INTRODUCTION

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. The following pages illustrate our emerging outline proposals for a new residential development on land off Balsham Road, Linton.

The purpose of the public consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with South Cambridgeshire District Council.

The Site

The Site is located on the eastern edge of the village of Linton in Cambridgeshire. The A1307 Cambridge Road is the main thoroughfare through the southern part of the settlement and provides a connection to Cambridge and Haverhill, approximately 17km (10.5 miles) north west and 13km (8.07 miles) to the east respectively.

The Site comprises a single irregular shaped field measuring approximately 3.07 hectares. It is bound by Balsham Road to the north west and to the west by residential properties on Brinkman Road, Bawtree Crescent and Balsham Road.

The Need for Housing

Every Council is required by Government to boost significantly the supply of housing and to make planning decisions in light of the presumption in favour of sustainable development.

The Council has a demonstrable need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing supply as required by National Policy.

The Application

Gladman Developments Ltd intends on submitting an outline planning application for up to 65 homes to South Cambridgeshire District Council. This application will establish the principle of development and determine the access arrangements. All other details would form part of subsequent detailed applications if outline planning approval is granted. The outline proposals currently indicate the following:

- Up to 65 new homes of varying sizes, types and tenures.
- Vehicular access point off Balsham Road.
- New areas of public open space and a new children’s play area.
- Sustainable drainage basins designed to create new wildlife habitats.

A Sustainable Location

The Site is located in a sustainable location with access to the public transport network. There are bus stops located within an 800m walking distance of the Site on Bartlow Road to the south, and on High Street to the south west of the Site. These bus stops are served by frequent bus services, providing connections to both Haverhill and Cambridge.
HISTORIC DEVELOPMENT

The historic maps below show how Linton has grown since 1891. The village has developed in an informal manner along the High Street, with this historic development reflected in much of today’s street patterns and buildings. A train station was built to serve Linton during the mid 19th Century, and can be seen on the 1891 map. The village experienced little development between the mid 19th Century and the 1920s.

The village expanded during the post-war years, with the majority of development taking place to the north and west of the historic village centre. During the late 1960s, the A1307 (Cambridge Road) was constructed to bypass traffic around the village centre. This is shown on the map dated 1967-1977.

In 1967 the railway line was closed after operating for more than 100 years. Despite this, Linton continued to expand during the latter part of the 20th Century and now has a roughly nucleated settlement form.
SITE DESCRIPTION

The Site comprises a single, irregular shaped arable field. The landscape features of note are along the south eastern, north eastern and north western Site boundaries, and include hedgerow and hedgerow trees.

The western Site boundary is defined by the rear boundary fences of properties at Brinkman Road and Bawtree Crescent, with scattered trees and short sections of hedgerow vegetation. The north western Site boundary is defined by an established hedgerow which separates the Site from Balsham Road. A recent woodland plantation defines the north eastern Site boundary and extends to the south east towards Horseheath Road. An informal footway runs through this woodland from the north east corner of the Site and leads to the south, connecting to public bridleway 146/25.
04 EXISTING LOCAL CHARACTER

VISUAL ENVIRONMENT

The Site lies on a north west facing slope, reaching a high point in the south eastern part of the Site of 69.5m Above Ordnance Datum (AOD) and a low point in the north western area of the Site of 57m AOD. The land to the north of the Site rises steadily to a high point at Rivey Hill. To the east of the Site the land rises more gradually to a high point at Shorts’ Corner, with land to the south of the Site falling towards the River Granta.

The Site itself is reasonably well-contained by vegetation to the north eastern and south eastern boundaries, and built form to the west, which screen the Site from views from much of its surroundings. The Site is overlooked by a number of properties to the west of the Site. Occasional middle distance views are also possible from public rights of way on the higher ground to the north west of the Site.

LOCAL BUILDING STYLES

The village of Linton exhibits a variety of buildings of various ages, heights and styles, clad with a variety of locally sourced building materials, forming an attractive and positive character. Traditional materials within the village include slate, peg tile, gault brick, render and flint. The heart of the settlement is designated as a Conservation Area, and contains many Listed Buildings. The proposed new homes will reflect the local vernacular of Linton.
Linton benefits from a number of services and facilities, including a Post Office, a Health Centre, College, schools and local shops. The village is also well-located in terms of its proximity to both Cambridge and Haverhill, which are important local centres for employment, retail, leisure and education.

A number of bus stops are located within 800m of the Site along High Street and Bartlow Road, and are served by frequent bus services to Cambridge and Haverhill.
KEY CONSIDERATIONS

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Development Framework Plan.

The opportunity exists to create a carefully planned new residential development that is well-related to the existing settlement edge. The built form of the proposal will be set back from the north western Site boundary to create an attractive landscaped frontage, with an opportunity to create a landscaped gateway feature into Linton.

Potential vehicular access point

New development needs to respect the amenity and privacy of adjoining properties along Brinkman Road and Bawtree Crescent through the introduction of new landscaping in rear gardens of new homes

Potential SuDS feature will be located to take advantage of the natural contours of the Site, and will form part of the landscaped frontage to the new development

Central focal green space has the potential to contain a children’s play area

Existing site contours

Existing vegetation

Trees with Tree Preservation Orders (TPO)

Extent of surface water flooding (Source: Gov.uk)

Existing informal footway

Sensitive edge

Existing BT cable

Potential developable area

Potential vehicular access point

Potential public open space and green corridors

Potential location for children’s play area

Potential location for SuDS feature

Opportunity to strengthen existing vegetation

Potential location for a landscaped gateway into Linton

Site Boundary: 3.07ha

Protected Village Amenity Area

(Adopted LPF Policy: Policy CH/6)
The new homes will consist of a mix of detached, semi-detached and terraced homes. Most of the homes will be 2 storeys in height, although it is considered that a small number of 2½ storey dwellings could be accommodated to provide interest to the development’s roofscape.

The development will be set within an attractive landscape framework and has been structured to respect the existing landscape features, including the retention and reinforcement of the existing hedgerows and new vegetation to the Site’s north eastern, south eastern and south western boundaries.

In total, 37% of the Site area will remain as public open space, including a central green space which will contain a new children’s play area. The open spaces provide space for informal recreational activities such as picnicking and opportunities for wildlife enhancements.

A new recreational route will meander through the open space on the edge of the development which will link into the existing footway on Balsham Road.

Vehicular access to the development will be from Balsham Road. The loss of a small section of the hedgerow to allow for the vehicular access will be mitigated with new trees and hedgerow planting as an integral part of the development’s landscape design.

New Sustainable Drainage System (SuDS) features will be provided as part of the development’s green infrastructure. The basin will store water during periods of heavy or persistent rainfall in order to maintain run-off from the Site to present day conditions. The SuDS features will be designed to create attractive new landscape features and to complement the ecological objectives of the development’s wider areas of public open space.
YOUR VIEWS

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to South Cambridgeshire District Council, who will take these into account before making their decisions on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

Thank you for taking time to view our proposals.

How do I comment?

Comments can be sent via:
www.your-views.co.uk/balshamroadlinton

You can respond by email:

comments@your-views.co.uk
(Using Balsham Road Linton as the subject line)

Or by post:

Your Views - Balsham Road Linton
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.