

February 2020

DEVELOPMENT SITE REPORT

# LAND TO THE NORTH OF HORSEHEATH ROAD, LINTON, CAMBRIDGESHIRE

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Quality Assurance

**Site name:** Land to the North of Horseheath Road, Linton

**Client name:** Pembroke College

**Type of report:** Development Site Report

**Prepared by:** Jonathan Stewart

**Signed:**

**Date:** 20.02.2020

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**Signed:**

**Date:** 20.02.2020

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# 1.0

## **INTRODUCTION**

## 1.1 INTRODUCTION

This vision document has been prepared to demonstrate the development potential for Land to the North of Horseheath Road, Linton, on behalf of Pembroke College, in support of the allocation of the site in the Greater Cambridge Regulation 18 'Issues and Options' Consultation.

The site is being promoted as it is considered to represent a sustainable location for development which will help to meet the housing needs of Greater Cambridge during the next Local Plan period. The land is considered to be available, achievable and suitable and the development proposals will bring a number of benefits to support the delivery of a sound and sustainable spatial strategy as part of the Local Plan, including:

- Delivery of affordable housing;
- Locating residential development within easy access of the City of Cambridge and within walking/ cycling distance of the services on offer within the village, reducing the need to travel by private car.
- A landowner who wishes to work with the local community in order to shape a proposal which meets the needs of the village, for example housing types and tenures, open space provision, etc.
- Support Linton's local economy, including shops and services; and
- Enhance biodiversity levels across the site and deliver green infrastructure.



Figure 1; Site Location Plan



## 1.2 SITE CONTEXT

The site is located to the north east side of Linton and lies within the South Cambridgeshire District Council (SCDC) boundary. The site measures approximately 7.29ha and is currently in agricultural use.

The centre of Linton, with its range of services and facilities, is located approximately 700m to the west of the site. There are a number of services provided including a Doctors Surgery, Village Hall, Public Houses, a Co-op Food Store and a Post Office.

The site is located outside of the Linton Conservation Area and contains no heritage assets, although a non-designated heritage asset is located immediately to the south of the site, the Wheatsheaf building.

### LEGEND









-  Site Boundary
-  Public Right of Way
-  Bridleway
-  Non Designated Heritage Asset
-  Education Establishment
-  Commercial Centre
-  Local Green Space
-  Protected Village Amenity Area



Figure 2; Site Context Plan









# 2.0

## **SITE BASELINE**

A desktop assessment of the baseline context of the site, including designations, landscape character, flood risk and topography to determine the key opportunities and constraints of the site.

## 2.1 TOPOGRAPHY



The site is located on a relatively flat section of land, between 60-70m Above Ordinance Datum (AOD), with a small section at the north eastern boundary raised up on plateau between 70-80m AOD.

The land rises to the north east of the site and to the north west towards the Grade II listed Rivey Hill Water Tower, which provides existing views back towards the site.

### LEGEND

-  Proposed Development Site
-  2km Radius
-  30m-40m
-  40m-50m
-  50m-60m
-  60m-70m
-  70m-80m
-  80m-90m
-  90m-100m
-  100m-110m
-  110m-120m

