Quality Assurance

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Client name: Endurance Estates Ltd
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# Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appendices</td>
<td>iv</td>
</tr>
<tr>
<td>1 Introduction</td>
<td>1</td>
</tr>
<tr>
<td>2 The Planning Application</td>
<td>3</td>
</tr>
<tr>
<td>Form of the Planning Application</td>
<td>3</td>
</tr>
<tr>
<td>Environmental Impact Assessment</td>
<td>3</td>
</tr>
<tr>
<td>3 The Application Site</td>
<td>4</td>
</tr>
<tr>
<td>Site Description</td>
<td>4</td>
</tr>
<tr>
<td>Planning History</td>
<td>4</td>
</tr>
<tr>
<td>4 The Proposed Development</td>
<td>5</td>
</tr>
<tr>
<td>Scheme Overview</td>
<td>5</td>
</tr>
<tr>
<td>Implementation</td>
<td>5</td>
</tr>
<tr>
<td>5 Consultation</td>
<td>6</td>
</tr>
<tr>
<td>Public Consultation</td>
<td>6</td>
</tr>
<tr>
<td>Consultation with South Cambridgeshire District Council</td>
<td>6</td>
</tr>
<tr>
<td>Consultation with Cambridgeshire County Council (Highways)</td>
<td>6</td>
</tr>
<tr>
<td>6 Planning Policy and Guidance</td>
<td>7</td>
</tr>
<tr>
<td>7 Planning Obligations and Conditions</td>
<td>10</td>
</tr>
<tr>
<td>The Principle of Development</td>
<td>10</td>
</tr>
<tr>
<td>Design, Layout and Visual Impact</td>
<td>11</td>
</tr>
<tr>
<td>Trees and Landscaping</td>
<td>12</td>
</tr>
<tr>
<td>Ecology and biodiversity</td>
<td>13</td>
</tr>
<tr>
<td>Flooding, Drainage and Water Conservation</td>
<td>13</td>
</tr>
<tr>
<td>Contamination</td>
<td>14</td>
</tr>
<tr>
<td>Heritage</td>
<td>14</td>
</tr>
<tr>
<td>Affordable Housing Provision</td>
<td>14</td>
</tr>
<tr>
<td>Market Housing</td>
<td>15</td>
</tr>
<tr>
<td>Highways, Access and Traffic Issues</td>
<td>15</td>
</tr>
<tr>
<td>Renewable Energy and Energy Efficiency</td>
<td>17</td>
</tr>
<tr>
<td>Sustainability</td>
<td>17</td>
</tr>
<tr>
<td>Economic Sustainability</td>
<td>17</td>
</tr>
<tr>
<td>Social Sustainability</td>
<td>18</td>
</tr>
<tr>
<td>Environmental Sustainability</td>
<td>18</td>
</tr>
<tr>
<td>Planning Conditions and Planning Obligations</td>
<td>19</td>
</tr>
<tr>
<td>8 Conclusion</td>
<td>20</td>
</tr>
</tbody>
</table>
Appendices

Appendix 1 South Cambridgeshire District Council EIA Screening Response
Appendix 2 South Cambridgeshire District Council Design Workshop Report
Introduction

1.1 This Planning Statement has been prepared by Bidwells on behalf of Pembroke College and G W Balaam & Sons Ltd (the Applicants) in support of a planning application submitted to South Cambridgeshire District Council (SCDC) for the proposed landscape design-led residential development of Land Adjacent to Bartlow Road, Linton. The application is submitted as an outline planning application with all matters reserved bar access, which is to be considered in full.

1.2 This Statement provides relevant information to assist the Local Planning Authority in determining the Planning Application and considers the planning policy framework and other material considerations in relation to the proposed development. This Statement should be read in conjunction with other materials submitted with the planning application.

1.3 In addition to the necessary forms and drawings, the application is accompanied by a number of supporting documents which include:

- Parameter Plan
- Illustrative Masterplan
- Proposed Access Drawing;
- Planning Statement;
- Statement of Community Involvement;
- Design and Access Statement;
- Transport Assessment (including access details) and Outline Green Travel Plan;
- Flood Risk and Drainage Assessment;
- Foul Sewage and Utilities Assessment;
- Archaeological Assessment/Heritage Statement;
- Biodiversity Survey and Report;
- Landscape and Visual Impact Assessment;
- Noise Impact Assessment;
- Arboricultural Assessment;
- Sustainability and Renewable Energy Statement;
- Health Impact Assessment;
- Affordable Housing Statement (within Planning Statement);
- 5 Year Housing Land Supply Assessment (within Planning Statement);
– Land Contamination Assessment;
– Landscaping Details;
– Open Space Assessment (within DAS);
– Details of Parking Provision;
– Site Photographs (within DAS);
– Planning Obligations (Draft Heads of Terms);
– Water Conservation Strategy (within Sustainability Statement and Drainage Strategy).

1.4 Full details of all of the planning application documents are provided in the Schedule of Application Documents within the covering letter to the planning application.

1.5 This Planning Statement seeks to draw together the various assessments and documentation which have informed the preparation of the scheme and/or been submitted with the planning application. The Statement gives consideration to the acceptability of the proposal having regard to relevant planning policies and other material considerations.

1.6 The remainder of this statement is arranged as follows:
– Section 2 explains the format of the application;
– Section 3 describes the application site and its surroundings;
– Section 4 provides an overview of the proposals;
– Section 5 provides a summary of the consultation undertaken in relation to the proposals;
– Section 6 considers the relevant planning policy framework against which the proposal will be considered;
– Section 7 discusses the planning considerations relevant to the proposal;
– Section 8 provides conclusions in relation to the merits of the proposed development.
2 The Planning Application

Form of the Planning Application

2.1 The application is an outline planning application with all matters reserved except access. It follows a formal pre-application submission made to SCDC on 20 April 2015 and is accompanied by a range of supporting documents and materials. Paragraph 1.3 above provides a list of key documents submitted in support of the application. In addition to these documents, a number of drawings are also submitted.

