



# Land North of Cambridge Road, Linton Cambridgeshire

## Masterplan Vision

December 2021



Carter Jonas



**BLOOR HOMES**

**Carter Jonas**

Prepared by Carter Jonas LLP on behalf of Bloor Homes

# Contents

<b>1.0</b>	<b>Introduction</b>	<b>4</b>
1.1	Purpose Of The Document	6
1.2	Document Structure	6
1.3	About Bloor Homes	7
<b>2.0</b>	<b>Site</b>	<b>8</b>
2.1	Site Description	10
2.2	Site Photographs	12
<b>3.0</b>	<b>Opportunity</b>	<b>14</b>
3.1	Planning Background & Development Opportunity	16
3.2	Wider Context	20
3.3	Connectivity - A Connected Place	22
3.4	Linton - Townscape Characteristics	26
3.5	Community Facilities	32
<b>4.0</b>	<b>Technical</b>	<b>34</b>
4.1	Technical Studies	36
4.2	Key Considerations	38
<b>5.0</b>	<b>Design</b>	<b>40</b>
5.1	Masterplan Objectives	42
5.3	Concept Masterplan	44
5.3	Concept Masterplan: Key Spaces	48
5.4	Concept Masterplan: Working with Nature	54
5.5	Concept Masterplan: Working for Wildlife	58
5.6	Concept Masterplan: Towards Zero Carbon	59
<b>6.0</b>	<b>Conclusions</b>	<b>60</b>
6.1	Conclusions and Recommendations	62

## Appendices

Appendix A: List of Figures

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This document has been prepared and checked In accordance with ISO 9001:2000.

“The development of Land North of Cambridge Road presents the opportunity for delivering **new sustainable development including much needed new market and affordable homes and community facilities to complement Linton**, all within convenient walking and cycling distance of the village.

The proposal has the potential to support the **delivery of a new, modern doctor’s surgery as well as an Early Years facility to benefit local residents**. The site will also connect directly to the new Linton Greenway planned to connect Linton with Granta Park and other villages and destinations into Cambridge.

The masterplan provides a strong landscape-led approach, **supporting and enhancing ecology, biodiversity, natural play and sustainable drainage**, while at the same time preserving the setting of existing Listed Buildings”.



Market and affordable homes and facilities for the whole community



A new, modern GP surgery site



Enhanced educational offer within the village with a planned early years site



Appropriate, low carbon homes



Renewable energy technology to new homes



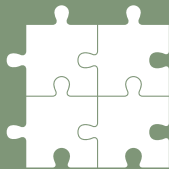
A mix of housing sizes, types and tenures to cater for all



Protecting and enhancing existing heritage assets



A network of connected green spaces



Integration with the existing village of Linton



Access to a range of sport and recreation facilities



Direct walking and cycling routes with access to established public transport



A strong sense of place and character specific to this part of South Cambridgeshire



A safe and secure neighbourhood



Enabling local people to have a meaningful input through stakeholder engagement opportunities

## 1.1 Purpose of the Document

**This vision document has been prepared by Carter Jonas LLP on behalf of Bloor Homes Ltd in order to promote the site for the development of circa 300 new homes and associated facilities on land west of Linton.**

The Site is located within a highly sustainable location and therefore we believe it is suitable to support a landscape-led mixed use development of new market and affordable homes and community facilities.

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; and
- To act as a basis for consideration of the land for development and to enable positive future engagement with South Cambridgeshire District Council (SCDC), Cambridgeshire County Council (CCC), the local community and key stakeholder groups.



**Fig 01:** Character images of Linton and Little 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.



## 1.3 About Bloor Homes

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

Our approach to the design of every new location goes beyond the provision of superior homes for today's way of living. We are known for our unique approach to building and our designs have evolved over years of customer feedback. We take great pride in delivering environmentally friendly homes which minimise energy use and incorporate low carbon technologies such as solar panels, air source heat pumps and electric vehicle charging.

For the third consecutive year, Bloor Homes is also proud to be named 5\* Home Builder for Customer Satisfaction by the Home Builders Federation 2021. The HBF Star Rating Scheme awards stars for customer satisfaction based on results from an independent survey of homeowners who have bought a new or newly converted home in the previous 12 months survey period.

Bloor Homes is therefore recognised within the housebuilding industry and by its customers for the quality of its homes and developments, its level of attention to all details and its investment in the communities in which it builds.



# 2.0 Site

2.1 Site Description

2.2 Site Photographs







## 2.1 Site Description

**The Site is located on the north-western edge of Linton, adjacent to Cambridge Road (A1307) 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 20.83 ha and currently comprises arable fields, paddocks and grass-land. Existing vegetation includes a few large trees located within the north-western corner of the site, a mixture of trees / hedgerows along site edges and the boundary with Linton Lane.

Little Linton Lane transverses the Site and provides access from the existing junction with the A1307 to the south to the Little Linton Farm and cottages just north of the Site.

The Site is well connected by existing footpaths. A public footpath (ID No. 146/2) runs diagonally across the northern boundary of the site, connecting Linton Village College and the village centre with the wider countryside and Hildersham (with further footpaths connecting Great Abington further west). Importantly, this footpath is planned to form a “greenway” as part of Greater Cambridge Partnerships’ (GCP) program of greenways proposed to connect Cambridge and South Cambridgeshire. Two further footpaths connect the Site to the River Granta and the A1307.

A high voltage overhead power line (132Kv) is located along the western Site boundary with a pylon sited at the north-western corner of the site. The Site is not subject to any Green Belt or planning designations and it also sits beyond the Linton Conservation Area which is located to the east.



**Fig 02:** Site location plan



## 2.2 Site Photographs

The photographs opposite were taken in early November, 2021, 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 03: Site photographs and location plan



# 3.0 Opportunity

3.1 Planning Background & Development Opportunity

3.2 Wider Context

3.3 Linton - A Connected Place

3.4 Linton - Townscape Character

3.5 Community Facilities





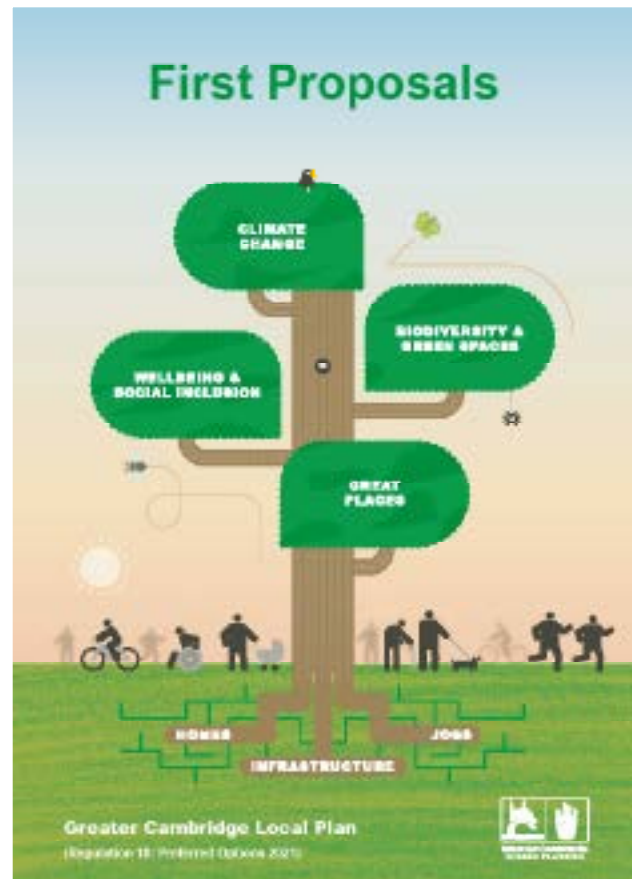
### 3.1 Planning Background & Development Opportunity

**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 (12.9 km) south-east of Cambridge.**

The Councils are in the process of preparing a new Local Plan for Cambridge and South Cambridgeshire, called the Greater Cambridge Local Plan, which will guide development up to 2040.

In February 2019 the Site was promoted in the Call for Sites process of the Greater Cambridge Local Plan. The Councils assessed the site against a series of suitability criteria, and that assessment is published in the Greater Cambridge HELAA October 2021 (Site Ref. 51047 - Land west of Linton). The Councils published an Issues & Options consultation for the Local Plan in January 2020, which sought comments on a range of matters including overall housing needs and the development strategy. In its response to Issues & Options, Bloor Homes considered that Linton was a suitable and sustainable location for additional housing on the basis that it contains a good range of services and facilities, it is accessible by walking, cycling and public transport, and it is well related to employment opportunities. The promoted development would also support the existing services and facilities within the village. Deliver much needed market and affordable housing to address local housing need,

In November 2021 the Councils published a Preferred Options version of the Greater Cambridge Local Plan for consultation – called ‘First Proposals’. In summary, the ‘First Proposals’ does not direct much housing development to the villages in South Cambridgeshire, including Linton. There are no housing allocations proposed. It is assumed by the council that the villages are unsustainable locations for additional development because



**Fig 04:** Greater Cambridgeshire Local Plan - First Proposals



future residents would primarily travel by private vehicle.

That is not the case for Linton, which is accessible by sustainable modes of transport, and the Cambridge South East Transport Project by Greater Cambridge Partnership includes transport improvements at Linton comprising new cycle routes to Granta Park and Babraham Research Campus, a travel hub, a greenway, and a bus route into Cambridge.

South Cambridgeshire District Council's 'Housing Statistical Information Leaflet' (December 2019) identified a need for 50 affordable dwellings in Linton for those with a local connection to the village. The promoted development would deliver affordable housing to meet the current identified local needs of the village and future needs that will arise, and a proportion of the district-wide affordable housing needs of Greater Cambridge.

The Site to the west of Linton constitutes a sustainable location for additional growth and can make a significant positive contribution to the Districts' market and affordable housing need requirements. The Site is in close proximity and convenient for access to 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.

