



# Linton Sustainability Report

**26 October 2021**

## Introduction

### Context

This report provides an objective assessment by Gladman Developments setting out the socio-economic sustainability of Linton before highlighting the future implications of not directing residential growth to the settlement.

The report will draw on statistical data at the Lower Layer Super Output Area (LSOA) for the settlement of Linton and across Greater Cambridgeshire. The LSOA areas which have been utilised in relation to Linton are set out below:

- E01018263
- E01018264
- E01018265

The area which these statistical data blocks cover does not directly align with the designated neighbourhood area and includes the hamlets of Hildersham and Bartlow. However, this area provides a useful statistical block to provide context and assessment of residential provision within Linton and the implications on sustainability.



Linton Statistical Block Area

## **The Settlement: Linton**

Linton is a village located within South Cambridgeshire and only 11 miles from the centre of Cambridge. The village is located in a key strategic location off the A11 and A1307 in close proximity to the M11 and A14 alongside being 40 minutes from Stansted Airport.

The settlement is home to a wide range of facilities and services including shops, health centre, leisure centre and pubs alongside a number of employment opportunities notably at The Grip Industrial Estate, Cambridge Road and Station Road. Granta Park, a notable business and science estate which is home to AstraZeneca, Pfizer and Cancer Research amongst many other companies, is located approximately 3 miles from Linton.

The parish of Linton has a population of approximately 4,862, which has not drastically changed since the start of the

millennium. Indeed, while the core of the village is established around 14th and 15th century buildings the majority of the residential buildings within the settlement have been constructed post-war.

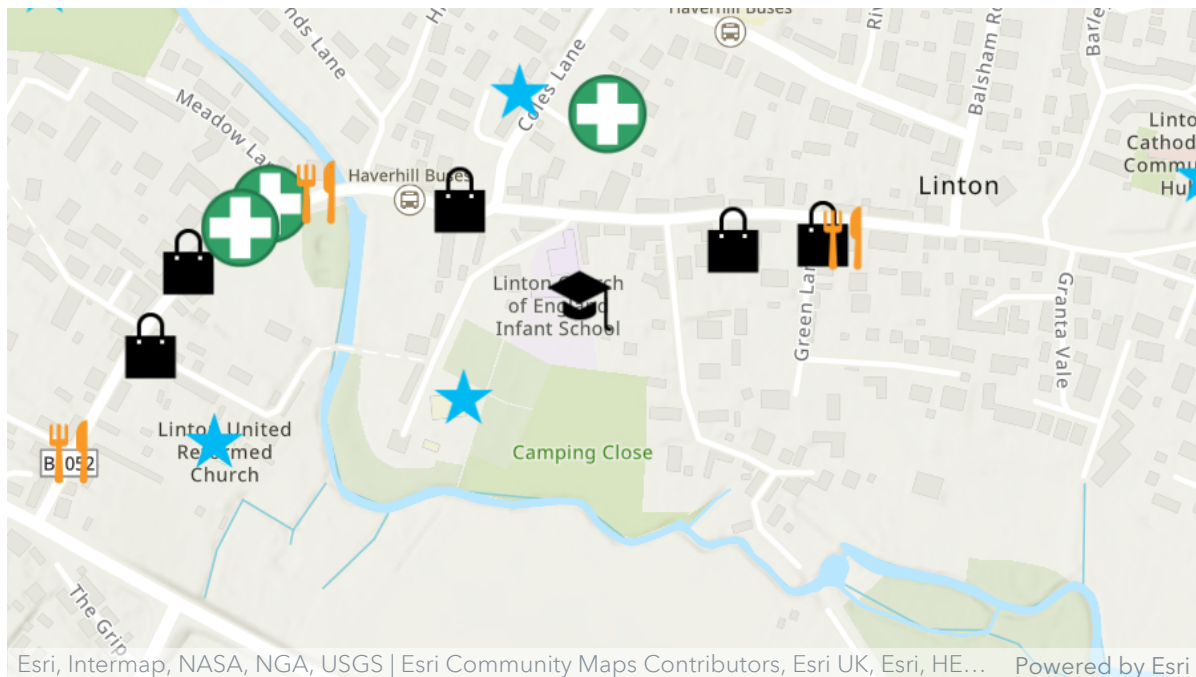
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## Sustainability of Linton

### Facilities

Linton has a number of facilities and services ranging from a medical centre to shop and takeaways alongside a number of community facilities. In total there is two food stores (Co-operative and a farm shop), a newsagents, medical centre, pharmacy, 4 education facilities and numerous other community facilities. In addition, there are a number of barbers and hairdressers, takeaways, local gift shops and other outlets.