Environmental Impact Assessment

2.2 The proposed development is considered to fall within Schedule 2 of the projects to which the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (The EIA Regulations') apply. In particular the proposals could be deemed to fall under Schedule 2(10) (b) 'Urban Development Projects', for which the applicable size threshold for projects is the area of the development exceeding 5 hectares or 150 dwellings. In this case, the site does not exceed this threshold and it is not considered that the project will have "significant environmental effects" such that it would require EIA.

2.2.1 For the sake of completeness, a determination was sought from the Local Planning Authority as to the need for EIA. In accordance with the EIA Regulations, a request was therefore made to SCDC for an Environmental Impact Assessment Screening Opinion on 26 June 2015 and an amended request made on 21 July 2015 to allow for an additional 3 dwellings with a total of 78 units. At the time of writing the amended screening request is under consideration by the South Cambridgeshire District Council however it is not anticipated that the proposal will constitute EIA development. The Council confirmed by letter on 15 July 2015 that the original screening request for a total of 75 dwellings was not considered to be EIA development (Appendix 1).
3 The Application Site

Site Description

3.1 The Site is located immediately to the south-east of Linton and lies adjacent to the existing settlement. It consists of two land parcels, the smaller parcel measuring approximately 1.1ha and lying to the north of Bartlow Road and the larger measuring approximately 3.69ha and lying to the south of Bartlow Road.

3.2 The northern land parcel consists primarily of an agricultural field which is currently laid to grass. It is bounded to the north and east by a strong mature hedgeline and falls gently in gradient toward Bartlow Road. To the west 'The Ridgeway', a residential cul-de-sac, runs parallel to the site's boundary and to the south lies Bartlow Road.

3.3 The majority of the southern land parcel consists of arable farmland and slopes more markedly from Bartlow Road down to the River Granta, which forms its southern boundary with associated established vegetation. The northern boundary is defined by a hedgerow whilst the eastern boundary is open and bounded by the A1307 which flanks the site. To the west there are a number of trees and a partial hedgeline immediately beyond which lies the residential area of Finchams Close and Bartlow Road.

3.4 In terms of wider context, the site as a whole is bounded to the north and east by arable farmland and to the south by Linton's Pocket Park beyond which lies further farmland. The urban area of the village of Linton, which in itself lies in a rural setting extends to the west and is substantial in size. Cambridge is located approximately 16km to the north-west and Haverhill 12 km to the east. Both are accessed by the A1307.

3.5 There are currently no formal vehicular access points to the site, however there is an established farm access point to each plot, both of which are taken from Bartlow Road. A new vehicular and pedestrian access to each part of the site will be taken from Bartlow Road.

Planning History

3.5.1 There is no recent planning history for the site.
4 The Proposed Development

Scheme Overview

4.1 The proposal involves the landscape design-led residential development of the land. It includes up to 78 dwellings, landscaping, vehicular and pedestrian access and formal and informal open space.

4.2 The illustrative Masterplan, the purpose of which is to demonstrate one way that the site is capable of accommodating the proposed quantum of development, provides an indicative layout for the site. The evolution of the Masterplan including the rationale behind the design, the key principles of the layout and the landscape led-approach have been set out in detail in the Design and Access Statement which accompanies this submission.

4.3 In brief, the main features of the Masterplan include a substantial informal linear green space which defines the southern and eastern site boundaries and will create a soft, green edge to Linton, formal play space, an enhanced riverine environment with the introduction of an attenuation lagoon at the southern edge of the site adjacent to the existing River Granta, a clear legible road network including shared surfaces and dwellings of a range of sizes and typologies. These include a farmstead style courtyard development immediately to the north of Bartlow Road, which has been specifically designed to provide a positive entrance to the village whilst reflecting the rural nature of the surrounding agricultural land.

Implementation

4.4 The site is owned by the applicants and is available for development now. Subject to securing the necessary planning consents, including reserved matters, it is intended that construction work could commence in 2016/17 with the residential element of the development being completed within 5 years of the granting of outline planning permission. It is therefore clear that the development would make a prompt, deliverable and important contribution to housing supply within South Cambridgeshire and to the existing deficit in the Council's 5 year housing land supply.
5 Consultation

Public Consultation

5.1 A comprehensive public consultation exercise has been carried out, full details of which are given in Statement of Community Involvement which accompanies the planning submission. A detailed leaflet seeking the public's views and setting out the initial development proposal and draft Masterplan was delivered to every residential and commercial premises in Linton and was also sent directly to the Parish Council who have been regularly updated regarding the project from the outset. Following this, a ‘Frequently Asked Questions’ Sheet was sent to everyone who responded to the leaflet and also to the Parish Council. The Linton Newspaper (Linton Village News) also carried a number of articles in relation to the proposal and information was provided directly to the editor as requested. The frequently asked questions sheet was also published in this newspaper. Feedback from the public consultation was fed into the design process.

Consultation with South Cambridgeshire District Council

5.2 A combined pre-application meeting and Design Workshop was held with SCDC on 15 May 2015. In addition to the Planning Officer, representatives from South Cambridgeshire Council's Design Consultancy Unit attended including Urban Design; Landscape and Sustainability experts. Detailed feedback from this workshop was fed into the design process as set out in the Design and Access Statement and Statement of Community Involvement which accompany this application and significant improvements were made to the draft Masterplan in accordance with the advice received. A copy of the Council's Design Workshop Report is attached at Appendix 2.

5.3 Officers advised informally that the proposed development would be considered positively in light of the presumption in favour of sustainable development and that they would be likely to be able to support the scheme subject to the draft Masterplan being amended to respond to the comments made during the workshop.

5.4 The proposed development has therefore undergone a comprehensive consultation process with both the general public at Linton and SCDC, with constructive feedback from Council Officers and comments from the public forming an important part of the design process.

Consultation with Cambridgeshire County Council (Highways)

5.5 The planning application is an outline application, with all matters reserved bar access. Pre-application advice was therefore sought from Cambridgeshire County Council in relation to the proposed access and the highways impact of the proposed development with a pre-application response being issued on 5 June 2015. The County Council did not raise any in principle objections and the current Transport Assessment has been amended to respond to comments received.
6 Planning Policy and Guidance

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the fact that SCDC are unable to demonstrate a 5 year housing land supply is a key material consideration. The National Planning Policy Framework (NPPF) states at para. 47 that local planning authorities should ‘identify and update annually a supply of deliverable sites sufficient to provide five years’ worth of housing against their housing requirements’. An additional buffer of 5% is required, unless there has been a record of persistent under delivery of housing, in which case the buffer should increase to 20%.