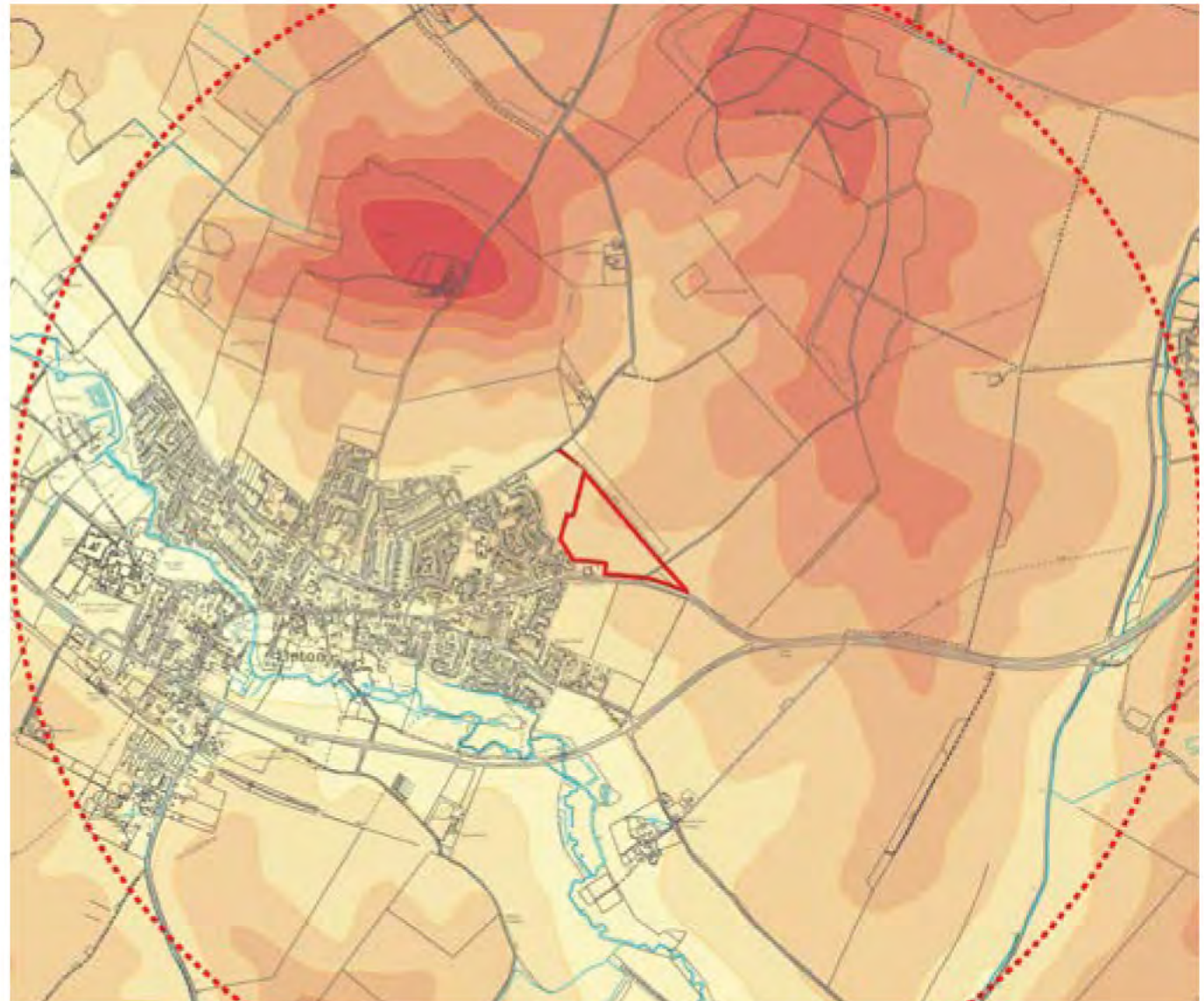


Figure 3; Topography Map

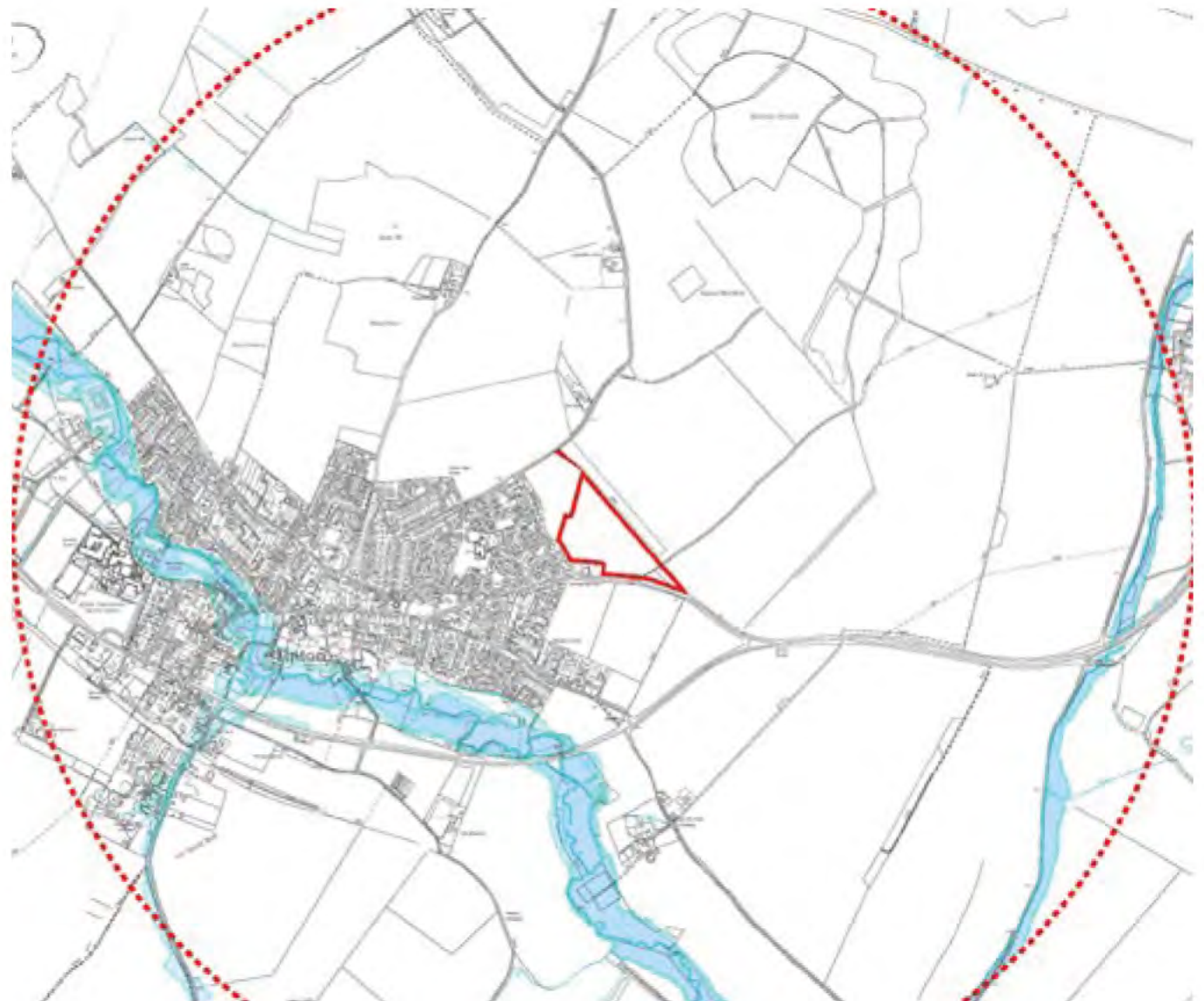


## 2.2 FLOOD RISK



The site falls within Flood Zone 1, that is land which has a less than 1:1000 annual probability of river or sea flooding.

Flood Risk Zones 2 and 3 are within 2km of the site to the south and east which are associated with the River Granta which runs through the centre of Linton.



### LEGEND





-  Proposed Development Site
-  2km Radius
-  Flood Zone 3
-  Flood Zone 2

Figure 4; Flooding Map

## 2.3 DESIGNATIONS



The site is located near to a number of designations which will inform the emerging master plan strategy for its development.

A public Bridleway cuts across the south east corner of the site near to where the existing site access is located. A public right of way (146/26) begins adjacent to the south east tip of the site.

There are a number of designated local green spaces and protected village amenity areas within close proximity to the site to the west. The Linton Conservation Area is also located to the west which includes a number of listed buildings.

### LEGEND














-  Proposed Development Site
-  2km Radius
-  Recreational Route
-  Public Footpath
-  Public Bridleway
-  Byway Open to All
-  Conservation Area
-  Local Green Space
-  Protected Village Amenity Area
-  SSSI
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building



Figure 5; Designations Map



## 2.4 LANDSCAPE CHARACTER








The site is located within Landscape Character Area 1: South East Clay Hills which adjoins Character Area 2: Chalklands to the west according to the Cambridgeshire Landscape Guidelines (1991).

The key features of this area include:

- Small hamlets and villages have been developed in the sheltered locations along the shallow valleys.
- Farmsteads and small settlements are interspersed with farm woodlands.
- Generally large field sizes united by rolling landform and woodland.
- Hedges are open without trees and are trimmed low and can give an open appearance to the landscape
- All present villages had been founded by medieval times.