The map below highlights key services and facilities which serve the village and wider settlements.



Key Services and Facilities in Linton

It is considered that the settlement is very well served by key facilities and services, with residents being able to meet all day-

to-day needs within the facilities in the village.

## **Employment Opportunities**

In addition to employment opportunities offered by the aforementioned facilities and services including in the education and retail sectors there are a significant number of employment centres and hubs within close proximity to Linton.

The settlement itself boasts a significant number of businesses with approximately 12 businesses operating out of the Grip Industrial Estate off Hadstock Road. A further employment hub is located south of Cambridge Road, while Linton Zoo offers additional employment opportunities.

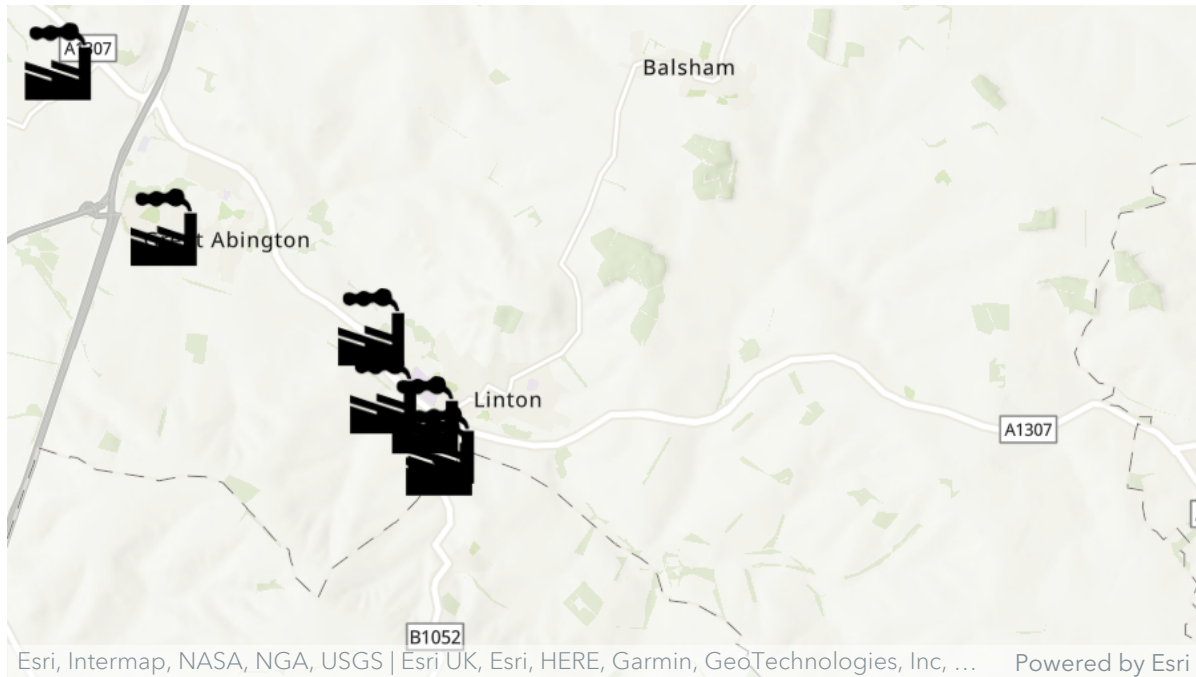
Camgrain and Dalehead Foods provide alternative employment and are located closely to Linton along Cambridge Road.