6.2 SCDC are able only to demonstrate a 3.8 to 4.1 year housing land supply and the lack of a 5 year housing land supply has been confirmed repeatedly by the Council, for example at para.1 of the Planning Officer’s committee report (3 June 2015) for application S/2791/14/OL. Previous Planning Inspectorate appeal decisions at Cody Road and Bannold Road, Waterbeach have also highlighted the lack of a 5 year land supply within South Cambridgeshire District and confirmed that a 20% buffer rather than a 5% buffer should be applied. Para. 49 of the NPPF specifically directs that ‘relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites’. In this context ‘housing applications should be considered in the context of sustainable development’ with the presumption in favour of sustainable development being applied.

6.3 The NPPF provides further clarity at para.14, stating that for decision taking in planning, this means that where relevant development plan polices are out-of-date, planning permission should be granted unless either ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole’ or ‘specific policies in this Framework indicate development should be restricted’. 

6.4 It is therefore the case that relevant housing supply polices in both the adopted Development Plan Documents and the emerging Local Plan cannot be considered up-to-date in the determination of this planning application and that the presumption in favour of sustainable development must be applied.

6.5 The relevant adopted Development Plan Documents (DPDs) for South Cambridgeshire are the Core Strategy, Development Control Policies DPD and the Proposals Map. In addition, there are a number of Supplementary Planning Documents (SPDs) which are also material considerations.

6.6 In terms of emerging planning policy, the submission version Local Plan (2011 – 2031) was submitted to the Secretary of State for examination on 28 March 2014 with the hearing sessions commencing on 4 November 2014. Following a letter from the Inspector on 20 May 2015 the examination was suspended due to the Inspector’s concerns in relation to the overall development strategy, objectively assessed need for new housing and conformity with revisions to National Planning Policy. SCDC and Cambridge City Council (CCC) are currently working to address these concerns. With the exception of relevant housing policies, policies can therefore be given some weight subject to the level of substantive objection to them and are a material consideration in the determination of this application.

6.7 National planning guidance is contained within the National Planning Policy Framework (NPPF) and the supporting Planning Practice Guidance (PPG).

6.8 The relevant policies and policy documents relating to the proposed development are therefore:
The National Planning Policy Framework

Planning Practice Guidance

The Core Strategy DPD (2007)

Policy ST/5 Minor Rural Centres

The Development Control Policies DPD (2007)

Policy DP/1: Sustainable Development
Policy DP/2: Design of New Development
Policy DP/3: Development Criteria
Policy DP/4: Infrastructure and New Developments
Policy DP/6: Construction Methods
Policy HG/1: Housing Density
Policy HG/2: Housing Mix
Policy HG/3: Affordable Housing
Policy SF/6: Public Art and New Development
Policy SF/10: Outdoor Playspace and New Development
Policy SF/11: Open Space Standards
Policy NE/1: Energy Efficiency
Policy NE/3: Renewable Energy Technologies in New Development
Policy NE/4: Landscape Character Areas
Policy NE/6: Biodiversity
Policy NE/9: Groundwater
Policy NE/9: Water and Drainage Infrastructure
Policy NE/11: Flood Risk
Policy NE/12: Water Conservation
Policy NE/17: Protecting High Quality Agricultural Land
Policy CH/2: Archaeological Sites
Policy TR/1: Planning for More Sustainable Travel
Policy TR/2: Car and Cycle Parking Standards
Policy TR/3: Mitigating Travel Impact
Policy TR/4: Non-Motorised Modes

The Submission Version Local Plan (2011 – 2013)

Policy S/1: Vision
Policy S/2: Objectives of the Local Plan
Policy S/3: Presumption in Favour of Sustainable Development
Policy S/5: Provision of New Jobs and Homes
Policy S/9: Minor Rural Centres
Policy CC/1: Mitigation and Adaption to Climate Change
Policy CC/3: Renewable and Low Carbon Energy in New Developments
Policy CC/4: Sustainable Design and Construction
Policy CC/6: Construction Methods
Policy CC/7: Water Quality
Policy CC/8: Sustainable Drainage Systems
Policy CC/9: Managing Flood Risk
Policy HQ/1: Design Principles
Policy HQ2: Public Art and New Development
Policy NH2: Protecting and enhancing Landscape Character
Policy NH/3: Protecting Agricultural Land
Policy NH/4: Biodiversity
Policy NH/6: Green Infrastructure
Policy NH/14: Heritage Assets
Policy H/7: Housing Density
Policy H/8: Housing Mix
Policy H/9: Affordable Housing
Policy H/11: Residential Space Standards for Market Housing
Policy SC/2: Health Impact Assessment
Policy SC/4: Meeting Community Needs
Policy SC/6: Indoor Community Facilities
Policy SC/7: Outdoor Play Space, Informal Open Space and New Developments
Policy SC/8: Open Space Standards
Policy TI/2: Planning for Sustainable Travel
Policy TI/3: Parking Provision
Policy TI/8: Infrastructure and New Developments
Policy TI/9: Education Facilities
Policy TI/10: Broadband

Affordable Housing SPD;
Landscape in New Developments SPD;
District Design Guide SPD;
Trees and Development Sites SPD;
Biodiversity SPD;
Public Art SPD;
Health Impact Assessment SPD; and
Open Space in New Developments SPD.
7 Planning Obligations and Conditions

7.1 The main planning considerations pertinent to this proposal, which must be considered against the requirements of the Government guidance and (up-to-date) emerging and adopted Development Plan Policies, are considered to comprise:

- The Principle of Development;
- Design, Layout and Visual Impact;
- Trees and Landscaping;
- Ecology and biodiversity;
- Flooding, Drainage and Water Conservation;
- Contamination;
- Heritage;
- Affordable Housing Provision;
- Housing Mix;
- Highway, Access and Traffic Issues;
- Renewable Energy and Energy Efficiency;
- Sustainability.

