05 hectares

### Existing Features

-  Flood zone to River Granta
-  Existing built form to Linton and neighbouring developments
-  Water bodies
-  Vegetation and woodland
-  Overhead electrical line and associated easement (including pylon locations)
-  View corridor to Grade II Listed water tower
-  Public Right Of Way (PROW) - Retained
-  Primary roads (dual carriageway)
-  Secondary roads
-  5 metre contours

### Proposed Interventions











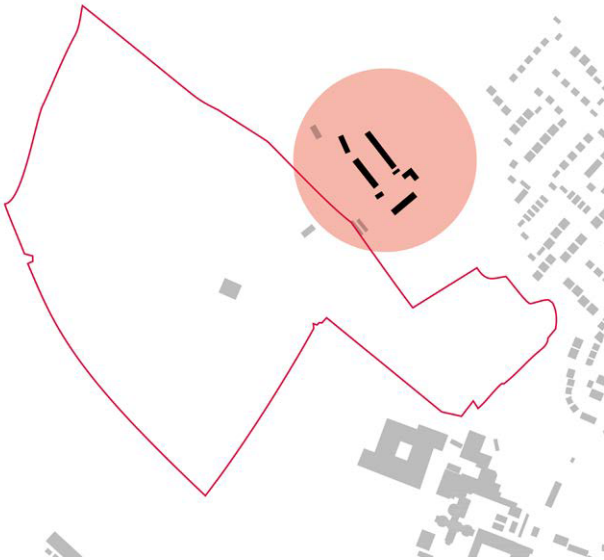
-  Development parcel (residential)
-  Public open space
-  Vegetation / woodland
-  Primary roads
-  Secondary roads
-  SuDS feature
-  Drainage channel / swale
-  Neighbourhood Equipped Area for Play (NEAP)
-  Local Equipped Area for Play (LEAP)
-  Local Area for Play (LAP)



Fig 20: Concept masterplan



### 5.3 Rationale



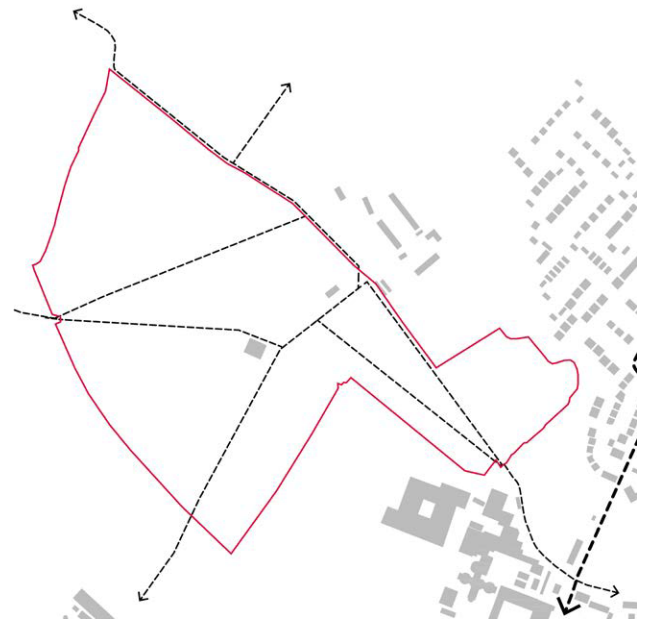
1. **Heritage** - Respect the setting of Grade II Listed Cottages.