Approximately 3 miles from the centre of Linton is Granta Park; a science, technology and biopharmaceutical park, and is home to 30 companies including Astra Zeneca, Cancer Research and Pfizer. These companies currently employ over 3,700 people on site and also is home to numerous restaurants, a gym and sports facilities[1].

5 miles from Linton is Brabraham Research Campus which also is home to bioscience companies and employs over 2,000 people and a further 300 academic researchers. At the time of writing 18 vacancies were advertised on the Brabraham Research Campus website, demonstrating the key employment opportunities at this location[2].

Further afield Cambridge city centre is located approximately 10 miles along the A1307 from Linton, while Haverhill Business Park can be found 8 miles from the village. Additionally, the settlement of Linton is located in close proximity to the key transport infrastructure of the M11 and A11, alongside rail services.

It is clear that Linton is an extremely sustainable location in regards to employment opportunities for existing and future residents of the settlement.



Employment Opportunity Locations

[1] <https://www.grantapark.co.uk/>

[2] <https://www.babraham.com/>

## Education

There are significant levels of education provision within Linton and the wider area, with the provision covering ages 5 to 16.

There is also a special education school which offers education for students aged 3-19 years.

Additional primary schools are located in Balsham (3 miles from Linton) and Great Abington (3 miles away).

The following table highlights the education provision in Linton and the surrounding areas alongside noting the student capacity of the schools and current student numbers.

School Name	Capacity	Number of Pupils	Under/Over Capacity
Linton C of E Primary School	180	164	-16
Linton Village College	918	863	-55
Linton Heights Infant School	240	243	+3
Granta School (Special Education School)	180	148	-32
Meadow Primary (Balsham)	300	182	-118
Great Abington Primary School	140	140	0
<b>Total</b>	1,958	1,740	-218

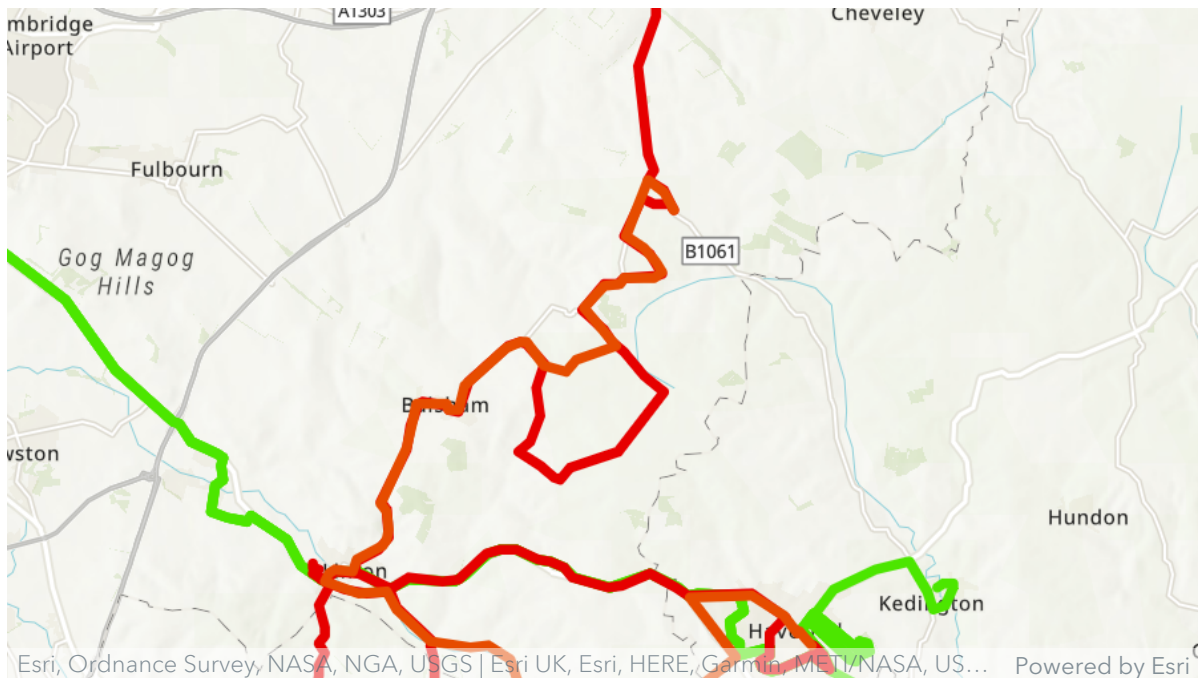
School capacity in and around Linton

It is clear that there is currently significant availability for new students in Linton and it is likely that additional residential growth would ensure the long-term vitality and sustainability of the schools referenced above.