7.2 These issues are considered in turn below.

The Principle of Development

7.3 As set out at para. 6.2 SCDC are unable to demonstrate a 5 year housing land supply and, as such, relevant housing supply policies cannot be considered up-to-date. In accordance with para. 49 of the NPPF and emerging policy S/3 ‘Presumption in Favour of Sustainable Development of the Submission Version Local Plan the current application must therefore be considered in the context of sustainable development, with the presumption in favour of such development being applied.

7.4 It is therefore necessary to assess the proposed development against the principle of sustainable development. The NPPF clearly identifies (para.7) that there are three dimensions to sustainable development; the economic dimension, the social dimension and the environmental dimension. Consideration must therefore be given to each of these dimensions when determining this application. The remainder of this report assesses the main planning considerations which are relevant to this application and concludes that the proposed development will bring significant benefits and that there will be no adverse impacts which will significantly and demonstrably outweigh these benefits. Furthermore, there are no specific policies within the NPPF which indicate that the proposed development should be restricted. The proposed development is considered to constitute sustainable development and the presumption in favour of such development is therefore applicable. The principle of development is therefore considered to be acceptable.
Design, Layout and Visual Impact

7.5 The application is an outline planning application with all matters reserved except access. An illustrative Masterplan has been submitted which demonstrates that a landscape-design led scheme can accommodate the quantum of development proposed and provides an indicative site layout.

7.6 Policy DP/2 Design of New Development of the adopted Development Control DPD states that all new development should be compatible with its location and appropriate in terms of scale, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. Policy HQ/1 Design Principles of the emerging Local Plan requires all development to be of a high quality design with a clear vision as to the positive contribution the development will make to its local and wider context. A comprehensive Design and Access Statement has been submitted as part of this application and provides a detailed account of the design approach to the development. The design and layout of the scheme has been landscape-led from the outset and the substantial landscape buffer positioned on the site's southern and eastern boundaries is central to the Masterplan vision for the land. The creation of this soft, green edge to the site boundary will ensure that the landscape impact of the development is acceptable and build upon the existing riverine habitat whilst representing a significant improvement to the existing eastern boundary of Linton in this location, which consists of a comparatively hard urban edge adjacent to the southern application plot.

7.7 This informal linear green space will measure approximately 1.7ha and is identified in both the illustrative Masterplan and the submitted parameter plan, providing ecological enhancement in addition to an important local recreational facility. The illustrative Masterplan includes a formal play space with a locally equipped area of play positioned centrally within the southern plot and connected by strong pedestrian links to Bartlow Road and the northern plot. The northern plot also contains an informal area of open space located within its substantial landscape buffer.

7.8 Properties will consist of various typologies and sizes, ranging from one and two bedroom starter homes to larger family houses. The indicative Masterplan includes a carefully designed farmstead development which fronts directly onto Bartlow Road. These buildings are of a rural design character and will create a sense of arrival to the village's eastern periphery from Bartlow Road whilst reflecting the agricultural nature of the surrounding land and helping to facilitating the transition from rural to urban.

7.9 For the southern plot, the illustrative Masterplan shows the development being set back from Bartlow Road with the existing building line being maintained.

7.10 The indicative Masterplan demonstrates that the site is capable of providing a sufficient level of formal playspace and informal recreational green space, in accordance with adopted polices SF/10 Outdoor Playspace and New Development and SF/11 Open Space Standards and emerging policies SC/7 Outdoor Play Space, Informal Open Space and New Developments and SC/8 Open Space Standards.

7.11 In terms of density, adopted policy HG/1 Housing Density require residential developments to make best use of the site achieving average net densities of at least 30 dwellings per hectare unless there are exceptional local circumstances that require a different treatment. Emerging policy H/7 Housing Density requires developments to achieve an average net density of 30 dwellings per hectare although net density may vary from this where justified by the character of the locality, scale of development or other local circumstances. The indicative Masterplan demonstrates that the site is capable of accommodating the proposed quantum of development at a density of 26dph over the net developable area. The Masterplan
has been landscape-led and has been specifically designed to account for the site's landscape constraints and to ensure that the proposed development will have an acceptable impact in landscape terms.

7.12 The proposed development will therefore make best use of the site in a sustainable manner.

Trees and Landscaping

7.13 Adopted policy NE/4 Landscape Character Areas and emerging policy NH2 Protecting and Enhancing Landscape Character require developments to respect and retain or enhance the local character and distinctiveness of the landscape character area within which it is located.

7.14 The existing site consists primarily of arable farmland/grassland. There are, however, a number of trees and established hedgerows located on each plot of land. South Cambridgeshire's Trees and Development Sites SPD requires consideration to be given, wherever possible, to the retention of suitable trees within development, or to incorporating new planting into design. A full arboricultural assessment of the site has been completed and submitted in support of the current application. Whilst the number of existing trees on the site is relatively low, their retention has been sought.

7.15 The northern plot is bounded by a mature hedgeline to the east and north which has significant landscape value and contains a number of mature trees. The illustrative Masterplan enhances this hedgeline, creating a wide landscape buffer and ensuring that the hedge would sit within this rather than being incorporated into the rear gardens of the proposed dwellings. This landscape buffer is enshrined within the parameter plan and the retention of this hedgeline and associated trees is a fundamental part of the proposal. Development of the northern plot is concentrated to the south of the land, avoiding new dwellings being skylined and ensuring that the layout and density reflects that of the adjacent Ridgeway.

7.16 The southern plot contains a number of established trees along its southern boundary which form part of the natural environment surrounding the river. There are also a number of trees positioned along the western boundary. The proposed layout seeks to retain these trees and again a substantial landscape buffer is enshrined within the parameter plan. The proposal continues the village's existing building line being set back from both Bartlow Road and the River Granta and is also set well back from the A1307 ensuring that the eastern building line of both plots is co-ordinated and forms a joined up edge to the village.

7.17 The northern boundary of the southern plot is formed by a hedgeline which sits adjacent to Bartlow Road. The illustrative Masterplan shows the proposed dwellings being set back from Bartlow Road, allowing the retention of significant parts of this hedgerow.

7.18 The landscape-design led approach to the site's masterplanning will result in a significant net gain in the overall number of trees on the site. Substantial capacity exists for the planting of specified replacement trees on the site, particularly as part of the green buffer located along the southern and eastern boundaries of the land. There is also scope for significant planting within both plots, ensuring in particular that the more exposed slope of the southern plot will be broken in time by established vegetation throughout the development.