2. **Landscape Character** - protect existing landscape character and existing habitats and ensure an acceptable impact on River Granta Meadows

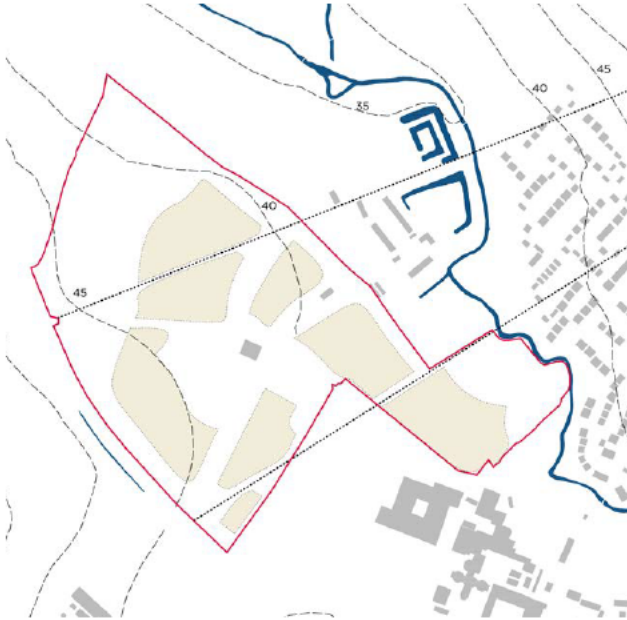


5. **Access and circulation** - Network of primary and secondary streets, served from the main access onto A1307 Cambridge Road.



5. **Pedestrian Connections** - Linking in to the existing network of public rights of way, allowing access from the site to Linton and beyond into the countryside.

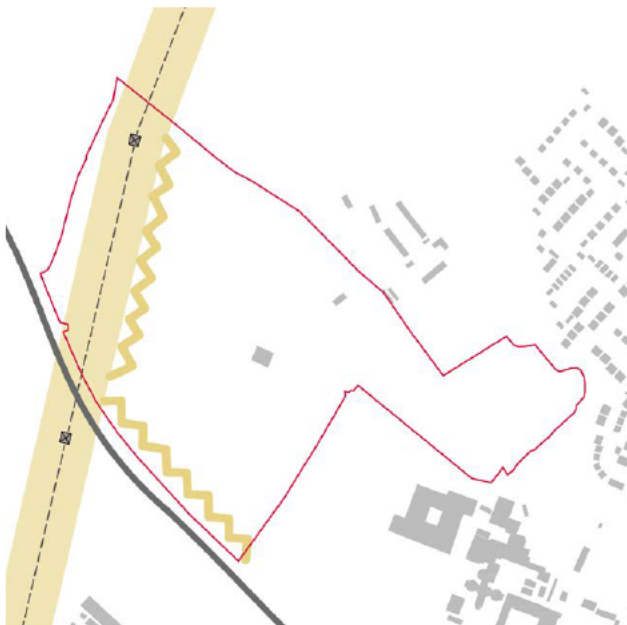
Fig 21: Design rationale plans



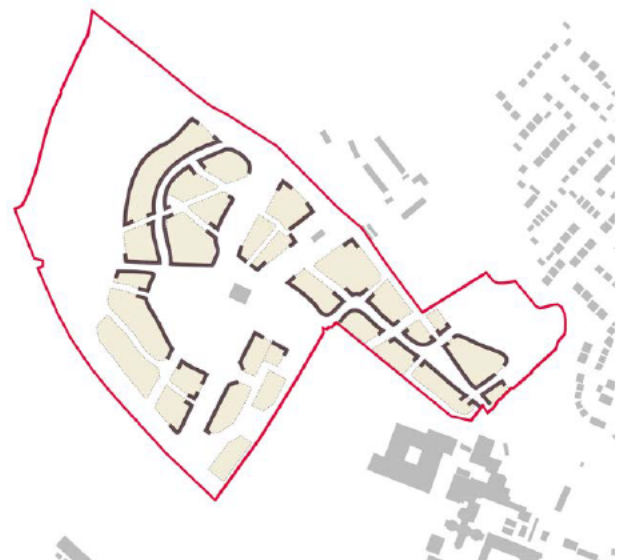
**3. Topography and views** - Development parcels laid out to respect and maximise views to the Grade II listed Water Tower at Rivey Hill



**4. Sustainable Surface Water Drainage** - SuDs strategy consisting of attenuation ponds, swales and permeable paving.



**7. Noise from Cambridge Road and power line** - Set development parcels away from power line easement and potential noise from A1307.



