

7th March 2025

Call for Sites Submission Update – Land to North-West of Balsham Road, Linton

Introduction

These representations have been prepared by Vistry Group in response to the Greater Cambridge Local Plan Call for Sites Update: March 2025 and should be read in conjunction with those previously submitted in respect of this site to the 2019 Call for Sites, the Issues & Options Consultation 2020 and the First Proposals Preferred Options Consultation 2021. The site was considered under site reference 396 (HELAA 40411).

Previous representations were prepared by Strutt & Parker on behalf of Countryside Properties (UK) Limited which is now a part of the Vistry Group.

Vistry Group formed in January 2020 following the successful acquisition of Linden Homes, Galliford Try and Bovis Homes Group PLC. Countryside Properties was acquired by Vistry Group in 2022.

Vistry Group are the UK's leading provider of affordable mixed tenure homes and has a strong reputation for design-led housebuilding with associated uses which stand the test of time. We do this through our unique approach to building homes, by working with a range of partners, both public and private, who know what homes are needed most and where. This strategy maximises the number of homes, including quality affordable homes, that we can build every year.

At Vistry Group, our purpose as a responsible developer is to work in partnership to deliver sustainable homes, communities and social value, leaving a lasting legacy of places people love.

Cambridge has long been identified as a key location for growth. In the 2024, the Labour party allocated £10million of funding to enable the Cambridge Growth Company to develop an ambitious plan for the housing, transport, water and wider infrastructure Cambridge needs to realise its full potential. It also announced further growth ambitions for housing across the UK, as well as significant planning reforms, relating to housing targets and Green Belt policy.

As a result of these changes, the local housing need for Greater Cambridge has increased meaning more dwellings will be required for Greater Cambridge than the current Local Plan requirement.

As such, Vistry Group believe that to meet the Government's growth aspirations in a sustainable way, further allocations will be necessary within the Greater Cambridge local plan, which should consider the need for allocations close to the city and allow for a proportion of housing and growth at existing villages. Sustainable development in rural areas plays a crucial role in ensuring the vitality of villages and in supporting existing rural services and facilities.

Land to North of Balsham Road, Linton

Vistry Group have previously made submissions as part of the Call for Sites for circa 300 dwellings and a rural business park.

Our representation to the Preferred Options Consultation 2021 regarding the Land to North of Balsham Road Linton, set out our response to the HELAA assessment, which dismissed the site primarily due to concerns about landscape impact. In our response, we addressed the concerns with additional technical information and evidence including an updated Landscape Technical Note and Opportunities and Constraints Plan, prepared by Barton Willmore, which clearly demonstrate that perceived landscape impacts can be addressed or mitigated, thereby substantiating the site's suitability and deliverability.

Vistry Group therefore invites Greater Cambridge Council to recognise the site at Linton as a suitable location for growth and allocate it within the emerging Greater Cambridge Local Plan.