

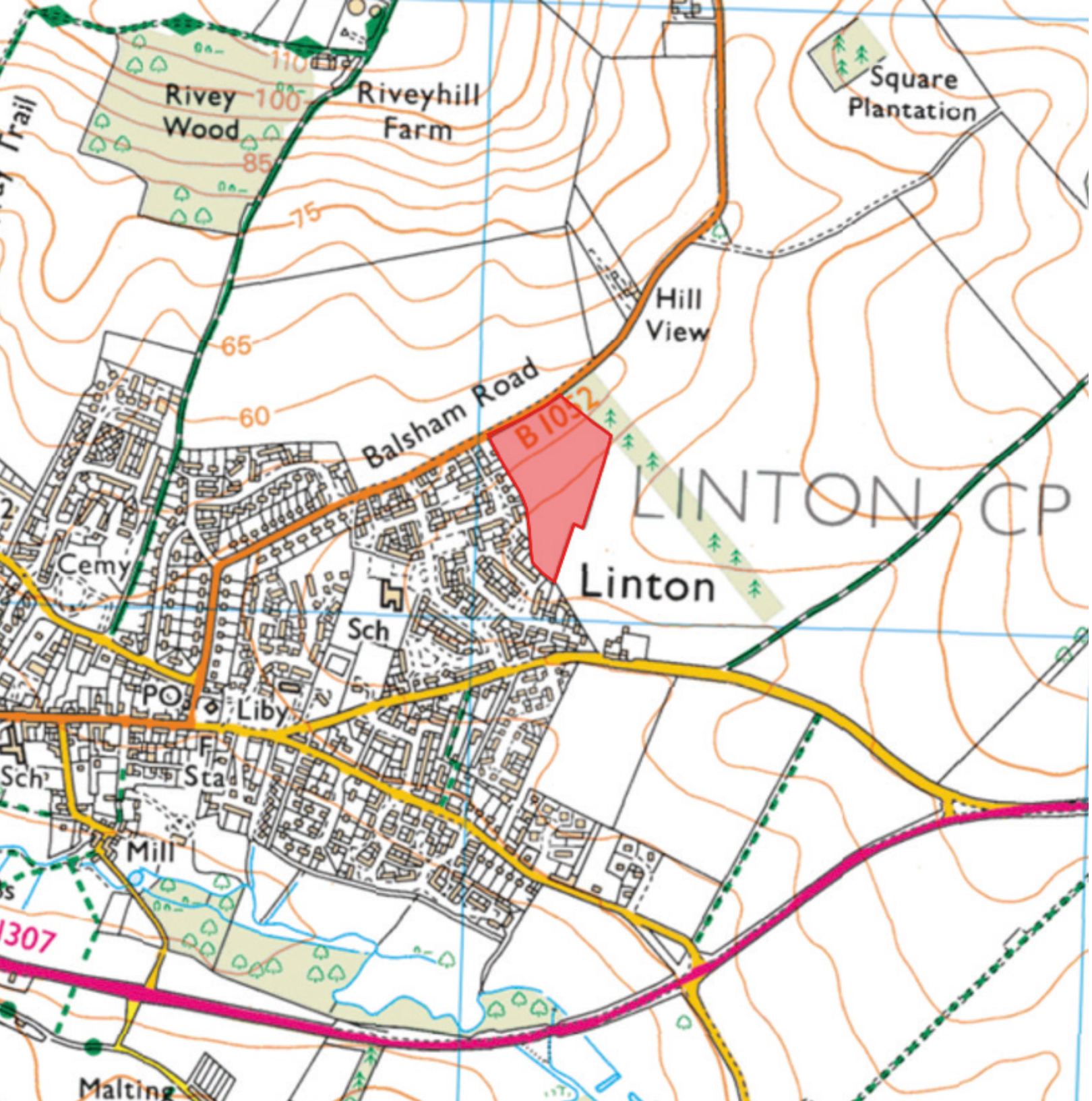


The
Vision
For

Land at

Balsham Road

— Linton —



Gladman are a privately funded, family-run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to our success in commercial and industrial properties, we have evolved into the UK's largest and most successful land promoter.