## Connectivity

Linton is located in a sustainable location in close proximity to key strategic transport networks, employment centres and the city of Cambridge. In addition, the settlement benefits from existing public transport connections which connect Linton to Cambridge, Haverhill and other settlements. Residential development in Linton would offer the opportunity to improve existing bus services.





Bus routes serving Linton

The map above highlights the scale of the bus provision in Linton. The 13A service between Cambridge and Haverhill offers a service every hour and links the settlement to key employment centres. The bus services serving Linton are summarised in the table below:

Bus service	Destination	Frequency
13A	Cambridge / Haverhill	Hourly
19	Haverhill / Burrough Green	Every 2 Hours
46	Newmarket / Dullingham	One bus per day
F29	Saffron Walden / Bartlow	Only on Tuesday
613	Haverhill	One bus per day (Mon-Fri_

Bus route frequency

While the 13A and 19 services offer frequent and sustainable public transport provision to Cambridge and Haverhill including to Granta Park and Babraham Research Campus, further

residential development in Linton may provide the opportunity to improve services to Saffron Walden and Newmarket.

The village is located in a key strategic location off the A11 and A1307 in close proximity to the M11 and A14. Along the road network Cambridge is located 10 miles from Linton, while Bishop Stortford and Stansted Airport is located 25 miles (33 minutes) away.

## Summary

The section evidenced the sustainability of Linton, highlighting that it is a suitable location for residential growth with significant levels of facilities and services to serve the everyday needs of the community. However, failure to support the services with further residential growth will see an ageing population trend and may see socio-economic pressures in Linton with growing affordability issues and retail vacancy rates increasing.



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## Housing Delivery and Demographic Information

This section will focus on recent evidence relation to the growth of Linton utilising population changes, the delivery and sale of housing before discussing the demographic information and themes over the last 20 years.



## Housing Supply Context

The South Cambridgeshire District Plan (2018) set a minimum housing requirement of 19,500 new homes through Policy S/5, equating to an average annual delivery rate of 975 homes.

Linton was allocated no residential growth through the current Local Plan or the previous Core Strategy (2007) and is allocated as a 'Minor Rural Centre'. Policy S/9 states that in Minor Rural Centres new residential development and redevelopment up a maximum scheme size of 30 dwellings will be permitted within the development frameworks.

An indicator of historical residential growth can be ascertained through the analysis of Census data relating to the number of dwellings within Lower Layer Super Output Areas (LSOA). In 2001, Census data shows that across the three LSOAs covering Linton there was 1,912 residential dwellings, while in 2011 this has increased by 96 to 2,008 dwellings [1] [2].

	2001				2011			
	E01018263	E01018264	E01018265	Total	E01018263	E01018264	E01018265	Total
Number of Dwellings	601	624	687	1,912	620	663	725	2,008

Indicator of Historic Residential Growth

Analysis of the Greater Cambridgeshire planning application portal it appears that since 2011, 135 dwellings have received planning approval. Therefore, indicatively, Linton has experienced residential growth of 231 dwellings over the 20 year period between 2001 and 2021.

Further indicators of residential growth can be ascertained through analysis of Census data and population estimates for the LSOAs. The 2001 Census depicted that there were 4,614 residents, while the 2011 Census showed a resident population of 4,846 people, an increase of 232 people. The 2011 Mid-Year Lower Layer Super Output Area population estimates suggested that there was a population of 4,853 people - 7 more than

suggested in the Census. The 2020 data shows that there was a population of 4,862 people.

This data suggests that the resident population has increased by 248 people between 2001 and 2020, primarily driven by residential dwellings growth in the early 2000's. Limited residential development has occurred since 2011 and therefore the population growth has significantly stagnated.