7.19 In addition, emerging policy NH/6 Green Infrastructure states that the Council will encourage proposals which create new green infrastructure and enhance public enjoyment of it. A key component of both the illustrative Masterplan and the parameter plan is the substantial green buffer which occupies the southern and eastern periphery of the site as a whole. This represents a noteworthy section of green infrastructure,
which will be accessible to the public and will be multi-functional, facilitating informal play, recreational activities and a pedestrian route, in addition to its important landscape function.

**Ecology and biodiversity**

7.20 Policy NE/6 *Biodiversity* of the adopted Development Control Policies DPD states that ‘new development should aim to maintain, enhance, restore or add to biodiversity’. It goes on to state that where appropriate ‘measures may include creating, enhancing and managing wildlife habitats and natural landscape’. Emerging policy NH/4 *Biodiversity* also requires developments to aim to enhance and add to biodiversity.

7.21 This is reinforced by the Biodiversity Supplementary Planning Document (SPD) which requires development to seek the restoration or creation of new wildlife habitats.

7.22 An Ecological assessment of the site has been carried out and an accompanying Ecology Report completed by Applied Ecology Ltd forms part of this planning submission. Following detailed surveys, it was concluded that the site as a whole is of low ecological value in terms of habitats and plant species being dominated by arable land and semi-improved grassland. The presence of Otter was confirmed and Water Vole deemed possible within the River Granta corridor. Badger was also confirmed although no setts were located within the site and no further survey or mitigation recommended. In terms of breeding birds the species list for the site numbered 20, placing the site below the range for Local Importance.

7.23 The reports key recommendation was to maintain an appropriate stand-off zone between the River Granta and the developable area, with a buffer area of 30m being included. The proposed landscape buffer in fact measures 40m in depth and exceeds this precautionary distance.

7.24 In terms of the site’s overall biodiversity, the proposed development represents a significant opportunity to substantially enhance the site’s ecological value. Whilst the existing arable farmland/grassland is of relatively low biodiversity value, the proposed development will create substantial areas of green infrastructure providing new and varied habitat, including an enhanced riverine environment with balancing ponds.

**Flooding, Drainage and Water Conservation**

7.25 The application is supported by a Flood Risk Assessment and Drainage Strategy. Adopted policy NE/11 *Flood Risk* of the adopted Development Control Policies DPD states that ‘in relation to flood risk, applications for planning permission will be judged against national policy’. Emerging policy CC/9 *Managing Flood Risk* requires developments not to increase flood risk elsewhere. The NPPF advocates the use of a sequential, risk based approach to the location of development and states at para.100 that ‘inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk’. The accompanying Planning Practice Guidance (PPG) provides clear guidance that the aim is to ‘steer new development to Flood Zone 1’ (para.019, Flood Risk and Coastal Change).

7.26 The majority of the application site is located within Flood Zone 1 with some areas immediately adjacent to the River Granta lying within Flood Zones 2 and 3. The developable area lies entirely within Flood Zone 1 and the proposed attenuation lagoon on the southern plot is also located within Flood Zone 1. The submitted Flood Risk Assessment and Drainage Strategy demonstrates that the development of the site will not worsen the existing situation in terms of flood risk, which is of particular importance in terms of the River Granta and its route through the village of Linton. The site is capable of sustainably accommodating residential development in terms of flood risk.
7.27 Adopted Policy NE/9 Water and Drainage Infrastructure and emerging Policy CC/7 Water Quality require developments to ensure an adequate water supply, sewerage and land drainage system is deliverable. Anglian Water and Cambridge Water have confirmed that capacity exists in terms of foul and clean water infrastructure to accommodate the proposal.

7.28 With regard to surface water, this will be drained and filtered directly on the site utilising sustainable urban drainage systems in accordance with the requirements of emerging policy CC/8 Sustainable Drainage Systems. A Drainage Strategy has been submitted in support of this planning application and demonstrates that the proposed development will utilise on site infiltration and storage methods to ensure that flood risk is not increased elsewhere. Surface water will be returned to the groundwater supply in the locality, thus complying with adopted Policy NE/8 Groundwater, which seeks to ensure that development will not pose an unacceptable risk to underlying groundwater. Water conservation is of key importance and in accordance with adopted policy NE/12 Water Conservation the Sustainability and Renewable Energy Statement which supports this submission identifies how the proposed development will utilise specific measures to maximise water conservation and minimise waste.

Contamination

7.29 The existing land is arable farmland/grassland. A Phase 1 Geo-Environmental Assessment has been completed and submitted in support of the current planning application. The Assessment deems the overall risk rating of the site in terms of contaminated land to be low.

Heritage

7.30 The application site consists of agricultural fields. The land does not contain any listed buildings and is not located within a Conservation Area or other designated heritage area. The primary consideration is therefore archaeology. Adopted policy CH/2: Archaeological Sites seeks to protect archaeological sites in accordance with national policy. Emerging policy NH/14: Heritage Assets provides support for development proposals where they sustain heritage assets.

7.31 A detailed archaeological investigation has been completed and a scheme of works, including trial trenching across the site was agreed with Cambridgeshire County Council's Archaeologist prior to being undertaken. An Archaeological Evaluation Report / Heritage Statement has been submitted in support of this application and summarises the key archaeological findings, none of which are development prohibitive.

Affordable Housing Provision

7.32 Both adopted policy HG3 Affordable Housing and emerging policy H/9 Affordable Housing seek the provision of 40% affordable housing, with the appropriate mix in terms of tenures and sizes being determined by local circumstances. The proposed development makes provision for 40% affordable housing and is policy compliant.

7.33 The application is an outline application and the details of the exact housing mix will be determined at the Reserved Matters stage. The adopted Affordable Housing SPD states that the district wide target for tenure mix in new affordable housing is 70% social rent and 30% intermediate.

7.34 The proposed development is for up to 78 dwellings. The provision of 40% affordable housing equates to 31 dwellings. This represents a significant number of affordable units and will make an important
contribution toward affordable housing need within Linton, having demonstrable benefits in terms of social sustainability. The illustrative Masterplan demonstrates that these units can be accommodated on the site and that a higher number of 1 and 2 affordable dwellings can be provided.