### LEGEND

-  Proposed Development Site
-  2km Radius
-  Chalklands
-  South East Clay Hills
-  Urban

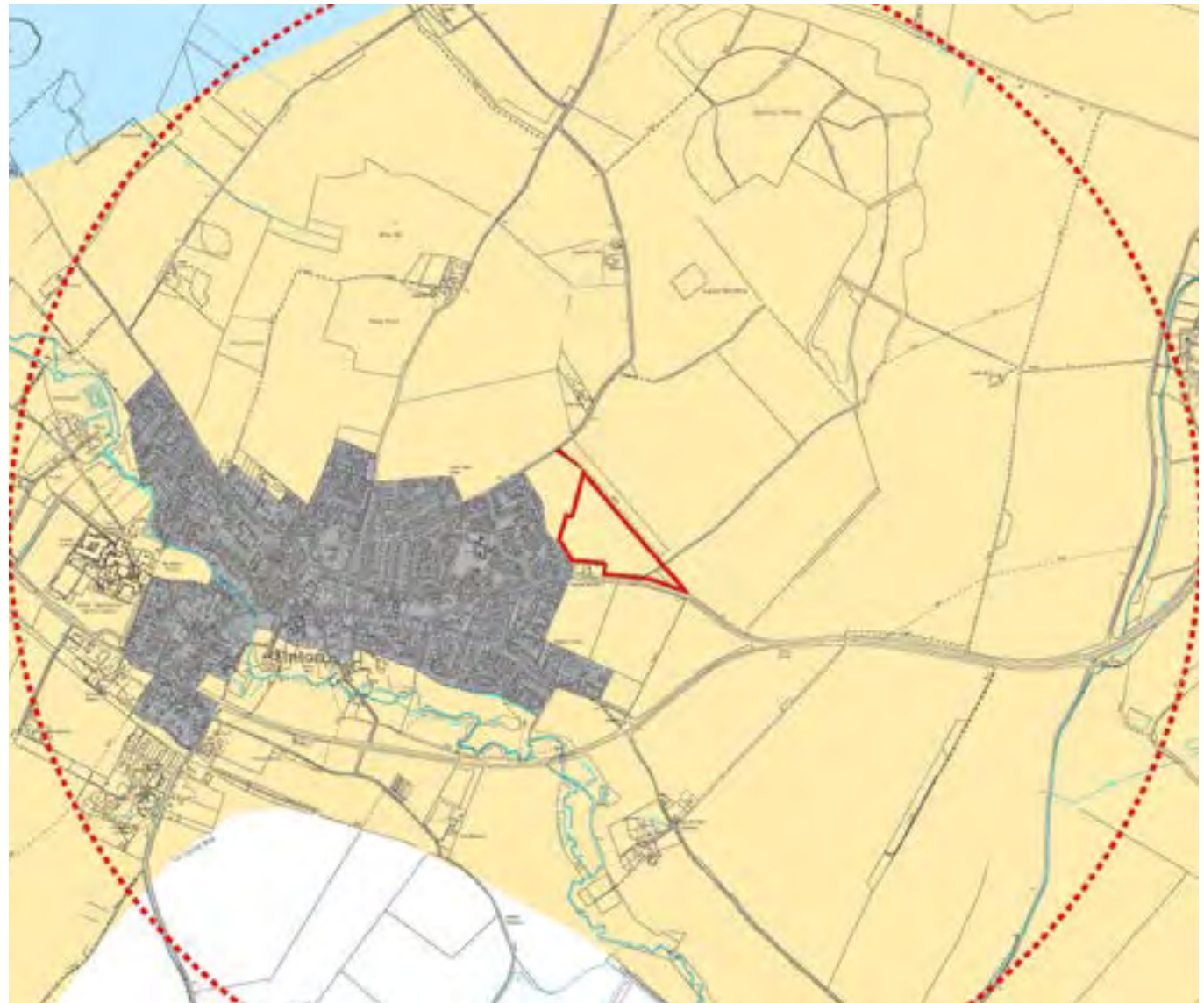


Figure 6; Landscape Character Map

## 2.5 OPPORTUNITIES AND CONSTRAINTS

Following the completion of the site analysis and baseline information review, a number of Opportunities and Constraints have been identified which provide a framework within which the master plan strategy will be developed. These include:

### SITE BOUNDARIES

- The eastern boundary is heavily screened by a large planting strip running the full length of the boundary up to the existing Bridleway which crosses the south eastern corner of the site.
- A thin strip of land within the site boundary runs along this tree belt to the north towards Balsham Road where an area of surface water flood risk is located.
- The north western boundary contains a reduced planting belt which offers glimpse views towards the listed Rivey Hill Water Tower to the north.
- Adjacent to the southern boundary is the Wheatsheaf building, a non designated heritage asset. An existing landscape buffer surrounds the plot providing separation to the development site. Additional planting may be required to enhance this existing buffer as part of any proposals.
- To the east of the Wheatsheaf building the site abuts Horseheath Road where access is currently provided. Further to the east where the site narrows to a point, is a continuation of the existing planting strip but set within the site, framing the Bridleway.