**8. Design Quality / Built form** - Development parcels with frontages onto streets and open spaces, and feature buildings at key locations in the masterplan.

## 5.4 Summary Brief

The table below summarises the key areas which comprise the masterplan, showing development areas, density and provision of open space. The open space requirement has been calculated on an assumption per person, with the provision being provided on site being significantly higher.

The infographic to the right provides a graphic summary of the key elements of the scheme.

Schedule Summary (Figures are estimates)			
Element	Ha	No.	Notes
Total Site Area	20.05		
NET Developable Area	13.00		
No. Dwellings		450	
Population (Projected)		960	Based on 2.4 people per household
Provided Open Space	7.05		Including retained trees and attenuation features

Fig 22: Development brief table



Approx. 450 homes



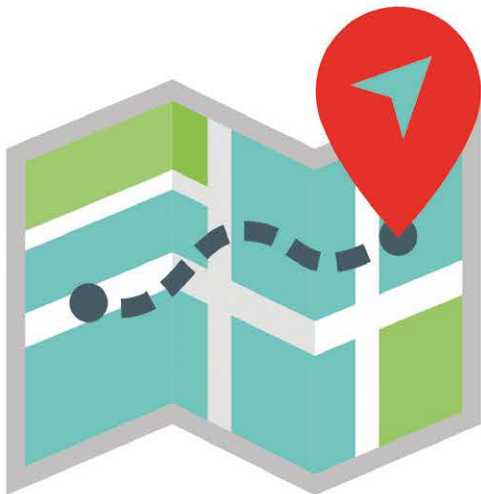
Up to 40% Affordable



5 minutes walk to Granta School and Linton Village College



7 Ha open space on site



5 mins walk into Linton village