**Response to Site Assessment prepared by the Greater Cambridge Shared Planning Service (October, 2021)**

**The Site was assessed as “Red” in relation to its suitability in relation to landscape and townscape. All other categories were however assessed as either “Amber” or “Green”, and in the case of an Amber rating it is accepted that mitigation measures may help overcome the identified issues.**

In relation to landscape and townscape, the assessment notes that “development upon this Site will have a significant adverse impact to the landscape character it would be an encroachment into the countryside and an urbanisation of the rural landscape”. We have considered these points carefully in the development of the masterplan set out later in this document, and would note the following in response:

- The western edge of the Site is bound by a woodlot with Dalehead Foods and the large industrial buildings and service yards immediately to the west. The 132Kv powerline that runs along the westerly boundary of the Site has somewhat of an urbanising effect, along with the Dalehead Foods development. In addition, south of the A1307 and opposite Little Linton Lane is Camgrain, a large grain handling site. Linton Village College also sits just on the edge of the Site and includes large scale buildings and urbanising features.
- The Site sits east, north and west of these uses and features, respectively, so it could be argued that the site and surrounding area is not strictly rural but of mixed character and includes features more typical of a village or urban area.
- The Concept Masterplan includes a belt of vegetation/woodland along the Cambridge Road frontage, creating an attractive and appropriate landscaped edge to the settlement.

- The Site is located within the base of the Cam Valley and is abuts the existing settlement edge. It could therefore be argued that development would be consistent with, or at least provide an extension to, the existing settlement pattern.
- From a visual perspective, the location of the Site on the lower side slopes of the valley and adjacent to the existing settlement area makes it more likely to be able to accommodate residential development. This is because development at the site would be contained within the valley and would not infringe on the more sensitive valley sides.

**For all these reasons, together with the highly sensitive approach we have demonstrated in the development of the masterplan, we contend that the Site need not have significant adverse impact on the countryside. We accept that the development will have an effect on the farmland and will clearly have an effect on the existing landscape, however we consider that there is potential to carefully design the built form around existing landscape features and deliver a low-rise, well contained development that does not “spill” into the wider rural setting and provides an appropriate scaled and located development on the edge of Linton.**

As far as “First Proposals” version of the Greater Cambridge Local Plan, we have briefly reviewed the emerging policies in relation to new development, including draft policies GP/PP: People and place responsive design; GP/LC: Protection and enhancement of landscape character; GP/QD: Achieving high quality development, GP/QP: Establishing high quality landscape and public realm; and GP/HA: Conservation and enhancement of heritage assets. We have reviewed these draft policies and would note the following in relation to the masterplan proposals set out in the following sections:

- We have taken a landscape led approach by retaining and enhancing existing features including trees, natural habitats, and boundary treatments that positively contribute to the quality and character of an area.

- We propose appropriate types of open space that link into other sequences of existing or new landscape spaces and wider settings.
- We have provided a comprehensive design approach that seeks to achieve the successful integration of buildings, routes and spaces between buildings, topography, villagescape and landscape.
- We are seeking to create attractive and appropriately-scaled built frontages to positively enhance streets and/or public spaces.
- We have sought to preserve and enhance the significance of the heritage assets of the Site, their setting and the wider townscape, including views into, within and out of Little Linton Farmhouse.



### 3.2 Wider Context

**Linton village lies approximately 16km south-east of Cambridge in the River Granta Valley and at the southeastern corner of South Cambridgeshire District. It is located close to the county border with Essex and some 8km west of Haverhill in Suffolk along the A1307.**

Linton is one of the larger villages in South Cambridgeshire, with a population of around 4,500 (census 2011). It is surrounded on all sides by agricultural fields and the River Granta, flows through the village and provides an attractive setting to much of the historic core. Tree topped Rivey Hill with a Grade II listed Water Tower overlooks the village from the north, with a distinct change in topography seeing elevations rise from 40-45m AOD (Above Ordnance Datum) in the village to 112m AOD on top of Rivey Hill.

The village is bypassed by the A1307 (Cambridge Road), which diverts traffic away from the centre of village focused around the High Street. The historic growth of the village occurred in and around the High Street, together with connections from the High Street in north and north-west directions to Balsham and Hildersham, respectively.

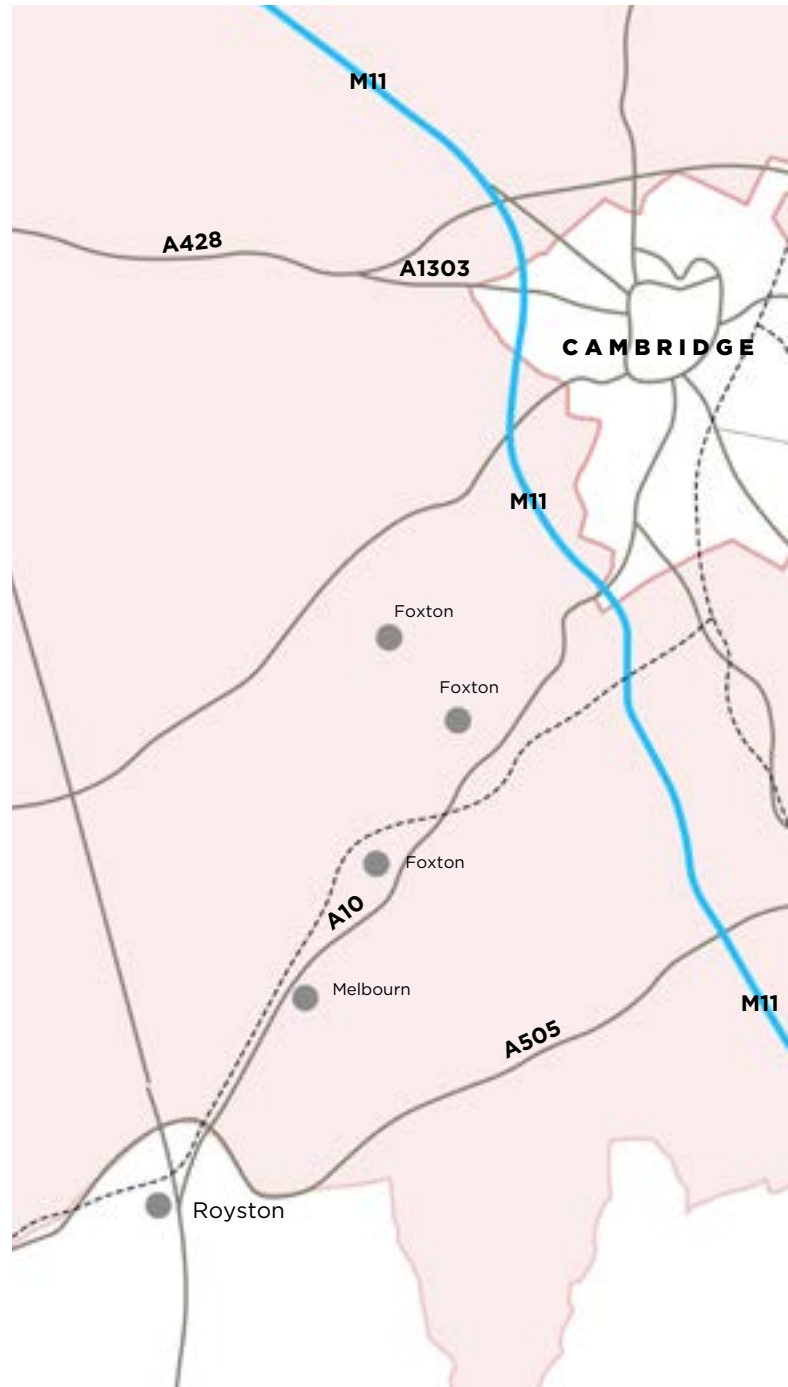


Fig 05: Wider context plan



Site Location



Cambridgeshire boundary



Key employment areas

- 1. Babraham Research Campus
- 2. Granta Park - The Centre of Science
- 3. Wellcome Genome Campus
- 4. Chesterford Research Park



Motorways



Railway line



A Roads

### 3.3 Linton - A Connected Place

#### Strategic Connectivity

##### Infrastructure Upgrades: Cambridge South East Transport (CSET)

CSET is a two-phased project from Greater Cambridge Partnership, which proposes improvements to public transport and pedestrian and cycle routes from the areas south east of Cambridge in to the city.



##### CSET Phase 1

Phase 1 looks at road safety, active travel routes and bus priority measures along the A1307 between Haverhill and Cambridge.

Of particular relevance is the **Linton Greenway**, a new and improved active travel path for pedestrians, cyclists and horse riders from Cambridge to Linton.

Other improvements include better junctions, priority lanes for buses, connections to other transport hubs including the Babraham Road Park and Ride, and links to key employment centres including the Babraham Research Campus, Granta Park and Cambridge Biomedical Campus.

##### CSET Phase 2

Phase 2 proposes a new public transport route between the A11 and the Cambridge Biomedical Campus via Sawston, Stapleford and Great Shelford, a new travel hub near the A11/A1307 junction with connections to Babraham, the Babraham Research Campus and Granta Park, a new active travel path for walkers, cyclists and horse riders along the new public transport route.

Pedestrians, cyclists and public transport users can take advantage of these improvements in both phases of CEST to make sustainable journeys to Cambridge and the surrounding area.