7.35 In terms of location, both adopted and emerging policy require affordable units to be distributed throughout the development in small groups or clusters. Again, the development's layout would be determined at the Reserved Matters stage, however the indicative Masterplan demonstrates that the proposed amount of affordable housing can be accommodated in small groups across the application site.

Market Housing

7.36 Policy H/8 Housing Mix of the emerging Local Plan requires market developments of 10 or more homes to consist of at least 30% 1 or 2 bed homes, at least 30% 3 bed homes; at least 30% 4 or more bed homes with a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances. Adopted Policy HG/2 Housing Mix states that for developments of more than 10 dwellings a mix of units will be sought providing a range of accommodation, including 1 and 2 bed dwellings, having regard to economic viability, the local context of the site and the need to secure a balanced community. Policy HG/2 requires such developments to use the specified housing mix for schemes of less than 10 dwellings as the starting point for dwelling mix, with 40% 1 and 2 bed; approximately 25% 3 bed and approximately 25% 4 or more bed. The application is an outline application which seeks only to fix the upper quantum of development at 78 dwellings. The housing mix will be established at the Reserved Matters stage, however, the illustrative Masterplan demonstrates that the site is capable of accommodating a policy compliant mix of both affordable and market housing, with internal floor areas which will meet or exceed the standards required by emerging Policy H/11 Residential Space Standards for Market Housing.

Highways, Access and Traffic Issues

7.37 Adopted policy TR/3 Mitigating Travel Impact requires new developments to mitigate their travel impact and seeks financial contributions towards improvements in transport infrastructure in the wider area affected by increased development. Emerging policy TI/2 Planning for Sustainable Travel states that development must promote sustainable travel appropriate to its location. Adopted policy TR/1 Planning for More Sustainable Travel requires developments to ensure a sufficient standard of accessibility to offer an appropriate choice of travel by public transport or non-car travel modes and policy TR/4 Non-motorised Modes emphasises the importance of non-motorised modes of travel.

7.38 New vehicular and pedestrian accesses to the northern and southern plots are proposed from Bartlow Road. In addition, the illustrative Masterplan demonstrates one way in which two additional pedestrian accesses can be successfully achieved to the southern plot, one creating a central green lung through the development to the southern landscape buffer and the other providing direct access to the eastern landscape buffer. These pedestrian links would improve the site's permeability for both existing Linton residents and future residents of the development and would create various options for circular walks taking in the extensive eastern and southern landscape buffers. The site will therefore be easily and safely accessible to both cars and non-car travel modes.

7.39 A Transport Assessment has been submitted in support of this application and a pre-application submission was previously undertaken with Cambridgeshire County Council Highways. County Highways did not object to the proposed new accesses from Bartlow Road and the key findings of the Transport
Assessment are that the proposed development can be accommodated without prejudicing the ability of the highway network to transport people and goods around the local and wider area.

7.40 Furthermore, the applicant is willing to enter into a Section 106 Agreement, to ensure any required financial contributions are made towards improvements in transport infrastructure in the wider area affected by increased development.

7.41 Adequate footways are located on both sides of Bartlow Road to which the proposed development will connect, with the necessary works outside of the application site boundary being carried out on adopted highways land only. It is suggested that a temporary site access be constructed at the location of the proposed new vehicular access points from Bartlow Road and it is therefore recommended that a Construction Management Pan is required by way of planning condition to ensure an experienced contractor identifies accurate construction vehicle movements. A traffic survey was also undertaken as part of the Transport Assessment and a suitable vehicular trip generation determined for the proposed residential dwellings using the TRICS database. The development is predicted to produce 50 traffic movements (14 in and 36 out) in the AM peak and 41 traffic movements (25 in and 16 out) in the PM peak. This equates to under one vehicle movement per minute during the peak periods and the A307/Bartlow Road/Camps Road junction has adequate capacity. The proposed development will not therefore have a detrimental impact upon either highway safety or the satisfactory functioning of the local highway network.

7.42 In terms of non-car travel modes, the application is easily accessible by public transport, bicycle and to pedestrians. There are two bus stops located on Bartlow Road immediately adjacent to the application site. A new footpath will be installed within adopted highway land immediately to the north of Bartlow Road to connect the northern plot of the application site to the existing footway network within Linton. An Outline Green Travel Plan identifying measures to promote the use of sustainable travel has been submitted in support of the application.

7.43 Linton is currently served by 2 bus services, the 13 and 13A which run 2 and 3 services an hour respectively from Linton - Haverhill, Haverhill – Cambridge and also from Cambridge – Linton and Haverhill – Linton extending to hourly services off peak. The village is therefore well connected with a good level of bus service provision to major settlements.

7.44 In terms of rail services, the nearest station is Whittlesford Parkway, 10.5km or ten minutes driving time away with a half hourly service to London Liverpool Street and Cambridge. Cambridge station is most accessible by public transport with a bus journey time of approximately 37 minutes and has a wide range of connections including to London Kings Cross, Norwich, Peterborough and the Midlands.

7.45 Adopted policy TR/2: Car and Cycle Parking Standards and emerging policy TI/3: Parking Provision require car and cycle parking to be made in accordance with the Council’s adopted standards. The application is for outline planning permission only and details of parking provision would be determined at the Reserved Matters stage. However, the indicative Masterplan demonstrates a layout which is capable of providing a policy compliant level of both car and cycle parking. The provision of secure cycle storage for every dwelling in the development will again encourage the use of non-car modes of transport.
Renewable Energy and Energy Efficiency

7.46 Adopted policy NE/3 Renewable Energy Technologies in New Development and emerging policy CC/3 Renewable and Low Carbon Energy in New Developments require developments of 10 or more dwellings to provide at least 10% of their required energy from renewable sources. Policy NE/1 Energy Efficiency of the adopted local plan and emerging policy CC/3 Renewable and Low Carbon Energy in New Developments require developments to demonstrate that they would achieve a high degree of measures to increase energy efficiency. Emerging policy CC/4 Sustainable Design and Construction requires new residential developments to achieve the equivalent of Code for Sustainable Homes Level 4 for water efficiency.