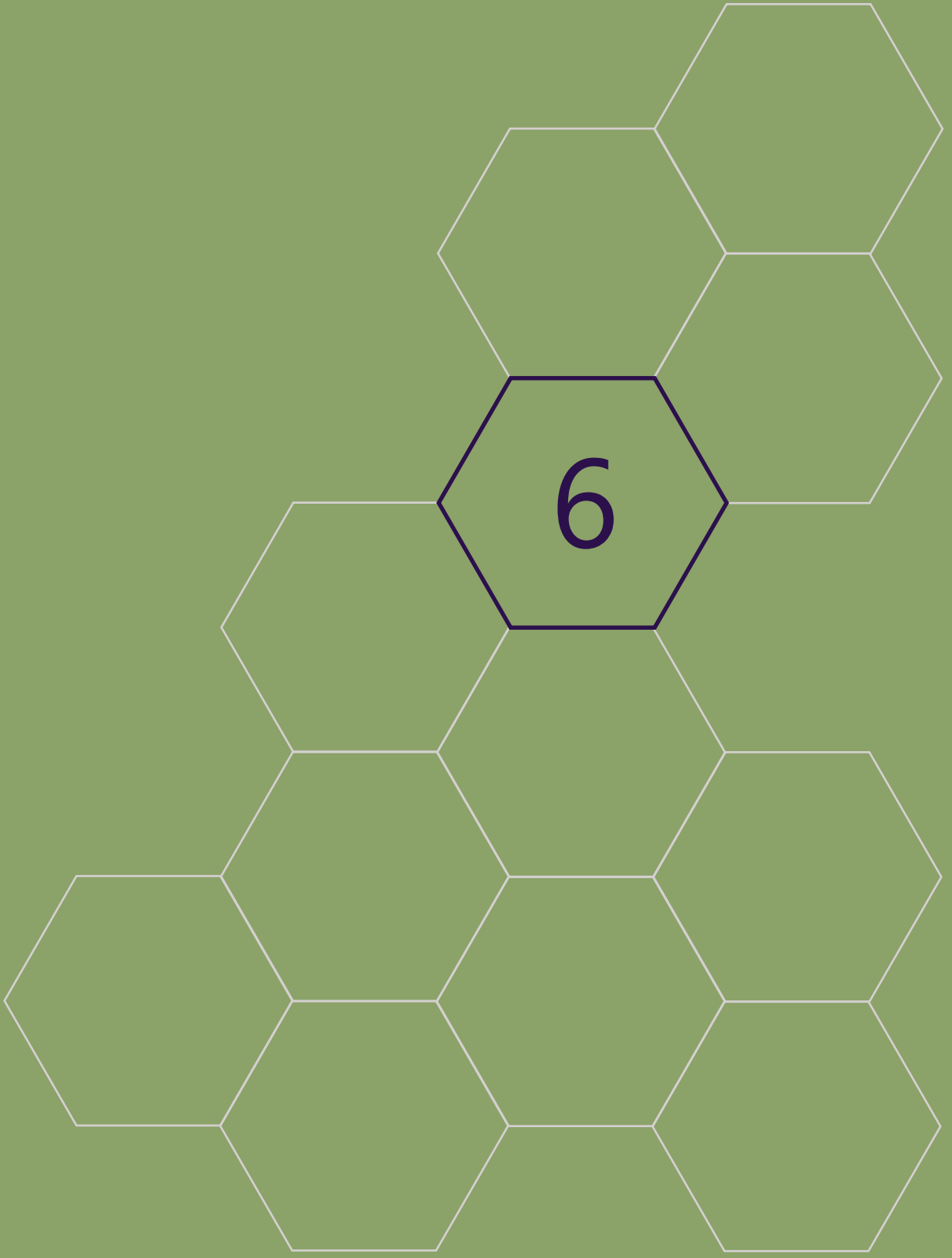


35 minute Bus Trip Into Central Cambridge on the No. 13 bus

Fig 23: Development brief infographic

# 6.0 Conclusions

## 6.1 Conclusions and Recommendations



## 6.0 Conclusion

This vision document helps demonstrate the benefit of the strategic location of the site on the west side of Linton for new homes and accessible green space. The site is extremely well positioned adjacent to the existing village facilities and can be easily accessed from Cambridge Road (A1307).

The concept masterplan provides for a context-driven design response, protecting important landscape features, providing new open spaces and preserving key views beyond the site.

### **Bloor Homes**

The lead developer, Bloor Homes, have a proven track record of delivering housing led developments in South Cambridgeshire, a live example of which is the development at Swavesey. It is clear that there is a shortage of deliverable housing land within the district and therefore Bloor are in a prime position to take this site forward.