Gladman wish to promote land at Balsham Road, Linton for residential development. The site has the potential to deliver a mix of 2-5 bedroom homes, 40% of which would be affordable, as well as the potential for additional community benefits (subject to further consultation).



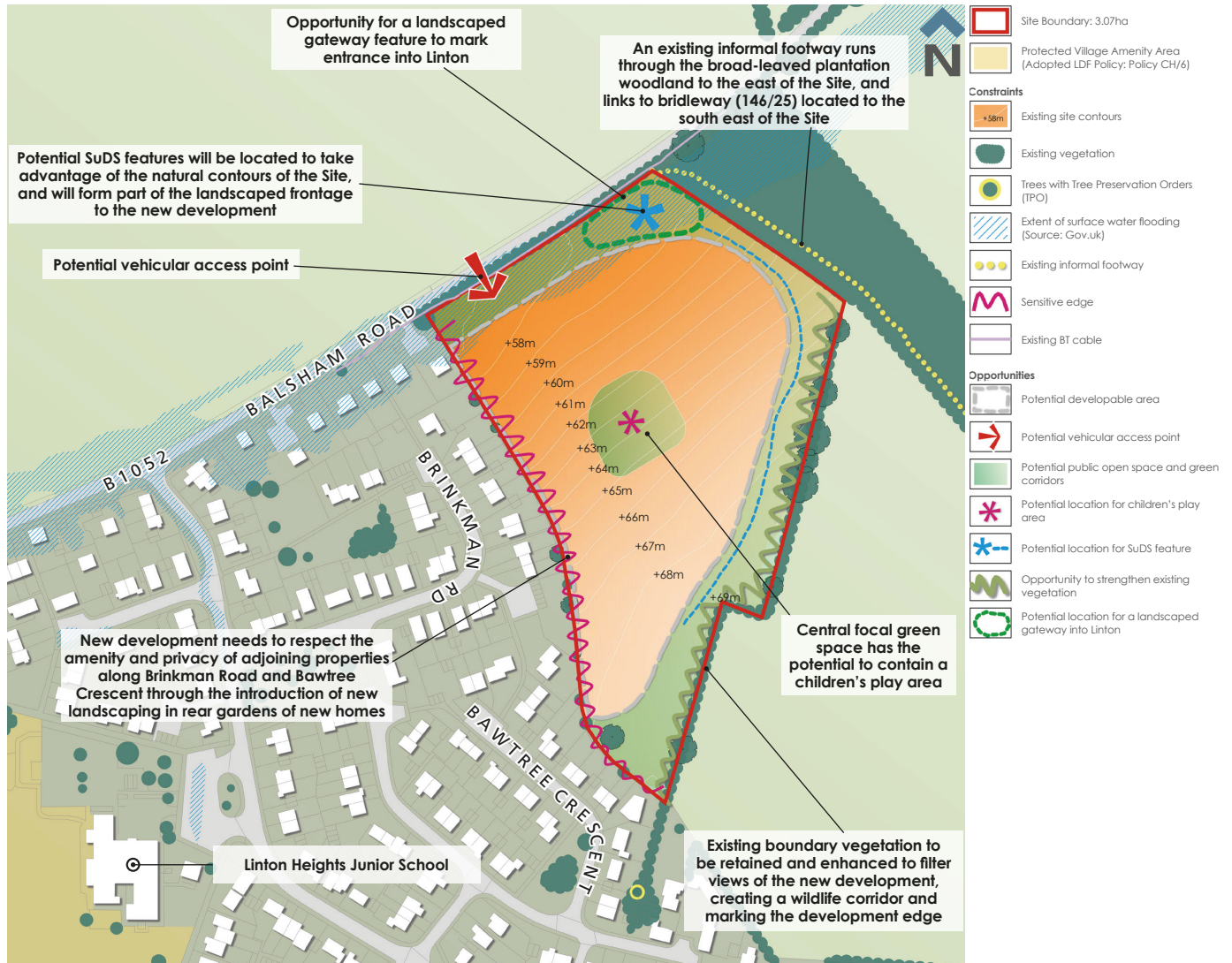
THE SITE

- Site Size: 3.07 Ha
- Development proposals: The site has the potential to deliver a residential development of approximately 65 new homes with public open space and play facilities.
- This site has previously been subject to an application for 65 dwellings, under the reference S/2650/17/OL. The application was refused for two reasons - concerning insufficient information with regard to highways and archaeology respectively - both of which have since been addressed.
- The development of the Balsham Road site also offers the opportunity to provide further benefits to the community. Gladman are keen to work with the community to identify any such benefits which could be secured as part of any allocation.