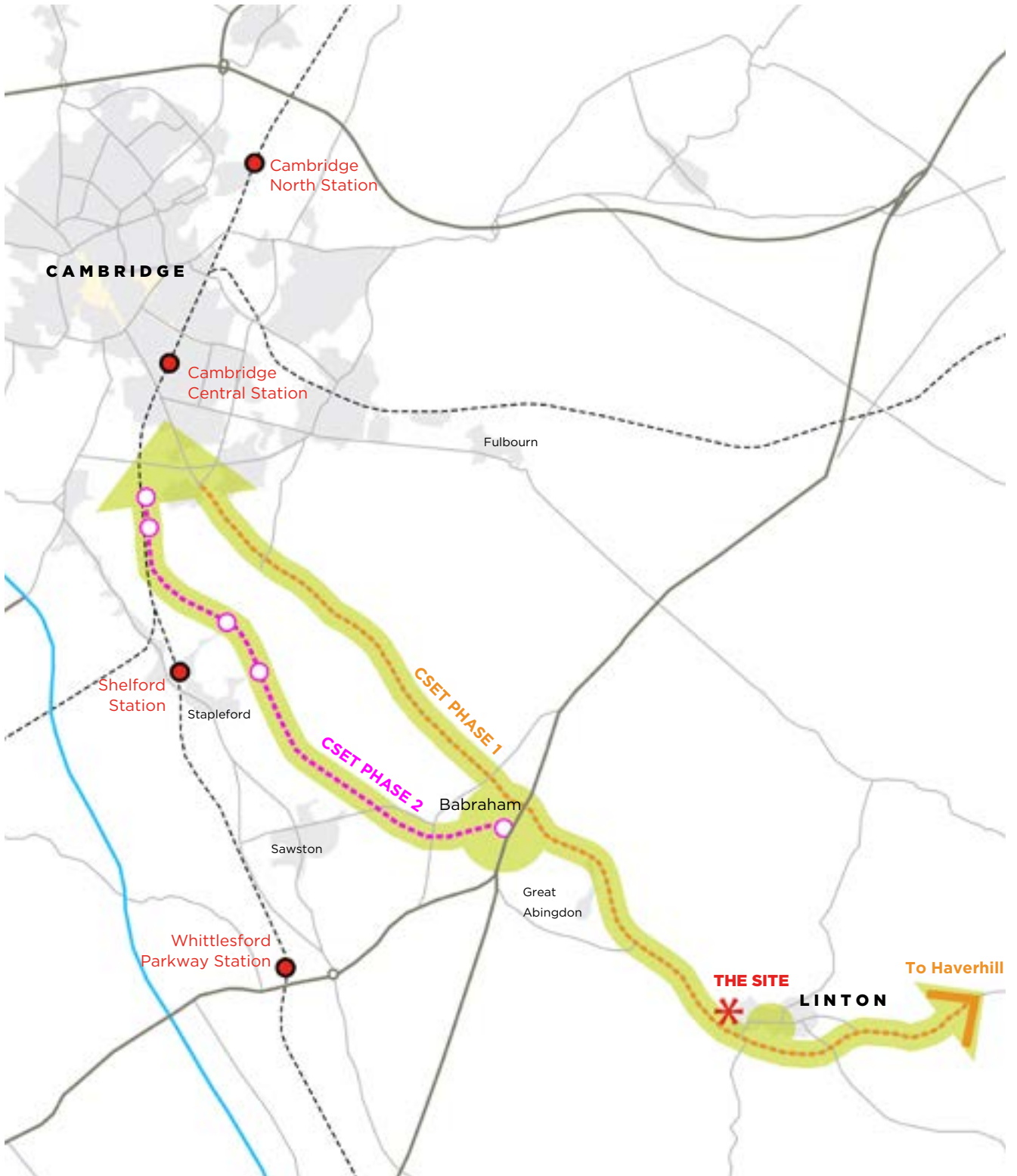


Fig 06: Key existing and planned transport infrastructure

## Local Connectivity

### Pedestrian and cycle network

As previously described, there is a public right-of-way which transverses the Site from west to east. Given this route has been selected to become a “greenway” under the GCP program, this route will become a significant arterial route for cycles and pedestrians into central Linton and can directly and conveniently serve future residents of the Site. The right of way terminates at The Meadow public park and Linton Village College (LVC)/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 the front entrance of LVC and 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 08:** Existing pedestrian/cycle lane along A1307 Cambridge Road



**Fig 07:** Regular public transport serving the village.

### Public transport

A regular half-hour bus service connects 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 along Cambridge Road to the west of the Site, however we have proposed a stop off Little Linton Lane. Consultation will take place with CCC and bus service providers to determine what the Site can deliver.

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.



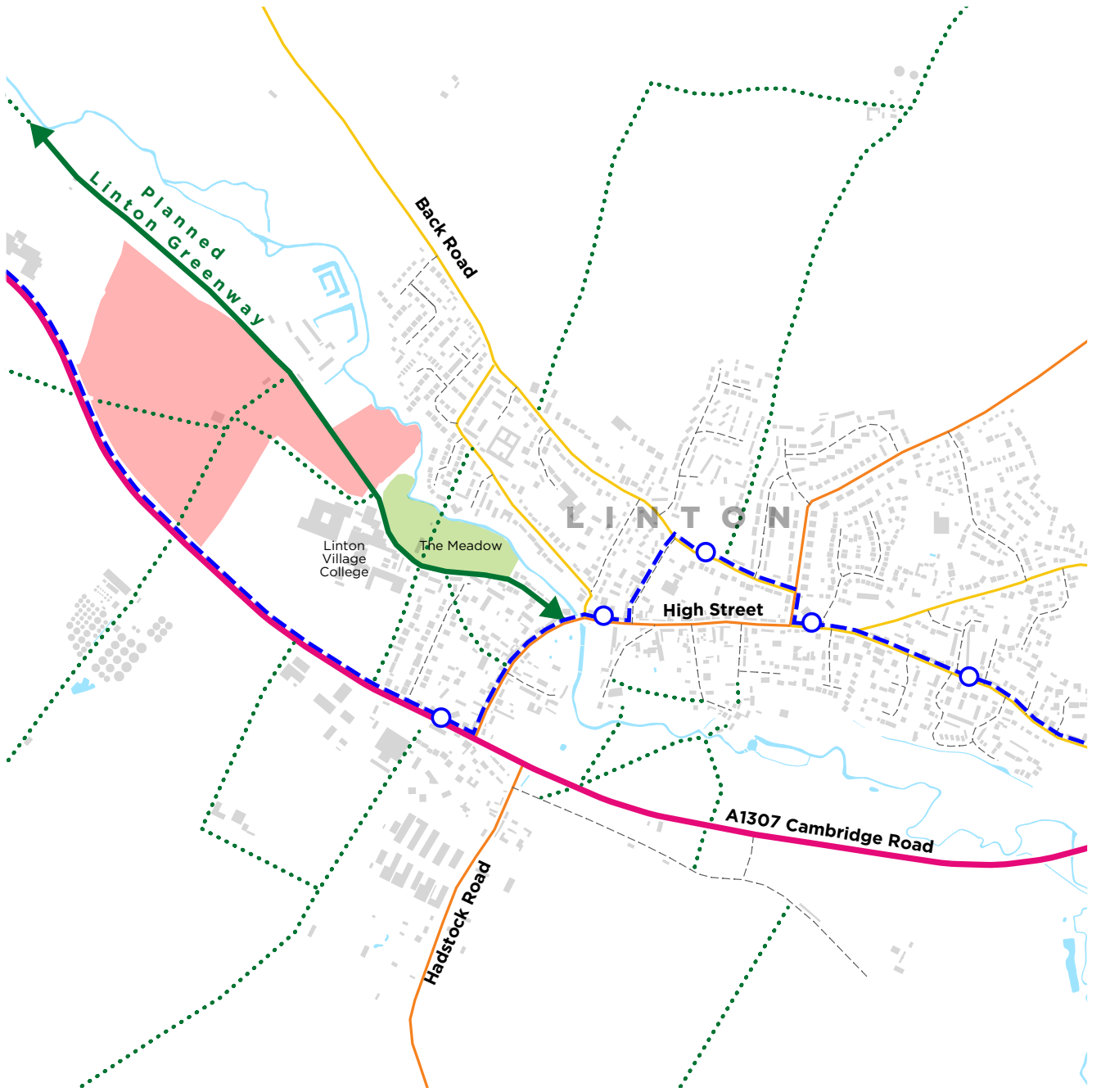


Fig 09: Key local connectivity

- Site Location
- Public rights of way
- Proposed Linton Greenway
- Bus route (and stop)
- Main road
- Secondary road
- Lane/cul-de-sac

### 3.4 Linton - Townscape Character

#### introduction

**Linton is an attractive village nestled along the Granta River and located below Rivey Hill to the north. It exhibits a number of characteristics that are relevant to any future development proposals, and which can act as inspiration and precedents for future built form. This applies especially to the historic Conservation Area which approximately follows the High Street, the River Granta and The Grip.**

#### Street pattern

The historic part of Linton is highly influenced by the north-south, then east-west, alignment of the High Street where a series of lanes run perpendicular to the High Street. More recent developments along Horseheath Road, Balsham Road and Back Road are more modern in character and include many cul-de-sacs and wider streets with lower levels of building enclosure.

The area on and around the High Street exhibits the most interesting and “walkable” street pattern, with several attractive lanes to be discovered beyond such as Horn Lane, Market Lane, Meadow Lane, Church Lane, Coles Lane, Mill Lane and Green Lane.

In addition, The Grip, located just south of the A1307 and opposite of the High Street, forms another form of lane. All of these lanes form slow speed, relatively enclosed routes and include many historic, listed buildings. What makes them especially appealing is the fact that walking or cycling is both practical and enjoyable, with minimal amounts of vehicular traffic and varied, interesting and colourful building facades and materials.

