

Greater Cambridge Local Plan

Call for Sites

Land north of Back Road, Linton



March 2019

CONTENTS

1	Introduction.....	1
2	The Site.....	2
3	Linton as a Sustainable Settlement	5

1 INTRODUCTION

- 1.1.1 This submission provides details of a site to the north of Back Road, Linton, which Gladman believes should be considered for allocation in the emerging Greater Cambridge Local Plan.

2 THE SITE

- 2.1.1 The site measures 6.16 hectares and is located to the northern edge of Linton, as shown shaded red on Figure 1 below.

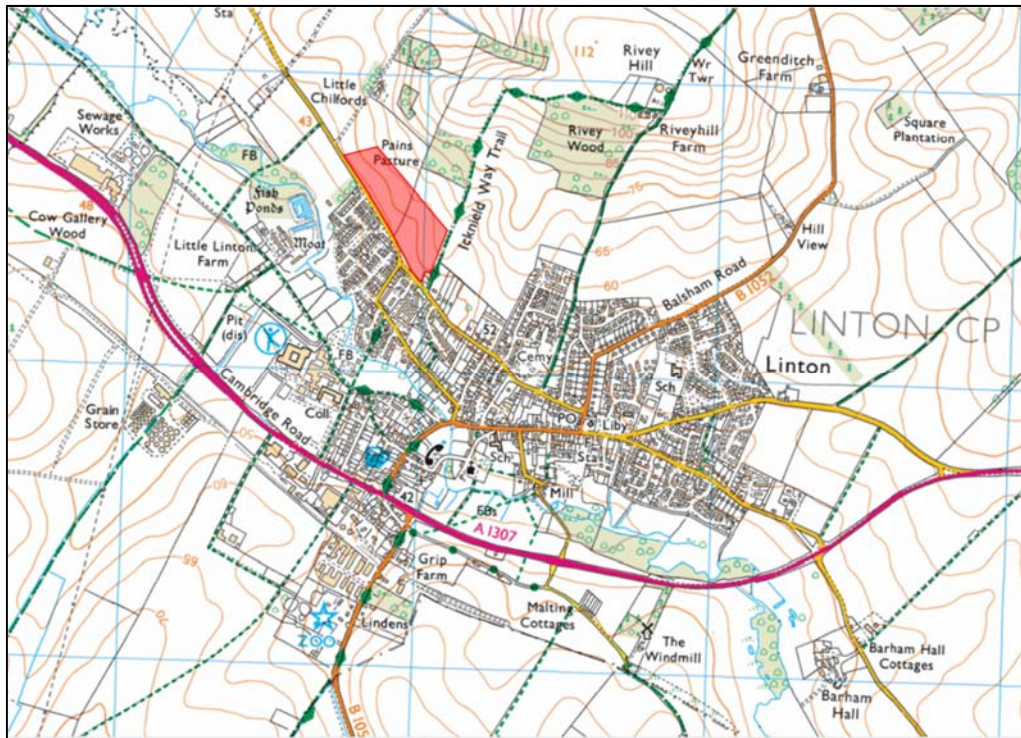


Figure 1. Location Plan, Land north of Back Road, Linton

- 2.1.2 The site has previously been the subject of a planning application¹ and appeal² for up to 95 dwellings. The appeal was dismissed as the inspector found that the environmental harm that would arise from the proposal due to landscape harm would be contrary to the development plan. However, Gladman does not consider that this conclusion precludes the site from any form of residential development and wishes to promote the site for a smaller, ribbon-style development that would run parallel with Back Road and would therefore have a substantially lower landscape impact.
- 2.1.3 With reference to the appeal decision, the following paragraphs set out why the site should be considered suitable for residential development.
- 2.1.4 The site comprises the southernmost part of a roughly rectangular-shaped field to the east and the southern part of a further field to the west, beyond a central hedgerow. Back Road lies along the southern boundary of the site, along with the existing properties along Back Road and the Woodlands, which lie to the south of the road and form the northernmost extent of Linton. The

¹ S/0096/17/OL.

² APP/W0530/W/17/3179762. Decision date: 14 March 2018.