### LAND USE, LEVELS AND DRAINAGE

- The site is located on a relatively flat section of land, between 60-70m Above Ordinance Datum (AOD), with a small section along the north eastern boundary between 70-80m AOD.
- The northern tip of the site adjacent to Balsham Road suffers from risk of surface water flooding.

### ACCESS AND CIRCULATION

- The existing site access point is located along the southern boundary off Horseheath Road providing vehicular entry into the site.
- The northern tip of the site boundary could be utilised as a pedestrian / cycle link providing access onto Balsham Road improving north / south movement across the site.

### LANDSCAPE AND VEGETATION

- The site is screened to the east by a large planting strip which runs the full length of the eastern boundary.
- The north western boundary is formed by an existing field boundary containing hedgerow planting and a small number of trees. There are views through this boundary towards the listed Rivey Hill Water Tower to the north.

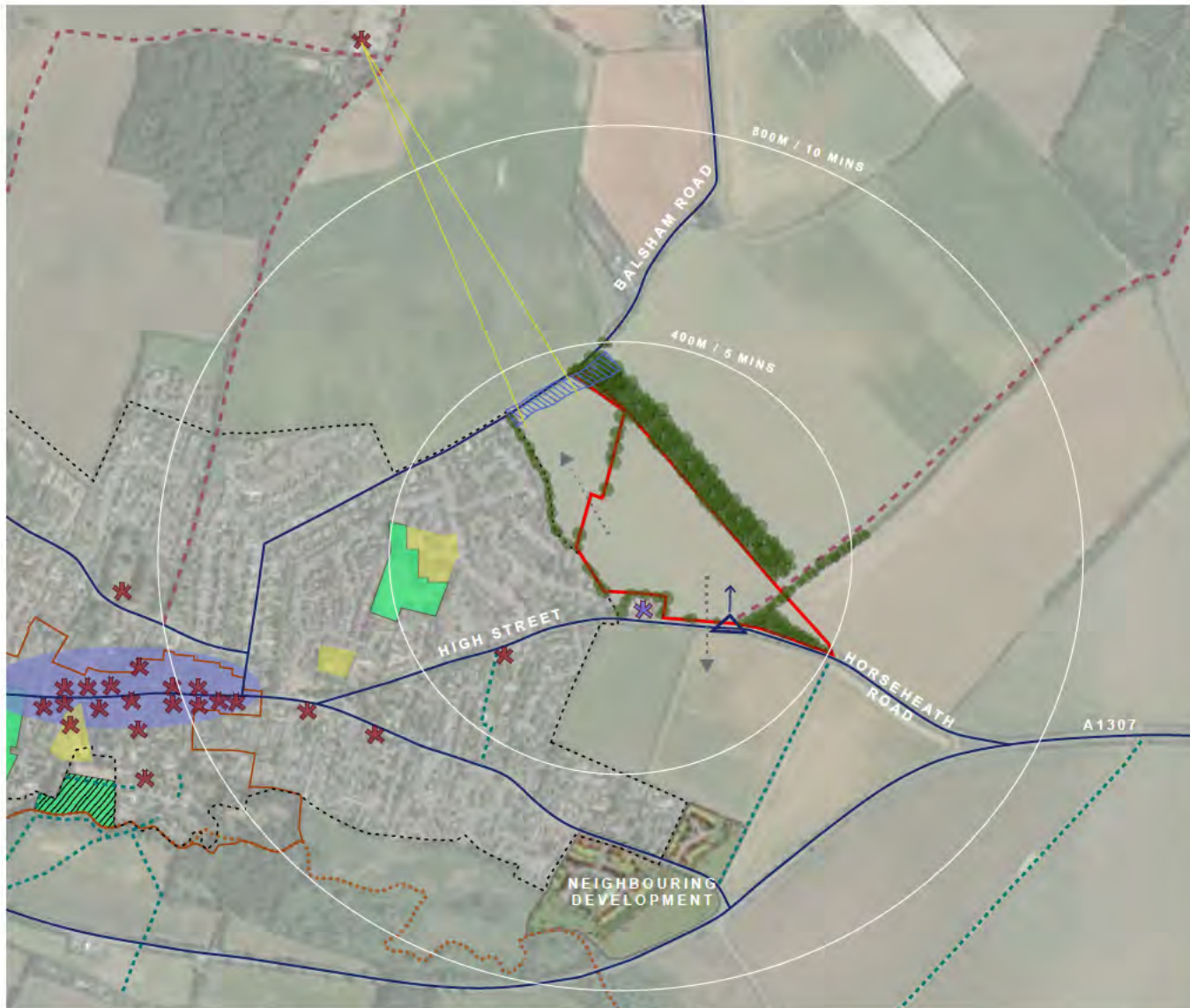
### HISTORIC

- To the south of the site the Wheatsheaf building, a non designated heritage asset, is located.
- To the north west is the Grade II listed Rivey Hill Water Tower with views down towards the site.
- The Linton Conservation Area, which includes a number of listed buildings, is located to the west of the site. There is however, substantial separation between the site and these Heritage Assets.

### NEIGHBOURING DEVELOPMENTS

- There is an existing planning permission in place for the development of two parcels of land to the south of the site by Abbey Developments for 55 dwellings.





### LEGEND

- Site Boundary (7.29ha)
- Existing Vegetation
- ✱ Listed Building
- ✱ Non Designated Heritage Asset
- Conservation Area
- Historic Park and Garden
- Heritage View
- Open Views
- ▲ Existing Access Point
- Existing Highway
- Public Right of Way
- Bridleway
- Surface Water Flood Risk
- Linton Development Framework
- Commercial Centre
- Education Establishment
- Local Green Space
- Protected Village Amenity Area

Figure 7; Opportunities and Constraints Plan









# 3.0

## THE VISION

A conceptual master plan is outlined, demonstrating the development potential of the site, and the principles underpinning this concept.

## 3.1 MASTER PLAN STRATEGY

The preliminary concept plan identifies a proposed residential development of approximately 130 dwellings arranged around a central green corridor providing north / south movement through the site, whilst maintaining key views towards the listed Rivey Hill Water Tower to the north.