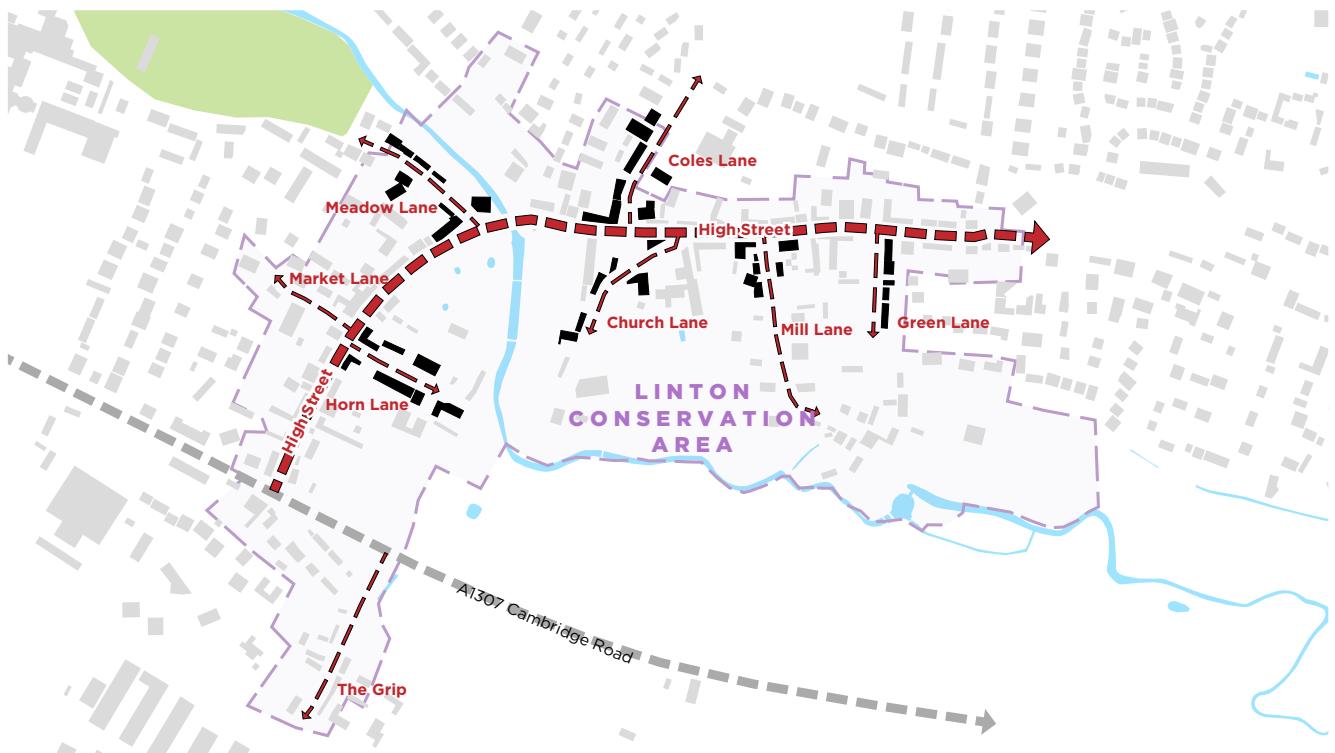


Fig 10: Linton's street pattern

## Built Form

Linton has a generally low-rise character, with the predominant land use represented by two-storey residential dwellings. The village, at a very high level, may be divided between two main building forms: the older heritage building stock that line much of the High Street and seven or so lanes that form the Linton Conservation Area; and the more recent neighbourhoods to the north and east of the historic core. The former is characterised largely by brick and rendered clad homes, shops and restaurants/pubs. In most cases painted and unpainted brick, render and timber is used on facades together with pantile or slate roof material. Indeed flint together with limestone and/or clunch also exists within some of the more historic buildings.

Buildings within the historic core also frequently sit at the edge of pavements or road surfaces, or very close to them. This generates a strong sense of enclosure along lanes and provides for a high quality, shared surface environment. Car parking is often informally arranged, with either on-street parking or small courts/spaces located next to buildings.

Beyond the historic village core, the built form takes on a much more uniform, suburban look and feel. Much of the west, north and east parts of the village are comprised of low-rise, detached or semi-detached homes set in large plots. Streets are much wider with building setbacks considerably increased from the edge of pavement. Most development between the historic village core were constructed post-1970 and comprise standard 3, 4 and 5-bed house types typical of buildings styles from the past decades.

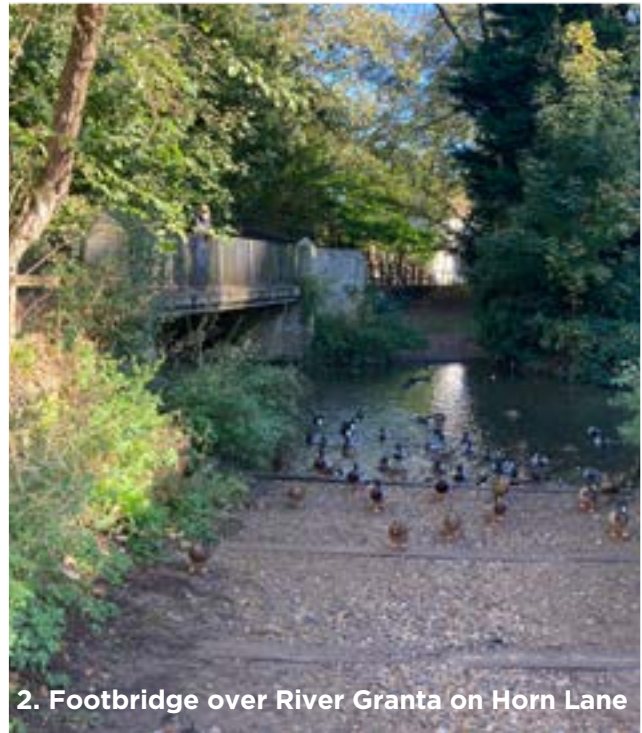


Fig 11: Views from within Linton village historic core

**Landscape**

The landscape character of Linton varies in a similar way to the landscape character of the historic village core and the suburban neighbourhoods. Trees and hedges within the historic core are generally limited to private gardens, along Church Lane or along the River Granta.

Trees and hedges associated with more recent development within the village are planted more regularly within verges, front gardens and side and rear gardens. One negative feature of more recent development are the presence of long boundary walls facing streets and the lack of connectivity between streets and neighbourhoods, though this aspect of suburban development is certainly not unique to Linton.



**2. Footbridge over River Granta on Horn Lane**



**1. Existing PROW (146/1) running along the northern boundat of the Site**



**3. Mature planting along The High Street**



**4. Variety of natural materials and textures used within the public realm**

## History

Linton has a rich history dating back many hundreds of years. The settlement of Linton can be dated back to the 6th century and the Romans settled nearby in Bartlow and Hadstock. The Icknield Way runs through the western part of the village along the High Street, Meadow Lane, across the Meadow and then north across Back Road. The route is unique among long distance tracks because it can claim to be “the oldest road in Britain”, extending from the Dorset coast to Norfolk, the ancient route of the Icknield Way consists of a number of prehistoric pathways.

Linton had a bustling market in the Middle Ages, and the town – as it was referred to then – thrived during Tudor and Stuart times. Linton however ceased to be a town by the end of the 19th C and had experienced mixed fortunes beforehand, with the advent of railways and the decline of agriculture.

The Site is located within a changing landscape across the past century or more. 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 western edge of the village, adding to the overall amount of development on the west side of Linton.



Fig 12: 1885 OS map of Linton

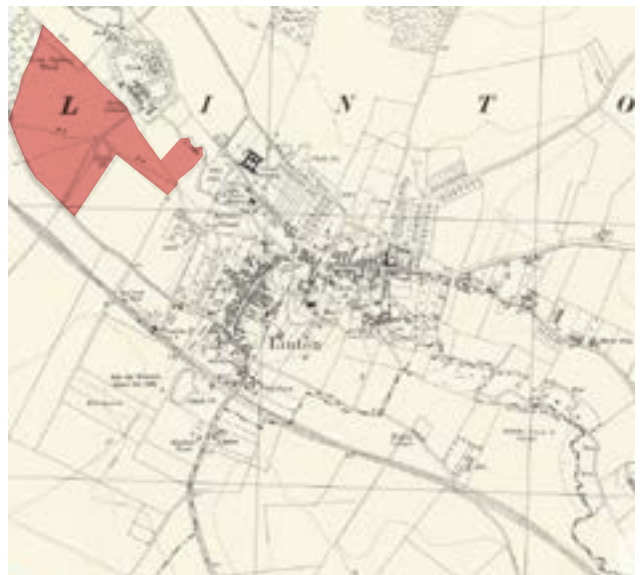


Fig 13: 1946 OS map of Linton

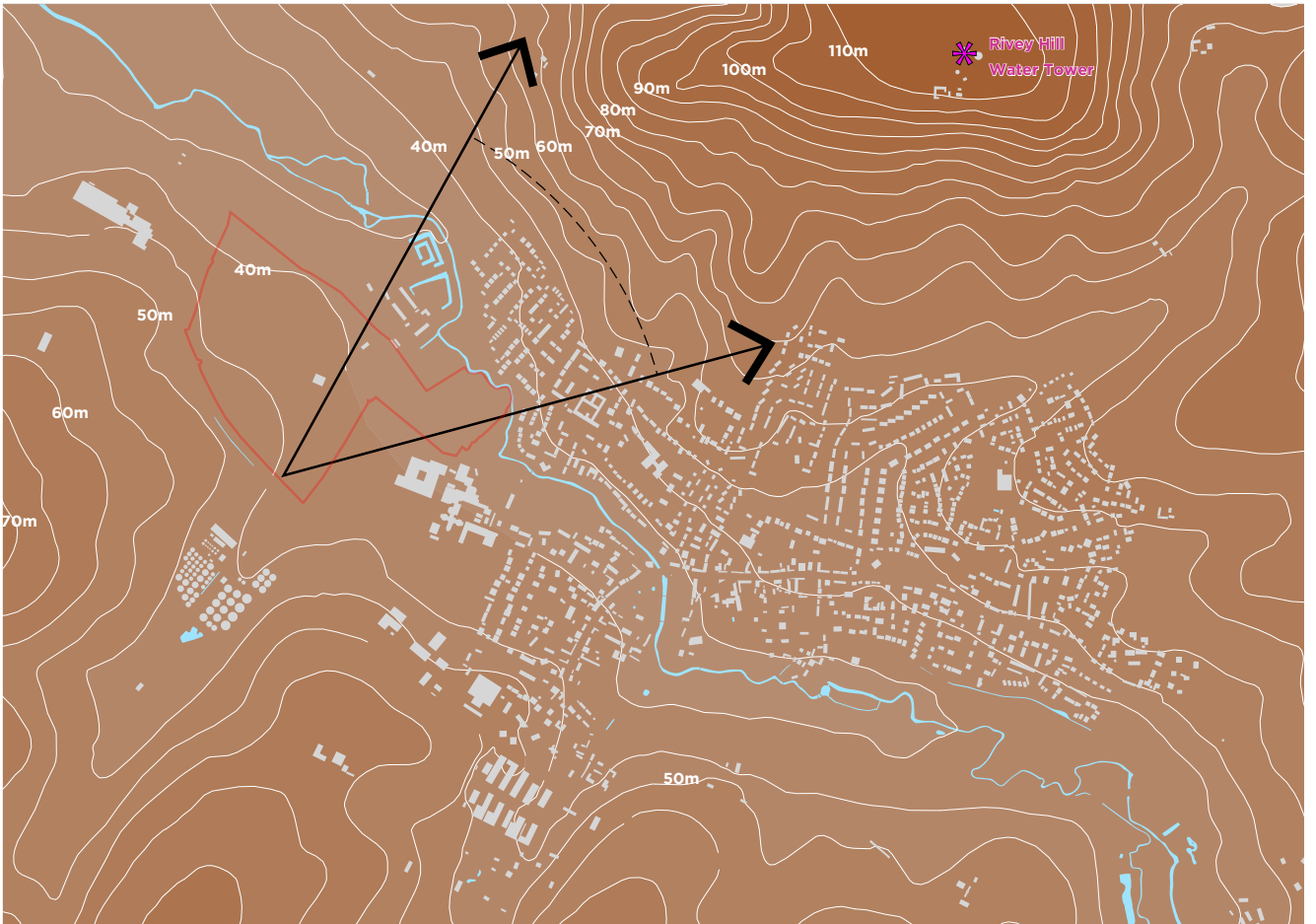
### Rising Landform

The Site is located approximately 1km from the higher, wooded area of Rivey Hill and the Rivey Hill Water Tower. Rivey Hill forms a clear and strong landscape feature when seen from much of the Site, especially the southern part of the existing farmland and when seen along Little Linton Lane. The rising land form is the key feature in the landscape north of the River Granta with a clear and definitive valley formed by the river. The Water Tower “tops” the hill and provides a wayfinding device of sorts too.