7.47 In accordance with emerging Policy CC/1 Mitigation and Adaption to Climate Change, a Sustainability and Renewable Energy Statement has been submitted as part of the current application. The statement demonstrates that the proposed development will provide 10% of its required energy from renewable sources, in accordance with the requirements of both adopted and emergency policies NE/3 and CC/3. The report presents several viable options for achieving this, with alternate measures such as PV panels and solar thermal panels and passive heating through building orientation being presented for which the site's north south orientation is ideally suited. Building fabric is of key importance and triple glazed windows, low air permeability and reduced linear thermal bridging through the use of robust details can be achieved.

Sustainability

7.48 The sustainability of the proposed development is key to the determination of the current application and the presumption in favour of sustainable development must be applied. The NPPF (para.7) cites the 3 pillars of sustainable development as being economic, social and environmental.

Economic Sustainability

7.49 The proposed development would result in a tangible and significant impact upon the local and wider economy in both the short and longer term. During the build phase, a substantial number of construction jobs would be created providing an important source of employment in the locality.

7.50 In the longer term there would also be an important and positive impact upon Linton's economy with residents of the new development supporting existing local shops and services within the village. In terms of jobs for future residents of the development, Haverhill is located approximately 12km to the east and Cambridge 16km to the north-west both offering a wide variety and source of employment.

7.51 The proposed development will support the continued economic growth of the wider surrounding area, including the city of Cambridge. With major international companies such as AstraZeneca choosing to locate within Cambridge, the provision of high quality, sustainable housing in the district is essential to the continued wellbeing of the Cambridge economy.

7.52 Adopted policy NE/17 Protecting High Quality Agricultural Land and emerging policy NH/3 Protecting Agricultural Land state that planning permission will not be granted for development which would lead to the loss of high grade agricultural land, 'unless sustainability considerations and the need for development are sufficient to override the need to protect the agricultural value of the land'. The development would lead to the loss of approximately 4.8 hectares of arable land. However, the need for both market and affordable housing within the district is acute and the proposed development would make a considerable
and sustainable contribution to the existing deficit which weighs heavily in favour of the proposed development.

7.53 In terms of economic sustainability, it is therefore clear that the development has the ability to make an important and consequential contribution.

Social Sustainability

7.54 The development represents an important opportunity to provide a sizeable amount of affordable housing, with a number of units being allocated to Linton residents. Given the high level of need for affordable housing within South Cambridgeshire the impact of this provision in social terms will be substantial. Meeting the current demand for affordable housing within the district is a priority in terms of social sustainability and the proposed development represents an opportunity to provide a large quantity of such housing, within a well-designed development in a sustainable location.

7.55 The provision of market housing is also important and again there is strong demand across the district. Linton is a large village which is well equipped with an array of shops, amenities and services. The village contains two primary schools, a secondary school and a school for children and young adults with special educational needs. The health impact of the development has been assessed and appropriate mitigation measures identified in the submitted Health Impact Assessment. The settlement is capable of sustainably accommodating the level of growth proposed and the provision of market housing in this location will provide an important source of accommodation both for existing Linton residents and for those who wish to move to this location, in addition to making a meaningful contribution to the housing deficit in the district.

7.56 The illustrative Masterplan demonstrates how the application site can facilitate both a Locally Equipped Area of Play and significant informal open space within its substantial landscape buffers which are enshrined within the parameter plan. The Masterplan contains a network of footpaths within this buffer with a central green corridor providing a clear access route for both existing Linton residents and future residents of the site. The ability of the site to host this inclusive layout is key and will ensure that all residents are able to enjoy the social benefits of access to these newly created public areas of open space.

7.57 The benefits of the proposed development in terms of social sustainability are clearly demonstrable and are intertwined with both the economic and environmental sustainability benefits of the scheme.

Environmental Sustainability

7.58 The application site as agricultural/grass land is of limited biodiversity value and contains relatively few trees. The proposed development would result in substantial habitat creation with a demonstrable net increase in biodiversity in the locality.

7.59 The majority of the site is not at risk of flooding and no development is proposed within the identified flood zone. The land is not archaeologically constrained and as the indicative Masterplan clearly demonstrates the development can be accommodated without a significant landscape impact.

7.60 The proposed development will make 10% renewable energy provision in accordance with SCDC adopted and emerging policy requirements. A Sustainability Statement has been submitted in support of this application demonstrating how this can be achieved.
7.61 In terms of transport and accessibility, the site is easily accessible to both pedestrians and cyclists with good public transport access to both Cambridge and the surrounding settlements, including Haverhill. The highway network can accommodate the development and the A1307/Bartlow Road/Camps Road junction has sufficient capacity. Linton is identified in both the adopted and emerging local plans as a minor rural settlement and has a strong array of facilities and services including a doctor's surgery, dental clinic, pharmacy, library (Cathodeon Centre), primary and secondary schools, fire station, village hall, sports centre, recreation ground, butcher, bakers, convenience store, co-op supermarket, a number of pubs/restaurants, petrol station and 2 active churches.

7.62 There is therefore a wide and accessible range of services and facilities which can be utilised by future residents of the proposal, which can be accessed by non-car modes of transport, without the need to travel beyond the village. The provision of secure cycle storage and a walkable neighbourhood within the development will encourage sustainable forms of transport.

7.63 In environmental terms, the application site is therefore well located to sustainably accommodate the level of development proposed.

Planning Conditions and Planning Obligations

7.64 Adopted policy DP/4 Infrastructure and New Developments and emerging policies TI/8 Infrastructure and New Developments, TI/9 Education Facilities, TI/10 Broadband and SC/4 Meeting Community Needs require developments to make suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.

7.65 Adopted policy SF/6 Public Art and New Development and emerging policy HQ2 Public Art and New Development state that in determining planning applications the District Council will encourage the provision or commissioning of publically accessible art.

7.66 Adopted policy DP/6 Construction Methods and emerging policy CC/6 Construction Methods require developments, where practicable to be bound by a Considerate Contractors Scheme.

7.67 Where appropriate, the Applicant is open to the imposition of suitable and necessary planning conditions to address outstanding issues or secure further information. These will be discussed with South Cambridgeshire District Council during the course of the determination of the application.