Across the Minor Rural Centres settlements, as identified in Policy S/9 of the adopted South Cambridgeshire Local Plan, significant housing growth has occurred since 2011, the following table sets out the quantum of residential growth at each settlement in this tier.

The population sizes depicted in the table are for the entire Parish areas, rather than at LSOA level as previously discussed in this storymap. These figures have been employed for consistency and to enable wider comparison of settlement sizes.

Settlement	Distance from Cambridge City (straight line distance in km)	2011 Census Population Size in Parish (People)	Dwellings permitted since 2011
Bar Hill	8.5	4,032	18
Bassingbourn	18.8	3,583	77
Comberton	7.25	2,346	103
Fulbourn	7.1	4,673	57
Gamlingay	22.4	3,568	208
Girton	4.5	4,559	57
Linton	16	4,525	70
Melbourn	15.3	4,689	204
Milton	5	4,679	173
Papworth Everard	17	2,880	135
Swavesey	13.2	2,463	63
Waterbeach	8.3	5,166	264
Willingham	12.5	4,015	191
<b>Total</b>			<b>1,620</b>

The table above highlights the varying degree of new development which has been directed to each settlement within the Minor Rural Centres settlements tier. These figures do not account for the new town developments adjacent Waterbeach and Bar Hill /Longstanton.

The table depicts there is little pattern to development growth levels in terms of population sizes or proximity to Cambridge. Indeed, comparable settlements in terms of these factors have received vastly different levels of new residential development, for instance Linton & Melbourn, Girton & Milton and Linton & Gamlingay. It is acknowledged that location to Cambridge and population size are only two factors in helping to determine suitability for further growth but they provide a useful basis to highlight which settlements should be assessed further in their future housing needs.

This storymap has already set out the key sustainability of Linton in terms of facilities, services and connectivity alongside relationship to employment locations. However, the following table will provide an indicative sustainability comparison to Gamlingay which is considered to be a comparable settlement in terms of size and sustainability.

	Grocery/Convenience Shops	Post office / Newsagents	Pharmacy	Schools	Medical Centre	Pubs	Bus services	Total Score
Linton	2	1	1	4	1	3	5	17
Gamlingay	3	1	1	2	1	5	3	16

While the above sustainability assessment only focusses on key services and does not include facilities such as sports centres, petrol stations, community centres and employment hubs it highlights that Linton is equally, if not more, sustainable as Gamlingay. While Linton is also located closer to Cambridge and is in close proximity to significant and key employment centres of Granta Park, Babraham Research Centre and Haverhill.

In this regard, it is evident that Linton is a sustainable location for additional residential growth.

[1] Nomis: official labour market statistics. UV055 - Dwellings.

Source: Census 2001. Available at:

<https://www.nomisweb.co.uk/census/2001/uv055>

[2] Nomis: official labour market statistics. KS401EW - Dwellings, household spaces and accommodation type. Available at:

<https://www.nomisweb.co.uk/census/2011/ks401ew>

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## Housing as an agent for demographic change

The population of Linton has increased by approximately 248 people between 2001 and 2020. At the same time x dwellings were approved.

The Mid-Year population estimates have been analysed further to ascertain the population profile of Linton in 2002 and 2020. The 2002 mid-year population estimates state that the population was 4,598 people with 25.9% of the population aged between 0-19 and only 16% of the population being 65 years or older. Further analysis is set out in the table below:

	0-19	20-34	35-49	50-64	65+
People	1,191	719	1,027	923	738
Percentages	25.9%	15.6%	22.3%	20.0%	16.0%

2002 Mid Year Population Estimates - Age profile in Linton

By 2020 the mid-year population estimates showed a population of 4,862 people, and a significant shift in the population demographics with the proportion of the population aged 65 years and above rising to 24.7% - an 8.7% increase from 2002. Meanwhile the proportion of population aged 0-19 years had decreased by 2.4% and those aged 20-34 years old had decreased by around 5%.