Given the relative flat landscape of this part of the district, it makes sense to take advantage of this “backdrop” to the Site and seek opportunities to maintain views of the features. We have therefore sought to open up key areas of the Site in order to maintain the view towards Rivey Hill and the water tower. This will include potential views from along the entrance road and boulevard; in the various open spaces provided around the Site; and from along parts of the existing east-west PROW/future Greenway.



**Fig 14:** Composite photograph from the Site’s southern boundary showing the rising landform towards Rivey Hill



**Fig 15:** Topographic plan showing the Site in the context of Linton and rising land to the north



## 3.5 Community Facilities

**Linton has many community facilities and is well served by a range of shops and recreational offerings. The Site is well positioned to take advantage of these, with the following locations within a 5-20 minute walk:**

1. Linton Village College and Linton sports Centre;
2. Granta School, which is a community area special school for pupils between 3 and 19 years old; and
3. The Meadow recreation ground comprising football pitch, cricket pitch, bowling green, infants play area and play for older children.
4. Linton CE Infants School;
5. Village Hall;
6. Health Centre;
7. Library;
8. Post Office;
9. The Dog & Duck Public House;
10. St Mary's Church;
11. United Reform Church (URC)
12. Fire Station;
13. Linton Heights Junior School;
14. Linton Zoo;
15. Linton Fitness;
16. Linton Co-Op;
17. Rivey Hill and Water Tower offering panoramic views;
18. The Crown Inn;
19. The Linton Kitchen;
20. Linton Pharmacy;
21. Billson Opticians; and
22. Linton Tandoori.



1. Linton Village College



3. The Meadows play ground



3. The Meadows sports and recreation ground



8. Post Office & convenience Store



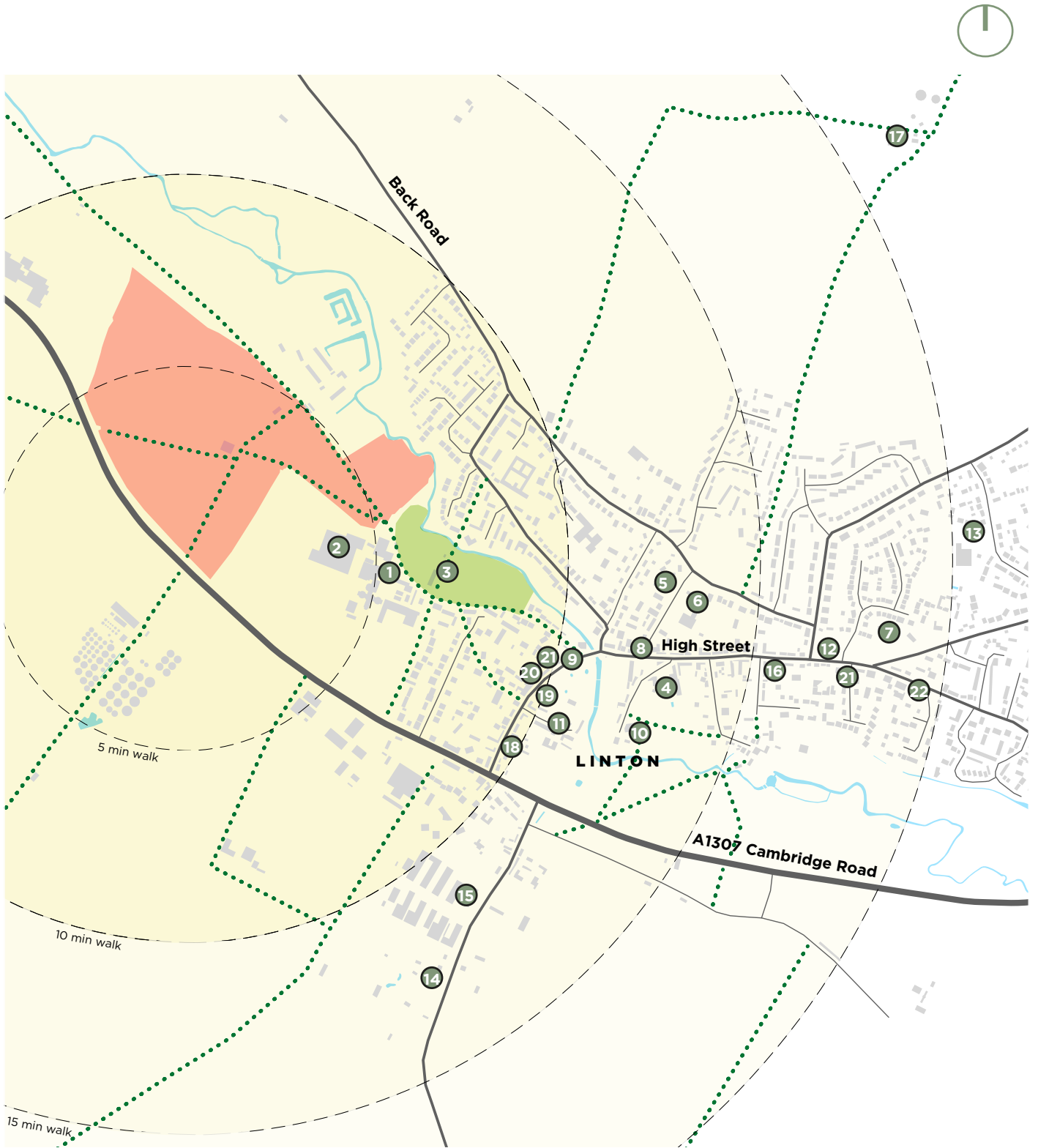


Fig 16: Community facilities

# 4.0 Technical

4.1 Technical Studies

4.2 Key Considerations





## 4.1 Technical Studies

### Highways

The Site will gain principle vehicle access from the A1307 located along the southern boundary. The conceptual vehicular site access arrangement from the A1307 (Cambridge Road) is shown on Fig 17. 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.

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.

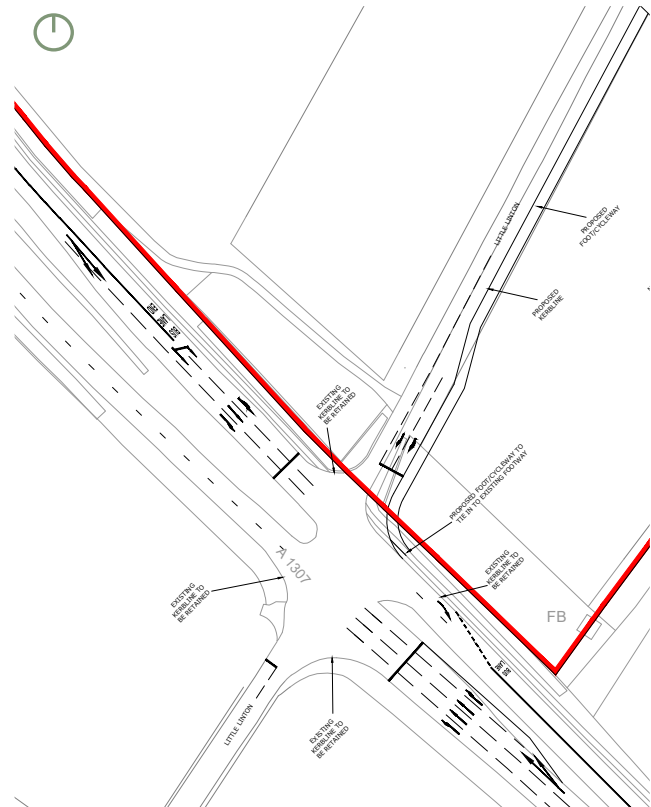


Fig 17: Potential Site Access

### Flood Risk

A preliminary assessment has been prepared which considers flood risk to the site and the potential for the incorporation of Sustainable Drainage Systems (SDS) at the site. This site is located in Flood Zone 1 according to Environment Agency flood mapping and therefore is suitable for residential development. The ground conditions are likely to be suitable for infiltration drainage and Sustainable Drainage System trains to dispose of surface water in line with national requirements.

Further discussions are to take place with Cambridgeshire County Council Flood Authority.



Fig 18: Extent of flooding from surface water

## Ecology & Biodiversity

A preliminary ecological appraisal has been undertaken and there are not considered to be any ecological issues that would preclude the redevelopment of the site for residential purposes. The proposed development would retain ecological features on the site and seek to provide ecological enhancements at the same time. There is considered to be sufficient space on site to include any necessary enhancement measures.

The overarching strategy for ecology and biodiversity and explained in more detail in sections 5.4 and 5.5.

## Landscape and Visual Appraisal (LVA)

The Landscape Partnerships LVA has summarised a series of key considerations for the masterplan:

- Existing vegetation should be retained within the design wherever possible and suitable offsets and protection measures should be provided to existing trees and hedges.
- A belt of vegetation along Cambridge Road is essential to create an appropriate edge to the settlement.
- Open sight lines to the College and Water Tower should be incorporated.
- Views of the River Granta corridor should be retained where possible from public footpaths. The river corridor itself should remain open.
- Development should be set back from the farm complex which contains listed buildings.
- Perimeter vegetation should be considered.
- Public rights of way should be retained within a green setting.

## 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. In addition, an overhead power line also crosses the site from north to south along its western boundary. The powerline comprises a major 132KV line and it will be essential to set any buildings and sensitive uses away by at least 30m as part of an easement from the centre of the powerline.



