

Greater Cambridge Local Plan

Call for Sites

Land south of Back Road, Linton



March 2019

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1 INTRODUCTION

- 1.1.1 This submission provides details of a site to the south 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 7.3 hectares and is located on the northern edge of Linton, as shown shaded red on Figure 1 below.

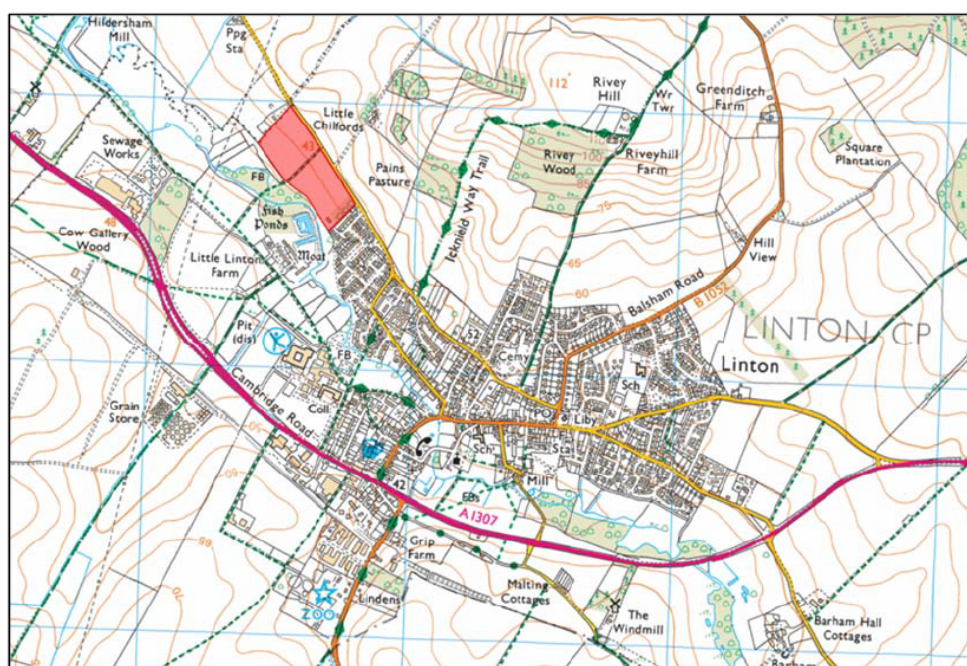


Figure 1. Location Plan: Land south of Back Road, Linton

- 2.1.2 The site comprises two regular-shaped fields separated by a hedgerow. Back Road lies along the northern boundary of the site, residential dwellings lie to the east and woodland lies to the south.
- 2.1.3 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 it is not considered that the development of the site would affect or cause any harm to any listed buildings or their settings, including the cluster of listed buildings at Little Linton Farm, which is separated from the site by dense woodland. The development of the site would also be unlikely to have a significant effect on any statutory sites and it is anticipated that net biodiversity gains could be readily achieved.
- 2.1.4 It is anticipated that, subject to the outcome of technical work and surveys, the site could deliver up to 100 dwellings. The site is available, suitable and deliverable and could make a contribution to the housing supply within the next five years.

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.”¹ 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 site, 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 are 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 It was established through the Back Road, Linton, appeal, for up to 95 dwellings, that the development of that site would have a negligible impact on the strategic and local highway network.² It is therefore not expected that the development of the site south of Back Road would have a significant impact on the highway network.

¹ APP/W0530/W/17/3179762. Decision letter paragraph 146.

² Decision letter paragraph 88.