	0-19	20-34	35-49	50-64	65+
People	1,142	532	956	1,031	1,201
Percentages	23.4%	10.9%	19.6%	21.2%	24.7%

2020 Mid Year Population Estimates - Age profile in Linton

As can be seen from the tables above there has been a significant shift in the population demographics of Linton, with the population experiencing significant ageing with a lower proportion of the population aged 0-49 years in 2020 than in 2002.

Although there is a national trend in relation to ageing populations, the picture in Linton shows a population demographic significantly older than both the national and the wider South Cambridgeshire data.

	0-19	20-34	35-49	50-64	65+
<b>South Cambridgeshire</b>					
People	37,917	22,882	34,578	32,406	31,785
Percentages	23.5%	14.2%	21.4%	20.1%	19.7%
<b>England</b>					
People	13,330,355	11,068,667	10,853,151	10,833,946	10,464,019
Percentages	23.5%	19.5%	19.1%	19.1%	18.5%

As is highlighted through the tables above, the proportion of the population aged 65 years or older is between 5 and 6% greater than is seen in South Cambridgeshire or England. While the proportion of the population aged between 0 and 19 years is comparable, the proportion of the population aged between 20-34 is significantly less than the region and national figures.

The demographic information depicted above may largely be attributed to a lack of housing delivery and unaffordability of housing.

New housing influences the structure of the population as greater levels of new housing bring with them greater levels of in-migration, with migrants 'tending' to be young. This is supported by data on the age of mortgage borrowers which shows that under-45s are more likely to purchase a new home as opposed to a 'second home', with the difference even more pronounced in the under-35s [1]. The preference for new housing in younger sections of the population will clearly attract younger households to an area. New housing development which includes provision of family homes, would therefore, clearly boost the population of Linton, mitigate against the ageing population trend and ensure that the settlement can maintain an available skilled workforce in order to serve the employment hubs in and around Linton.

According to Rightmove the properties within Linton had an average price of £456,254 over the last 12 months, with sold prices around the settlement increasing 18% since £387,265 [2]. This is stark when compared to the England average property price in July 2021 which stood at £272,261 [3].

This further highlights that new housing which supports the delivery of affordable dwellings and family housing is required in Linton to attract and retain younger population profiles and counteract the ageing population trend.

Indeed, the significant reduction in the number of children and younger working age adults in Linton, in combination with the ageing population trend, can also create significant problems in terms of the ongoing viability of essential local services such as schools. As highlighted in table x, the schools in Linton are generally operating under capacity, if the demographic trends continue, this situation is likely to worsen over time and place further pressure on the viability of local schools.

[1] DCLG Live Tables on House Building: Table 537 Housing market distribution of borrower's age's, by new/other dwellings and type of buyer, UK from 1990.



[2] Rightmove (2021). **House Prices around Linton**. Available at: <https://www.rightmove.co.uk/house-prices/linton.html?radius=0.5&page=1>

[3] Land Registry (2021). **UK House Price Index: House Price Statistics**. Available at: <https://landregistry.data.gov.uk/app/ukhpi/browse?from=2020-07-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2FUnited-kingdom&to=2021-07-01&lang=en>

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## Case Study: Tadcaster

Tadcaster is a market town situated in Selby District between Leeds (13km) and York (9km). Located just off the A64 near the M1. The settlement has a population of approximately 7,500 people but has experienced limited residential growth over the last 20 years. Since 2011 only 30 new dwellings have been completed despite being allocated a minimum housing target of 500 dwellings up to 2027 in the Selby core Strategy (2013).

Through analysing the number of dwellings in the Tadcaster East and West Wards between 2001 and 2011 there was an increase of 107 dwellings [1]. Therefore, between 2001 and 2020 there has been approximately 137 dwellings completed within Tadcaster.

Over the same timeframe, housing unaffordability has increased dramatically in Tadcaster with the median affordability ratio, calculated by dividing house prices by gross annual workplace-based earnings, increasing from 5.77 to 7.93 between 2011 and 2019. For comparison, the wider Selby LPA figure stood at 6.72 in 2019.