**Fig 19:** Existing overhead power line crossing the Site

## Further Work

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

## 4.2 Key Considerations

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 while connecting pedestrian routes to existing footpath known as PROW 146/1.
- Conservation of woodland and hedgerows within the site area, through the provision of green space.
- Protection of the easement associated with the high voltage power line to the west.
- Conserving all Public Right of Way through the Site, and in particular creating strong pedestrian and cycle connections to the future Linton Greenway which will adapt PROW 146/2.
- Responding positively to heritage assets just north of the Site at Little Linton, including considering the positive attributes found in Linton Conservation Area.
- Retain existing rights of access for Granta School.
- Potential noise buffer/mitigations measures along A1307 Cambridge Road.

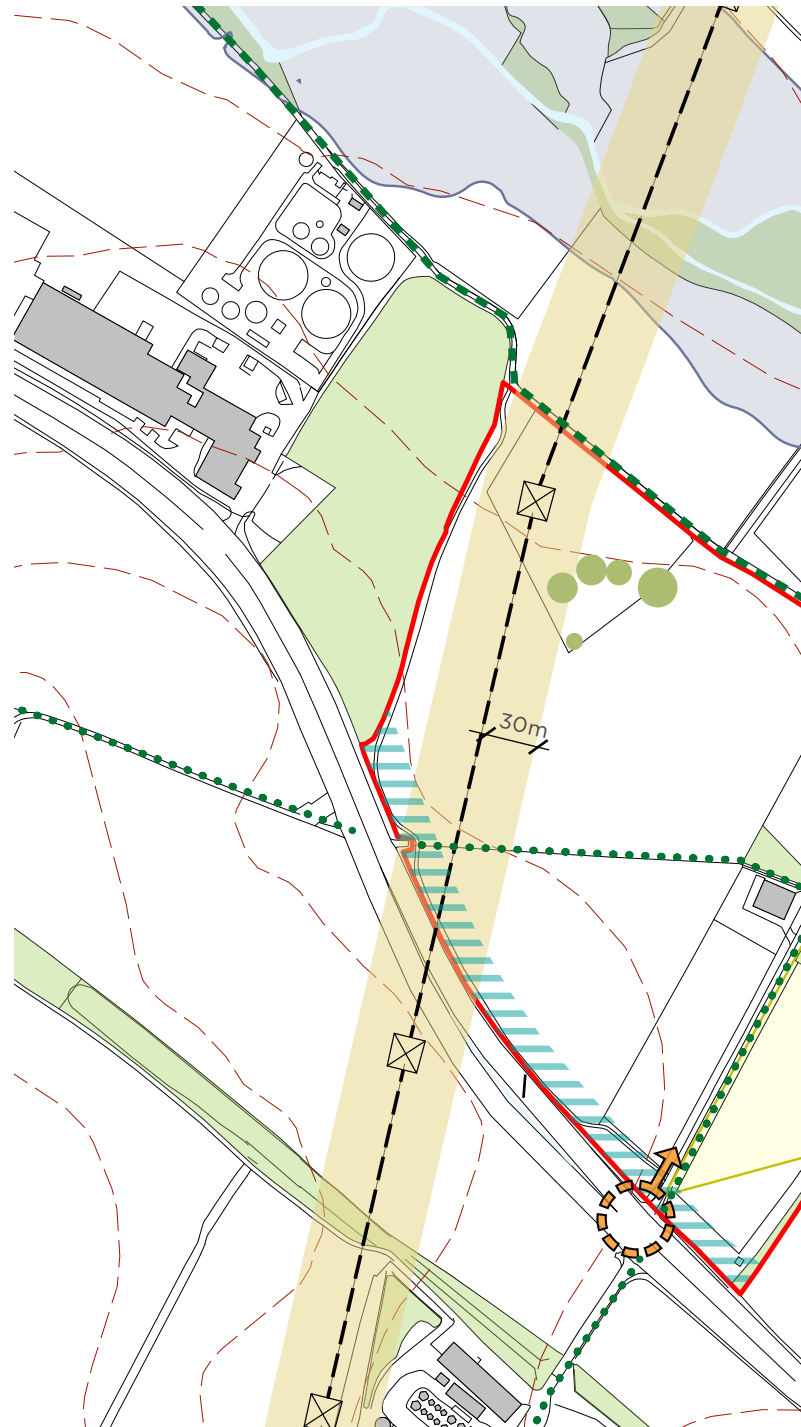


Fig 20: Baseline analysis plan




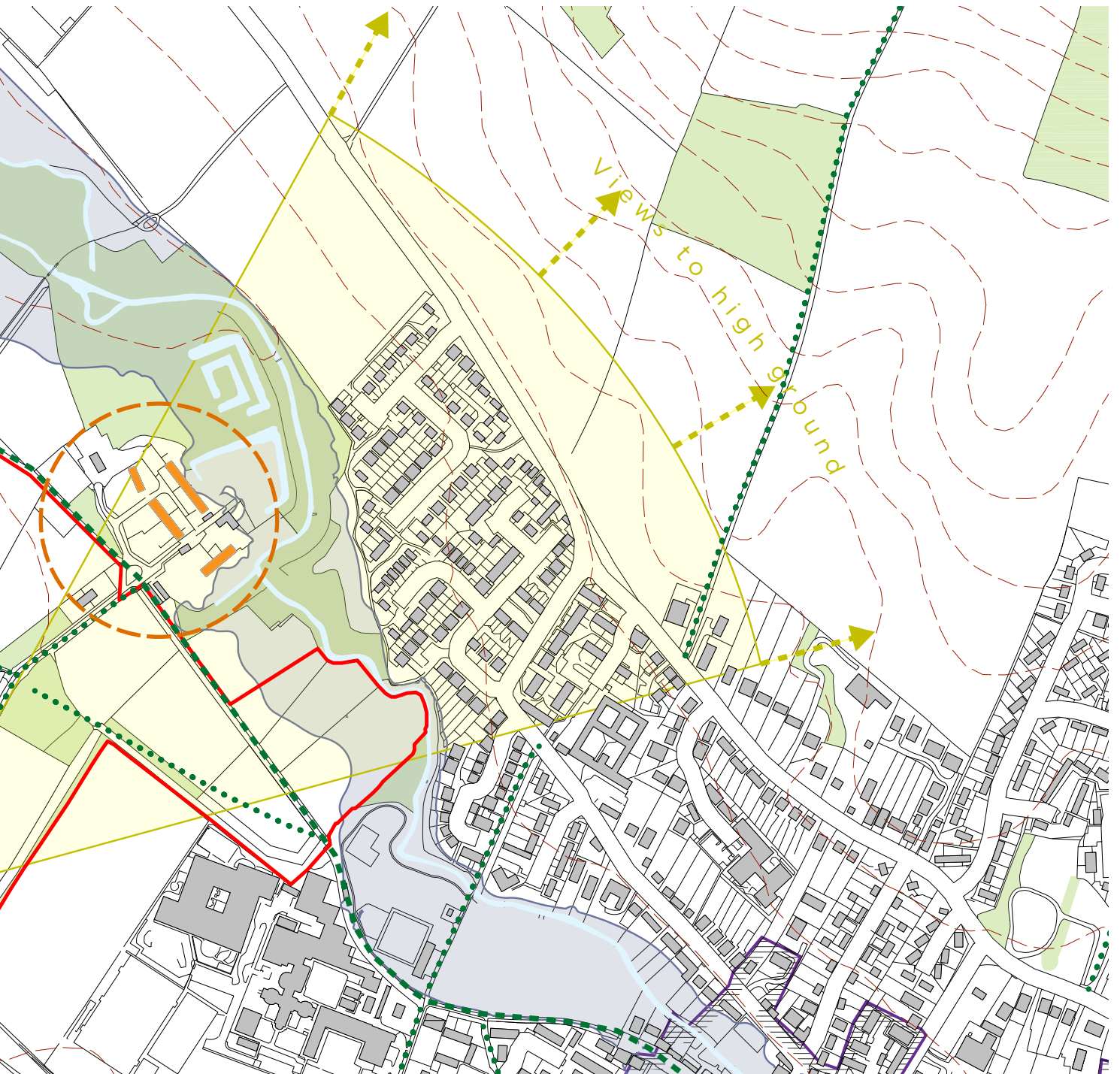









-  Site boundary
-  Potential noise buffer along A1307
-  Proposed Linton Greenway

Fig xx: Characteristics plan



- |   |   |  |
|---|---|--|
|  Potential primary access      |  Views to high ground                      |  Linton Conservation Area |
|  Existing overhead power line  |  Listed buildings at Little Linton         |  Existing vegetation      |
|  Extent of flood zones 2 and 3 |  Setting of Little Linton listed buildings |  Public right of way      |

# 5.0 Design

5.1 Masterplan Objectives

5.2 Concept Masterplan

5.3 Concept Masterplan - **Key Spaces**

5.4 Concept Masterplan - **Working with Nature**

5.5 Concept Masterplan - **Working for Wildlife**

5.6 Concept Masterplan - **Towards Zero Carbon**







## 5.1 Masterplan Objectives

**The following objectives are proposed in order to guide the preparation and future scrutiny of the masterplan.**

- 1. Strong Local Vision** - Involvement of the local community, local authority and key stakeholder groups in Linton 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** - Which takes character clues from existing parts of Linton, especially the historic village
- 3. Sustainable Scale** - Creation of a new neighbourhood which can harbour close knit communities, with local facilities within easy walking and cycling distance.
- 4. Respect for heritage assets** - Provision of a suitable setback and green open space immediately south of the Little Linton Farm Barns and House which are listed.
- 5. Well Designed Place** - A sustainable extension to Linton with provision of community-focussed open space on Site and direct access to a network of open spaces including The Meadow, River Granta and Sports Pavilion to the east.
- 6. Great Homes** - Provision for new homes of a range of types, sizes and tenures. Committing to this diversity of dwelling types can assist with creating a mixed and balanced community.
- 7. Accessibility** - Ensuring accessibility for all is at the heart of the masterplan. Integrating pedestrian and cycle infrastructure to streets and open spaces, to encourage more active lifestyles and reduce the reliance on the private car as well as taking advantage of the future Linton Greenway which will run through the Site.