LAND OWNERSHIP & DELIVERY

- Land ownership: The landowners for this site wish to make the site available for new homes. There is a signed contract, in the form of a promotion agreement, between Gladman and the landowners to promote the land for residential development. The land could be released as soon as planning permission is granted.
- Timescales for delivery: Based on Gladman's experience in the Cambridgeshire area, we would anticipate strong interest from housebuilders in this area. Gladman has well-established connections with both national and regional housebuilders.
- It is anticipated that construction could commence within two years of the grant of outline planning permission and that the development would take around two years to complete.

THE SITE: SUITABILITY FOR DEVELOPMENT



Landscape Character



- The site is not subject to any national, local or other landscape designations. Neither the site, nor the immediate landscape, contain any rare or unusual landscape features.
- The site is well contained within the landscape and landscape features would be retained where possible.
- In response to the previous application on the site, the Landscape Design Officer did not object to the proposal.
- The majority of existing landscape features on the site, including the mature trees to the north-eastern boundary, would be retained and complemented by new areas of public open space.
- The site is well contained, adjacent to the existing urban context and capable of accommodating development without resulting in material harm to the landscape character of the surrounding countryside and views from the wider area.

Biodiversity, Green Open Space & Local Wildlife



- The site comprises an arable field and is not designated for its biodiversity value.
- There are no statutory protected sites within the impact zone of the site.
- An Ecological Impact Assessment (EclA) was submitted with the previous application on the site. The Council's Ecology Officer confirmed broad agreement with the conclusion of the EclA, that the ecological impact of development would be minimal following some mitigation for breeding birds and a programme of ecological enhancement which could be secured through condition.
- Through additional planting, landscaping and the creation of habitats, there is the potential to create improved conditions for wildlife on the site.

Heritage



- A detailed heritage appraisal undertaken by specialist consultants has established there are no designated heritage assets within or in the immediate vicinity of the site.
- A grade II listed water tower is located circa 660 metres to the north west of the site; however, views towards it from the site are not considered key and there is no historical functional relationship between the tower and the land within the site. It is not considered that any proposed development would harm the significance of the water tower through changes to its setting.

Design



- The proposals will follow a design-led approach, taking into account the setting of the site.

Flooding



- The site falls entirely within Environment Agency Flood Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding.
- Cambridgeshire County Council, as lead local flood authority, has previously confirmed its satisfaction that it has been demonstrated that surface water can be dealt with on site by using an infiltration basin and swale.






Access and Highways








- The site can be served by a single access point from Balsham Road.
- The highway authority has confirmed that any development at the site would not lead to an unacceptable impact to the local highway network in terms of both highway safety and capacity.

WHAT COULD THE DEVELOPMENT DELIVER ?

THIS ILLUSTRATIVE MASTERPLAN SHOWS ONE WAY IN WHICH THE SITE COULD BE DEVELOPED. HOWEVER, GLADMAN ARE KEEN TO WORK WITH THE LOCAL COMMUNITY TO SHAPE THE PROPOSALS TO MEET THE VISION FOR LINTON.

-  Site Boundary
-  Proposed vehicular access point
-  Proposed residential area
-  Proposed recreational route
-  Existing informal footway

Open Space Provision

-  Proposed public open space: 1.13ha (to include new landscaping and SuDs feature)
-  Proposed Locally Equipped Area for Play (LEAP)
-  Existing vegetation
-  Proposed location for Sustainable Drainage (SuDS) feature
-  Proposed swale





Recreation Green Space

The site offers the potential for pedestrian and cycle routes through the site, with new landscaping and open space for recreational activities. There is also an opportunity to include an equipped children's play area within the site.



Affordable Housing

If allocated, any development on the site would deliver 40% affordable housing, in line with South Cambridgeshire Local Plan policy.



New Homes

Approximately 65 new homes of a range of sizes.



Next steps

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

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