- site is directly opposite the existing dwellings of Linton. As stated in the appeal decision³, “this part of Back Road has a suburban, or transitional character, rather than a rural character”.
- 2.1.5 The site would be accessed via a simple priority junction on Back Road, which the Council agreed through the previous application would be acceptable and not be detrimental to highway safety. The Council also agreed that a development could provide satisfactory pedestrian links with the village⁴.
- 2.1.6 It has been established that residential development of up to 95 dwellings on the site would have a negligible impact on the strategic and local highway networks, as confirmed by the appeal inspector.”⁵
- 2.1.7 Gladman accepted through the previous application and appeal that the development would cause some harm to the protected roadside verge where it crosses the road edge, as a small section of the verge (less than 10m²) would need to be removed to accommodate access to the site. However, as noted in the appeal decision, the protected verge is not in good condition at this location and the Council agree that the loss of this part of the verge would be unlikely to result in major degradation of the protected roadside verge overall and that any habitat loss could be adequately compensated for by the proposed creation of new grassland nearby⁶. In conclusion, the appeal inspector considered that the proposed development would significantly enhance biodiversity⁷.
- 2.1.8 In terms of heritage and archaeology, the appeal inspector was satisfied that:
- While the development of the site would necessitate the removal of non-designated heritage assets on the site (archaeological remains), these are not of a significance so as to necessitate preservation in situ. Also any loss or harm to them could be dealt with by way of a programme of archaeological investigation and recording, including archaeological excavation and subsequent publication, which could be secured by way of a planning condition.
 - The proposal would not harm the setting of the Linton Conservation Area and would preserve its character and appearance; and
 - The site does not make a significant contribution to the setting of the five Grade II listed buildings situated at Little Linton Farm, which lies about 200 metres to the south-west of the site.

³ Decision letter (DL) paragraph 11.

⁴ DL paragraph 5.

⁵ DL paragraph 88.

⁶ DL paragraph 54.

⁷ DL paragraph 139.

- 2.1.9 The site lies in Flood Zone 1 and is at low risk of flooding from rivers and/or the sea. The Strategic Flood Risk Assessment⁸ confirms that the site has no history of flooding from any source. The development would increase the proportion of the site covered by impermeable surfaces but infiltration testing carried out as part of the Flood Risk Assessment submitted with the previous application confirmed that the site is suitable for infiltration and this was confirmed by Cambridgeshire County Council Flood and Water Team.
- 2.1.10 In summary, the site is not subject to any national, county or local landscape designations and lies within Flood Zone 1. There are no designated heritage assets within or immediately adjacent to the site, and development would not affect or cause any harm to any listed buildings or their settings. The site has negligible conservation value, the proposal is unlikely to have a significant effect on any statutory sites and it is considered that net biodiversity gains could be readily achieved.
- 2.1.11 It is therefore clear that there are no technical constraints preventing this site from coming forward for residential development. Gladman submit that this site should be allocated for residential development through the Local Plan process as it is sustainably located, available and deliverable. A ribbon development on this site would deliver a policy-compliant amount of affordable housing and could start delivering within the current five year period.
- 2.1.12 The site is available, suitable and deliverable and could make a contribution to the housing supply within the next five years.

⁸ South Cambridgeshire and Cambridge City Level 1: Strategic Flood Risk Assessment (2010).

3 LINTON AS A SUSTAINABLE SETTLEMENT

- 3.1.1 It is notable that the appeal inspector considered Linton to be “a sustainable location to accommodate housing development.”⁹ Indeed, the settlement is identified as a Minor Rural Centre in the South Cambridgeshire Local Plan as it is recognised that it has a greater level of services, facilities and employment than most other villages in South Cambridgeshire and performs a role in terms of providing services and facilities for the surrounding rural area.
- 3.1.2 The sustainability of Linton is evident through its wide range of services, facilities and employment opportunities. A number of facilities are within walking and cycling distance of the sites, including a primary school, secondary school, supermarket, petrol station, hairdresser, dental practice, health centre, social club, playing fields, village hall and community centres.
- 3.1.3 Linton has good public transport links to larger employment centres such as Cambridge. The closest bus stops to the development site is approximately 650m walking distance, in the village centre. Various bus services pass through Linton en route to other settlements in the surrounding area, including Cambridge. The sites are well-located for access to the strategic highway network; the A11 and M11 are proximal to Linton.
- 3.1.4 The supporting text to Policy S/9 states that there is scope in principle for larger scale windfall development within the village framework but restricts residential development schemes to a maximum of 30 dwellings. However, it is important to note that the development framework is tightly fitted to the existing built form and whilst the site presented herein lies outside the development framework, it is both adjacent to it and offers a logical and sustainable location for growth.

⁹ Decision letter paragraph 146.