At a more detailed level, the following specific objectives will act as a guide to the masterplan response:

- To protect the existing landscape character and habitats and ensure an acceptable response to the sensitive River Granta Meadows is achieved.
- To maintain existing views across the Site.
- To provide a sustainable drainage system for the proposed development including attenuation ponds, swales and permeable paving.
- To provide suitable access points and pedestrian connections for the proposed development.
- To maintain an easement from the high voltage overhead cables and pylon.



## 5.2 Concept Masterplan

**The overarching principles and structure for the Site are set out below and on the plan opposite.**

### Landscape and Open Space Structure

A series of interconnected green spaces will be provided based on the existing landscape, PROW's, trees and hedgerows, and the creation of new areas of open space. Existing trees and hedgerows will form part of the grain to the new development. Views northward towards Rivey Hill and the Grade II water tower will be kept from key areas of the site and drainage will be possible via the creation of several lower areas of the Site which are located towards its northern boundary. A separation will be created from the 132KV powerline and a large area of open space will sit immediately south of the listed buildings at the top of Little Linton Lane.

### Circulation and Movement

Placing pedestrians and cyclists at the top of the hierarchy, with the future Greenway providing a key east-west "spine" connected into the village. The main vehicular access will be taken from the A1307 and the existing Linton Lane will act as the main street with connecting streets serving the wider Site. The Site also has the potential to accommodate a bus route as part of the new street network. The bus could enter the Site or stop at the new access point with the Cambridge Road (A1307).

### Built Form

The future built form will be driven by the proposed open space network and the circulation and movement arrangement. Key built frontages will be established along the Little Linton Lane frontage onto the Greenway and existing PROW routes. Other proposed open spaces will be overlooked by new homes.

Parking will be provided either on plot or in discreet courts to the rear of blocks, however

the use of parking courts will be minimised. Built frontage will be positioned to frame and overlook areas of landscape and help create safe areas of public realm and walking routes. The height of the built form should be predominantly two-storeys with some taller marker buildings at key locations.


















-  Site boundary
-  Residential development
-  GP Surgery site
-  Early Years site
-  Public Open Space
-  Attenuation ponds (Indicative location)
-  Allotments (Indicative location)
-  Local Area for Play (LAP) (Indicative location)
-  Local Equipped Area for Play (LEAP) (Indicative location)
-  Neighbourhood Equipped Area for Play (NEAP) (Indicative location)
-  Public Right of Way
-  Public Right of Way / Proposed Linton Greenway
-  Informal pedestrian routes
-  Site access
-  Primary street
-  Secondary street
-  Farm access track



Fig 21: Emerging Concept plan



**KEY FACTS:**

- Total site area - 20.83ha\*
- Number of homes - Circa 300\*
- GP Surgery site - 0.70ha\*
- Early Years site - 0.12ha\*

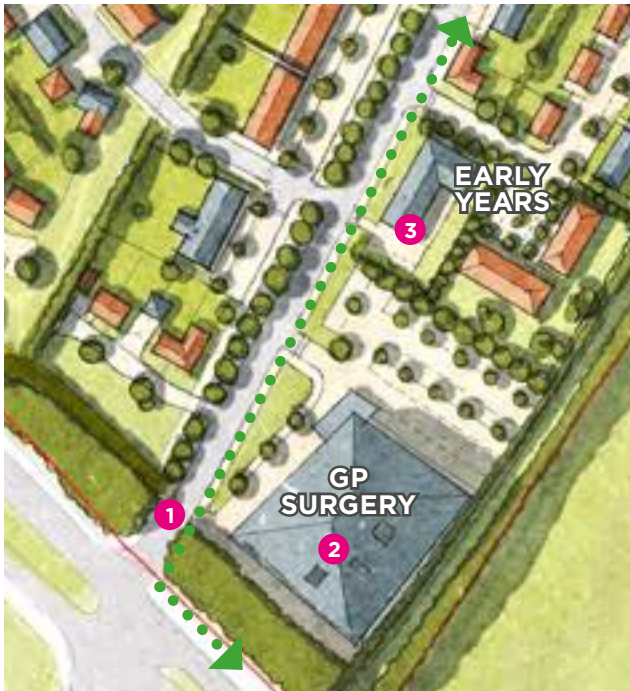
\* All areas are approximate and subject to change at the detailed design stage.

**Fig 22:** Illustrative Concept Masterplan



- 1 SITE ENTRANCE**  
The existing access will be remodelled to provide the main vehicular access into the site.
  - 2 GP SURGERY SITE**  
A new modern multi functional GP surgery is planned, providing new consultation rooms, services and car parking.
  - 3 EARLY YEARS SITE**  
Provision for a new early years facility for the village is provided close to the entrance of the site.
  - 4 LITTLE LINTON GREENS**  
Framed by properties, the greens will act as informal areas of open space for both residents and walkers, and also provide space for Children's play.
  - 5 THE BEND**  
Enclosed by buildings, this small pocket of open space creating a point of transition between the existing Little Linton Lane serving the Little Linton Farmhouse and barns and the development to the east.
  - 6 COW GALLERY PARK**  
This large area of semi-natural public space will provide for habitat and biodiversity enhancements. Retained mature trees will be complemented with new planting. The space will also accommodate Sustainable Drainage Systems and children's natural play space.
  - 7 ALLOTMENTS / COMMUNITY FOOD GROWING**  
Space has also been given over to allotments, providing the opportunity for the community to grow their own food.
  - 8 WAYS FARM WAY**  
The retention and incorporation of PROW will provide a pedestrian and cycle path, connecting the centre of the development to the Greenway, The Meadow and Ways Farm to the west.
  - 9 THE GREENWAY**  
New homes will front onto the eastern part of the proposed new combined foot and cycle Greenway.
  - 10 EASTERN GATEWAY**  
Through a combination of focal buildings and green space, the Eastern Gateway will provide an attractive transition space between The Meadows play ground into the new development.
  - 11 WOODLAND GARDEN**  
An area of public open space, planted with native planting. The space will encourage an enhance wildlife and biodiversity. The space will also include an attenuation pond.
  - 12 PLANTED ACOUSTIC BUND**  
A planted acoustic bund is provided along the southern site boundary and the A1307 Cambridge Road.
  - 13 FARM ACCESS TRACK**  
An existing farm access track is to be retained along the southern and western boundary.
-  Public Right of Way
  -  Public Right of Way / Proposed Linton Greenway
  -  Local Area for Play (LAP)
  -  Local Equipped Area for Play (LEAP)
  -  Neighbourhood Equipped Area for Play (NEAP)

### 5.3 Concept Masterplan - Key Spaces



#### Entrance Gateway

A new entrance gateway will be created along Cambridge Road. The existing retained tree-lined access will be enhanced with new tree and shrub planting and grassed areas. The space will be framed by the new homes and the planned new GP surgery.

The new surgery would provide new consultation and treatment rooms and offices, together with associated facilities such as a pharmacy, social spaces for patients, staff, public and children's area, as well as car and cycle parking.

A new Early Years site is also planned within the scheme. The new school will provide an important and much-needed community facility for the whole village. It will also complement and support the existing educational facilities in the village.



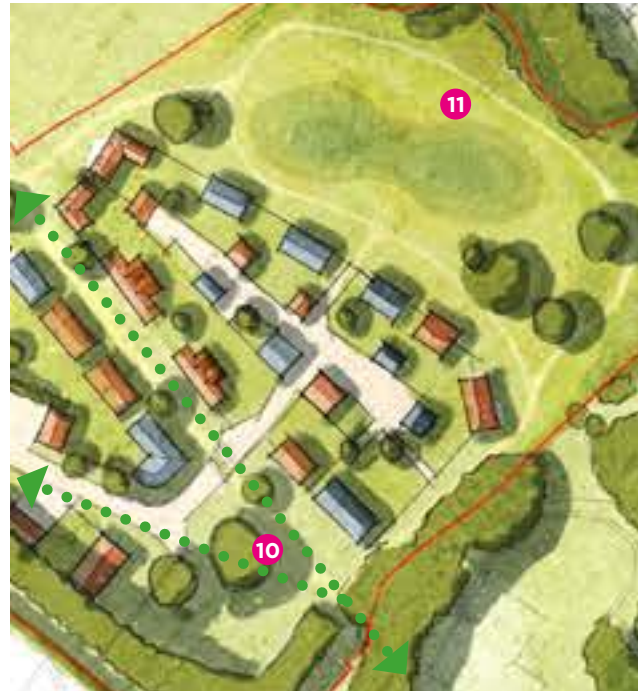




### Ways Farm Way

This character area will be formed by the retention and incorporation of PROW 146/5 and 146/6 and will provide an axial pedestrian and cycle path to help connect the centre of the development to the Greenway, The Meadow and Ways Farm to the west. The route will have built form fronting thereon and so be well overlooked, providing a sense of connection and security for path users and residents.

The Concept Masterplan will feature a series of character areas which comprise key spaces within the overall plan. These spaces will act as “set pieces” within the Site and help orient residents and visitors, assist with wayfinding, and build on the existing positive assets of the location. The character areas will include the following:



### Eastern Gateway

The Eastern Gateway Character Area is located at the easterly end of the Site where the existing PROW meets The Meadow just north of Linton Village College.

The inspiration for what will be a new “point” of new development block is taken from a building found in the village at 72 High Street. This Grade II Listed Building provides an attractive corner at the intersection of the High Street and Church Lane.

We see this arrangement as a possible precedent for the site layout at this location in the development which will act as the meeting point of the future Greenway heading towards Hildersham and a new internal street linking up with Little Linton Lane.

The Eastern Gateway will also provide an area of public open space incorporating a Woodland Garden next to the River Granta.



72 High Street, Linton



### The Greenway

The Greenway will act as the future combined footway and cycleway to be delivered as part of the Greater Cambridge Partnership funded project. The project will convert the existing well-used PROW 146/2 into the new Greenway which will help connect Linton with Hildersham and beyond. The Linton Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Linton into Cambridge. It is one of twelve Greater Cambridge Greenways.

New homes will “front” onto the eastern part of the Greenway which will then open up into a new area of green space, just south of the Greenway, next to the Little Linton Farmhouse and listed barns. Thereafter, heading northwest, the Greenway will sit just north of new development and continue on to Hildersham with a spur heading north to the River Granta and Back Road (PROW 146/1).