The proposed master plan strategy provides a number of development parcels situated within the eastern and western parts of the site. The western parcels provide an opportunity for development to take a more urban form, similar to the character of the neighbouring properties whilst respecting the Wheatsheaf building, a non designated heritage asset, to the south.

The eastern parcels will be set between the proposed central green corridor and the existing planting strip which runs the full length of the eastern site boundary. The character of these parcels will be of a more rural form to provide a village edge to Linton providing a range of densities and frontages acting as a back drop to the central green corridor space.

The proposed green corridor will link with the existing bridleway at the southeast corner of the site and will extend north through the proposed development area before opening out into a larger space which will include informal play provision towards the northern boundary. Pedestrian and cycle links will continue north along the narrow strip linking on to Balsham Road.

A pedestrian and cycle route will also be provided abutting the eastern boundary which will run the full length of the site down to the south eastern tip where the existing Public Right of Way (146/26) begins on Horseheath Road.

The western and southern boundaries of the site will be enhanced including the planting and reinforcement of native hedgerows and tree species to provide an adequate buffer to the Wheatsheaf building to the south and existing residential properties to the west.

The northern boundary will be reinforced if necessary whilst retaining views through towards the Rivey Hill Water Tower. The eastern boundary already contains an established planting strip which already provides a substantial buffer to the open countryside to the east.

The existing site access point from Horseheath Road will be utilised and upgraded to satisfy the required highway standards to serve the site. There are potential additional access points for pedestrian and cycle users to the north linking on to Balsham Road and to the southeast tip onto the existing Public Right of Way at Horseheath Road, which will enhance legibility across the site. The proposed site movement network will also link into the existing Bridleway which crosses the south eastern part of the site providing access out to the wider countryside to the east.





**LEGEND**

- Site Boundary 7.29ha)
- Existing Vegetation
- Proposed Trees
- Existing Highway
- - - Public Right of Way
- - - Bridleway
- ◀ Access
- Development Parcels
- Frontages
- ⋯ Proposed Pedestrian & Cycle Links
- - - Proposed Roads
- ↗ Viewing Corridor
- ↖ Sustainable Link
- \* Informal Play Space
- Public Open Space

Figure 8; Conceptual Master Plan

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