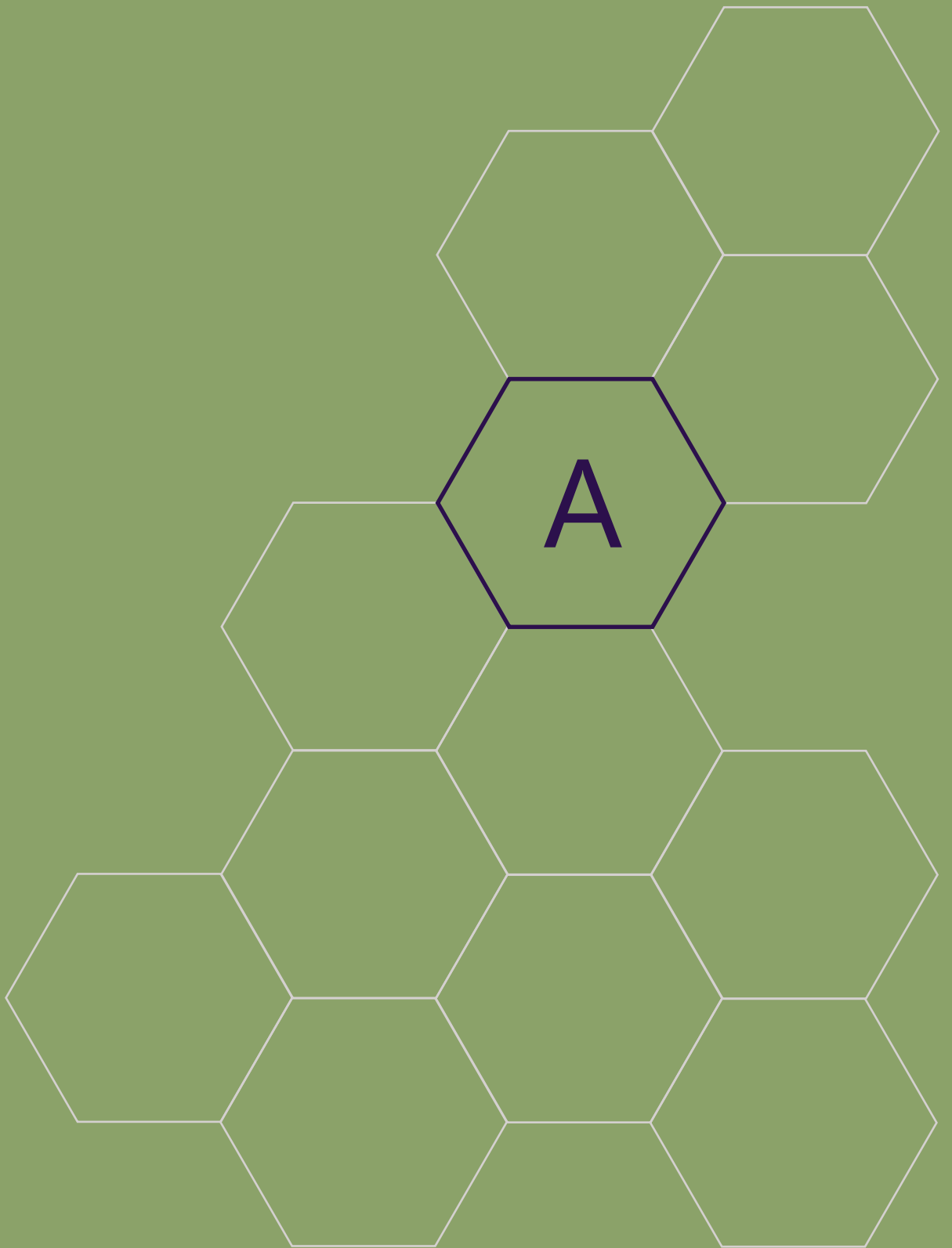
### **Next Steps**

Our next steps are to undertake further technical studies and begin engagement with the Local Planning Authority, other key consultees and the local community to ensure that all views are heard as we develop a community led vision for the site.

With this in mind, we commend the approach provided in this vision to the Local Planning Authority, the parish council and local stakeholders, and hope that others will share our enthusiasm for the development potential of the site.



# Appendices



## Appendix A: List of Figures

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- Fig 03: Bloor Homes - Previous developments
- Fig 04: Images of buildings within central Linton
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- Fig 06: Site photographs and location plan
- Fig 07: Local Plan Policy Map (composite, showing approximate site boundary)
- Fig 08: Wider context plan
- Fig 09: Transport and accessibility
- Fig 10: Community facilities
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- Fig 12: Historical maps of Linton
- Fig 13: Local statutory designations
- Fig 14: Potential Site Access
- Fig 15: Extent of flooding from surface water
- Fig 16: Location of existing overhead power line
- Fig 17: Existing foul water network
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- Fig 19: Broader Principles Plan
- Fig 20: Concept masterplan
- Fig 21: Design rationale plans
- Fig 22: Development brief table
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