### Little Linton Greens

Two small greens, one north and one south, will be provided along Little Linton Lane which will act as areas of “breathing space” off the lane. The greens will act as informal amenity areas for both residents and walkers, and also provide opportunity for adventure play, relaxation and help open up areas absent of built form in order to continue to allow enjoyment of views of Rivey Hill to the north. The greens will be well overlooked by new homes and help act as meeting places for future residents. The northern of the two greens will also provide a substantial green buffer immediately south of the setting of the existing heritage assets comprising Little Linton Farmhouse and barns.



### The Bend

The Bend will provide a form of crossroads within the new development and act as the pivot between the more informal, existing Little Linton Lane serving the Little Linton Farmhouse and barns and the development blocks at the easterly end of the Site. This area will form small blocks of open space enclosed by built form and act as the “elbow” where the street network pivots between new and existing development.

## 5.4 Concept Masterplan - Working with Nature

**Public open space for formal and informal recreation in addition to associated green and blue infrastructure will be provided to serve the needs of the development, providing new and improved wildlife habitats and opportunities to enhance local biodiversity.**

The landscape strategy seeks to respond to the issues arising from the landscape and visual impact assessment:

- **Deliver both natural and semi-natural landscapes;**
- **Retain and enhance existing trees and hedgerows wherever possible;**
- **Deliver a network of varied spaces, placing nature at its heart through the integration of a range of recreation spaces;**
- **Deliver new allotment space providing the opportunity for local community food growing and to help improve the biodiversity and habitat assets for the site;**
- **Deliver a range of multi-functional green spaces; and**
- **Maintain the existing Public Rights of Way running through the site.**

This approach will help to preserve and enhance the sense of place afforded by the landscape.



### Cow Gallery Park

A large new area semi-natural public open space is proposed along the western edge of the site, up to Cow Gallery Wood. This new, large corridor can be used by new and existing residents. The space will compliment and link with the existing network of PROW that run through and around the Site. The space will create an attractive circular walk.

Landscaping will create a soft informal character that promotes wildlife and biodiversity. Planting will be a mix of native trees, shrubs, with the potential for sections of native wild-flower and grassland planting. Landscaped attenuation features will also be located within the space.

It will be a semi-natural and informal space with the emphasis on nature and wildlife, with a rural character reference and maintaining a soft edge to the development.

The space will be framed and overlooked by the new homes along its eastern edge, providing informal surveillance and creating a safe and secure public space.



### Allotments / community food growing

The Site will deliver new allotments and there is also the opportunity to create a community orchard, offering opportunities for the local residents to manage, maintain and eat their own food.



### Street planting

The streets will also have an important part to play within the overall landscape framework. Street trees and shrub planting together with changes in surface materials will provide traffic calming, create an attractive streetscape and a pedestrian priority environment. Street planting can also be designed into the streetscape and utilised to help manage surface water run-off as part of a wider SDS drainage strategy.



### Play spaces

Spaces for children to play and have the opportunity for social interaction and meeting new friends is an important element in the social, mental and physical development and wellbeing of children.

Within the proposed Cow Gallery Park there is the opportunity to provide a natural play space, created by using natural, sustainable materials such as timber, hogging and stone and subtle changes to landform. As well as promoting imaginative and active play for children of all ages, they also deliver a visually and environmentally sensitive space.





## Sustainable drainage

Continuing the environmental and sustainability design approach, the proposed solution for dealing with surface water management and run-off is through the use of Sustainable Drainage Systems, or SDS.

SDS's look to replicate natural systems with low environmental impact to drain away surface water through collection, storage and cleaning, which is released slowly back into the environment at a 'greenfield rate'. Techniques are likely to include permeable surfaces and attenuation pond and swales.

As well as providing an environmentally friendly and efficient method for dealing with surface water, SDS can also create new ecological habitats and enhance local biodiversity.



## 5.5 Concept Masterplan - Working for Wildlife

**The landscape and environmental led design approach will not only help to minimise our impact on the environment, but also play an important role in delivering new and improved wildlife habitats and opportunities to enhance local ecology.**

Opportunities will be taken through the new development to enhance and extend local habitats and create additional wildlife areas. Overall, the proposals can achieve a significant net biodiversity gain.

The proposals include new tree and shrub planting, which has both community and ecological benefits, and the creation of area of species-rich meadow provide for substantial gains in biodiversity and encourage pollinators such as bees, beetles, butterflies and moths. Together, with the new ponds and swales, these landscape features will create a rich and diverse assortment of habitats into the area.

Bat and bird boxes will be installed throughout the site as well as measures to allow for the movement of hedgehogs.



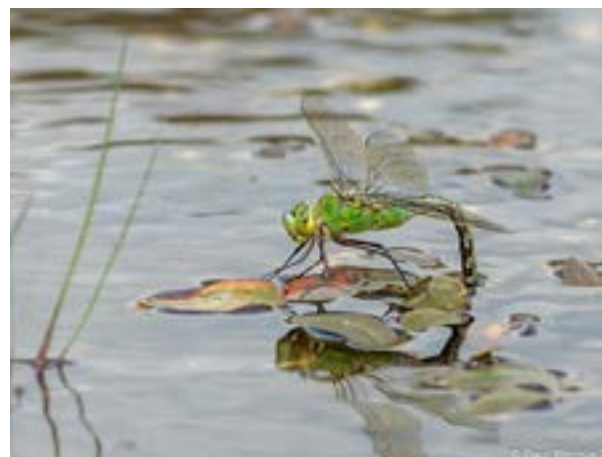
Gaps and holes in fencing and gates providing hedgehog highways.



Installation of bird and bat boxes throughout the new development.



New planting that encourages pollinator species such as bees.



Sustainable drainage features provide new habitat opportunities.

## 5.6 Concept Masterplan - Towards Zero Carbon

**Bloor Homes is committed to delivering new developments and communities that incorporate new low carbon technologies and ideas that help minimise the impact of development on our changing climate.**

- **New homes and buildings will be heated using heat pumps, photovoltaic panels, and solar panels.**
- **New homes and non domestic buildings designed to maximise the benefits of passive solar gain and be well insulated.**
- **Homes with access to electric car charging points.**
- **Installation of energy and water reduction equipment and appliances to reduce energy consumption.**
- **Homes that have adequate areas for the storage of non recyclable waste and recyclable household waste.**
- **A sustainable access and movement strategy for the site, focused on drawing different modes of transport together – walking, cycling, lift sharing, car clubs and public transport.**

With access to a regular public transport service, the Linton Greenway, the existing network of public rights of way and access to employment and local community services, this proposal is able to achieve and deliver on these goals.



Electric charging infrastructure for new homes.



Storage for recyclable waste.



Community car sharing schemes.

# 6.0 Conclusions

## 6.1 Conclusions and Recommendations





## 6.1 Conclusions and Recommendations

This vision document has demonstrated the many attributes of the Site and set out the strong potential for accommodating new homes and accessible open space. The site occupies a strategically sustainable location 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.

There is a recognised need for a significant number of new homes in the Greater Cambridge Area and the land west of Linton offers a unique opportunity to deliver additional growth that will blend into the edge of the village.

There is a need for additional housing to the south of Cambridge, particularly given future expansion at the major employment areas including; The Biomedical Campus, Babraham Institute, Granta Park and the Wellcome Genome Campus.

Linton is one of the largest villages in the District that benefits from a wide range of services and facilities. Importantly it can accommodate the quantum of development proposed here on land west of Linton.

### Next Steps

Our next steps are to undertake further technical studies and continue on-going consultation and 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.

# SCHEME BENEFITS

## MIX OF NEW HOMES



New homes to meet a range of needs, including first time buyers, families and older people.

## AFFORDABLE HOMES



A proportion of much needed new affordable homes.

## EARLY YEARS SITE



New Early Years site to support the existing facilities in Linton.

## ECOLOGY & WILDLIFE



Ecological enhancements and an overall Biodiversity Net Gain.

## CLOSE TO EXISTING LOCAL FACILITIES



Schools, shops and community infrastructure close by in Linton.

## PEDESTRIAN AND CYCLE ROUTES



Direct connection to the proposed Linton Greenway, together with walking and cycling infrastructure to allow residents to use active travel.

## PUBLIC TRANSPORT



Convenient access to existing bus routes.

## LANDSCAPE AND DESIGN LED



High quality scheme which responds to its landscape and environmental context.

## GP SURGERY SITE



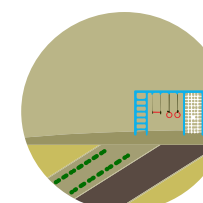
New modern purpose built GP surgery for the village.

## OPEN SPACE



Extensive areas of amenity space and green infrastructure.

## ALLOTMENTS & PLAY



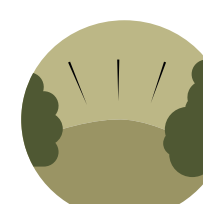
Spaces provided for a range of outdoor activities to suit all ages.

## RETAINED VEGETATION



Existing trees and hedgerows retained and enhanced within green corridors and new native planting.

## RETAINED KEY VIEWS



Key views to the Rivey Hill and the water tower

# Appendices







## Appendix A: List of Figures

- Fig 01:** Character images of Linton and Little Linton
- Fig 02:** Site location plan
- Fig 03:** Site photographs and location plan
- Fig 04:** Greater Cambridge Local Plan - First Proposals
- Fig 05:** Wider context plan
- Fig 06:** Key existing and planned transport infrastructure
- Fig 07:** Regular public transport serving the village
- Fig 08:** Existing pedestrian/cycle lane along A1307 Cambridge Road
- Fig 09:** Key local connections
- Fig 10:** Linton's street pattern
- Fig 11:** Views from within Linton village historic core
- Fig 12:** 1885 OS map of Linton
- Fig 13:** 1946 OS map of Linton
- Fig 14:** Composite photograph from the Site's southern boundary showing rising landform towards Rivey Hill
- Fig 15:** Topographic plan showing the Site in context of Linton and rising land to the north
- Fig 16:** Community facilities
- Fig 17:** Potential site access
- Fig 18:** Extent of flooding from surface water
- Fig 19:** Existing overhead power line crossing the Site
- Fig 20:** Baseline site analysis plan
- Fig 21:** Emerging concept plan
- Fig 22:** Illustrative concept masterplan



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