Between mid-2001 and mid-2019 the population of children and teenagers, alongside younger working age adults, decreased significantly in the town. In stark contrast, the number of older working age adults and those over 65 increased by a total of 57%. This trend is more pronounced given that, overall,

Tadcaster suffered a relatively low population increase of just 3% between 2001 and 2019, compared to 16.39% rise in the population of Selby District and a 7.79% increase in the population of the Yorkshire & Humber Region as a whole [2].

In addition, Tadcaster town centre has a comparatively high shop unit vacancy rate of 31.3%, against a UK average of 12.4% [3]. While, Tadcaster Primary Academy is currently operating at just 56% capacity highlighting that the area is not providing the necessary churn of students to maintain the schools vitality [4].

It is evident that the socio-economic sustainability and vitality of Tadcaster is facing significant pressures due to the impact of stagnated growth and under-delivery in housing.

While Linton and Tadcaster are settlements of different scales, Tadcaster represents a clear example of how limited housing growth can impact settlements. Linton is already experiencing a significant ageing in population and restricting housing delivery in the settlement further may impede the vitality and sustainability local schools, shops and employment centres.

[1] 2001 Census Tables: Dwellings [UV055] & 2011 Census Tables: KS401EW - Dwellings, household spaces and accommodation type

[2] ONS Mid-Year population estimates by MSOA. Data from 2001 (Tadcaster East & West) and 2019 (Selby 001).

[3] GVA Retail & Leisure Study

[4] Data taken from <https://www.get-information-schools.service.gov.uk/>

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## **The Benefits of Housebuilding**

This section of the storymap considers the benefits that new housing and development deliver in a national context, before

highlighting how further development in Linton will help to safeguard the future sustainability and vitality of the town

## **General Impact of Construction**

The economic benefits of construction and residential development is widely cited. Indeed, in 2017 new housebuilding contributed £38 billion of economic output across Great Britain supporting approximately 700,000 jobs both directly and indirectly[1].

Furthermore, housebuilding and construction contributes significantly to the wider economy producing wider supply chain benefits, increased tax incomes, infrastructure investment and significant capital expenditure.

[1] Lichfields and Home Builders Federation: The Economic Footprint of House Building in England and Wales (2018).

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## **Socio-Economic Outcomes for Linton**

### **Labour Force Benefits**

New housing makes an important contribution to the competitiveness of cities, towns and villages such as Linton by providing accommodation that will appeal to and help to attract skilled people, as well as providing a choice of homes for people already living within the area. The provision of new homes in the village would make an important contribution to support the local labour force and ensure the long-term economic competitiveness of Linton and the surrounding area. If new housing is built, this can prove a key draw for inward investment.

This would make an important contribution to the continued competitiveness of Linton and the wider local economy, notably at Granta Park and Babraham Research Campus, by underpinning the supply of labour available to local businesses and prospective business investors as well as inputting significant additional expenditure into the local catchment.

## Household Expenditure

The average weekly household expenditure on goods and services in the UK was £585.20 in 2020, while in the South East this was higher at £698.60 per week [1]. This household expenditure includes a variety of topics such as food costs, Council Tax bills, transport and recreation & culture, while it is not possible to propose an exact amount that will be spent in the local economy, it is reasonable to assume that as new residents move into the area, expenditure will increase locally in Linton and across the wider Cambridgeshire region supporting the vitality of local businesses and the high street.

[1] ONS (2020): Family spending workbook 3: expenditure by region : Table A33 Household expenditure by countries and regions.

## Housing Affordability

New residential schemes have an important role to play, through the provision of affordable housing, in meeting the housing needs of local people, and supporting mixed and sustainable communities. Development sites providing both market and affordable housing will help to remove barriers to home ownership and household formation, particularly for younger people.

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## Conclusions

Linton is an extremely sustainable location in regards to employment opportunities, facilities and services and education provision for existing and future residents of the settlement. The village is suitable and able to accommodate further residential growth to ensure the future vitality and sustainability of the services and amenities in the settlement.

Indeed, the sustainability analysis within this StoryMap highlights that the settlement is comparable in terms of sustainability to

other service villages which have received significantly more growth in recent years than Linton.

The Council should avoid disproportionate direction of growth towards Cambridge city and ensure that smaller settlements receive appropriate growth levels to ensure future vitality and viability.