7.68 In accordance with the Council's requirements draft Heads of Terms have been submitted to accompany this planning application and the applicant is willing to enter into a Section 106 Agreement to facilitate the necessary planning contributions. The final contents of the Heads of Terms will again be agreed with the Council during the determination of the application.
8 Conclusion

8.1 This Planning Statement has been prepared by Bidwells on behalf of Pembroke College and G.W Balaam & Sons Ltd (the Applicant) in support of a planning application submitted to South Cambridgeshire District Council for the proposed landscape design-led residential development of Land adjacent to Bartlow Road, Linton.

8.2 SCDC are currently unable to demonstrate a 5 year housing land supply and in accordance with para. 49 of the NPPF relevant policies for the supply of housing cannot be considered up-to-date. The application must therefore be considered in the context of sustainable development. Furthermore, the NPPF clarifies that in such circumstances, planning permission should be granted unless ‘any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole’ or ‘specific polices in this Framework indicate development should be restricted’.

8.3 The application site is located directly adjacent to the settlement boundary of Linton and is easily accessible to pedestrians, cyclists and by public transport. Linton is well equipped with a wide range of services, facilities and social amenities and is capable of sustainably accommodating the proposed development. The Applicant is willing to enter into a Section 106 agreement to facilitate planning obligations toward increasing necessary infrastructure if it is required. In terms of vehicular traffic, it has been demonstrated that the existing highway infrastructure will not be detrimentally affected by the proposed development.

8.4 A significant number of jobs will be created during the construction phase of the development and residents of the new development will support Linton's existing services and facilities.

8.5 The landscape-led design approach will ensure that the site's development is acceptable in terms of its landscape impact whilst improving on site biodiversity and providing an important area of informal open space for use by existing and future Linton residents alike.

8.6 In terms of housing, the development will provide a significant number of affordable homes for which there is a strong and urgent demand both within Linton and across the wider District. A proportion of these will be prioritised for existing Linton residents or those with a local connection to the village. A substantial number of market units will also be created, which will directly assist in addressing the serious housing shortage the District currently faces.

8.7 It is therefore evident that the proposed development is socially, economically and environmentally sustainable and has the capability to bring clear and tangible benefits to both the village of Linton and the wider South Cambridgeshire District. It has been demonstrated that there are no adverse impacts which would outweigh these significant benefits and there are no specific policies within the NPPF which indicate that the development should be restricted. The presumption in favour of sustainable development should therefore be applied and the development should be granted planning permission, allowing the important benefits associated with it to be realised and the urgently required affordable and market housing which it will deliver to be realised.
Appendices
Appendix 1

South Cambridgeshire District Council EIA Screening Response
Dear Mr Havers,

Proposal: EIA Screening Opinion for residential development
Location: Land adj to Bartlow Road, Linton, Cambridgeshire
Applicant: Pembroke College & G W Balaam & Sons Ltd

The Local Planning Authority has considered the proposal in accordance with regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2001 (as amended).

The development falls within Part 10(b) of Schedule 2 of the 20011 Regulations. In the opinion of the Local Planning Authority, having taken into account the criteria in Schedule 3 of the 2011 Regulations, the proposed development would not be likely to have significant effects on the environment for the purposes of the 2011 Regulations (as amended) by virtue of factors such as its nature, size and location.

The Local Planning Authority therefore considers that the proposed development is not EIA development.

In accordance with 2011 Regulations, a copy of the screening opinion has been placed on the Planning Register.

Yours Sincerely

K C
Katie Christodoulides
Senior Planning Officer
Joint applicants: Mr. Balaam and Pembroke College

Planning Agent: Bidwells

Date of workshop: 15 May 2015

Ref: PRE/0235/15   Type: Pre-Planning application

Proposals:
Landscape design led residential development of up to 95 x dwellings

Address:
Land adjacent to Bartlow Road, Linton

Attendees:
SCDC
Andrew Fillmore – Principal Planning Officer
Bonnie Kwok – Lead Urban Design Project Coordinator
David Hamilton – Senior Landscape Officer
Chris Jablonski – Sustainability Consultant
Tracy Martin - Sustainability Consultant (Observer)

Bidwells
Tim Havers – Principal Planner
Johnny Clayton – Bidwells – Head of Landscape Architecture and Design

Rossi Long Consulting
Richard Martin – Principal Engineer

Applicants
Mr. Balaam
Pembroke College

Notes issued on:
12 June 2015 – Applicant’s Design Workshop Payment received on 11 June 2015.

Background

The purpose of the Design Workshop was to establish key design parameters for the development proposals that are acceptable to both the Council and the applicant’s design team. This report covers the points raised at the Design Workshop that took place on 15 May
2015, and they aim to support the applicant to progress with the scheme’s design development.

**Design proposals**

The applicant wishes to submit an outline planning application for up to 95 dwellings, with access to be considered in full.

**Site context**

The site is located adjacent to Bartlow Road in Linton and consists of two land parcels: the ‘Northern site’ (1.1 ha) and the ‘Southern site’ (3.6 ha), which comprises of rough grassland and agricultural farmland respectively. The site is situated directly adjacent to the minor rural centre of Linton. As the site is not currently allocated for housing development in either the adopted development plan or the emerging Local Plan, the proposed application can be categorised as a ‘5-year housing land supply scheme’.

**Urban design and Landscape**

**Design evolution**

At the Design Workshop, the applicant’s design team explained the planning context, and presented: 1) a site analysis explaining the site context; 2) the site’s opportunities and constraints; 3) development objectives; 4) a concept diagram showing how the proposed development could respond to the site context; and 5) an illustrative masterplan, which provided the basis for Officers to engage in the design development of the scheme with the applicant’s design team.

A series of ‘concept drivers’, i.e. ‘terraces’, ‘detached units’, ‘linear north/south open’ and ‘village edge’, were presented at the Design Workshop to show how they had informed the proposed layout. This thorough design process demonstrates the designer’s intention to aspire to achieving a high quality development. Whilst Officers support the design principles set out in the ‘concept diagram’ in the *Design Workshop Presentation* document (May 2015), e.g. green corridors running down towards the river; a riverside park; a strong relationship between the proposed development and Bartlow Road; and gateway features to the two sites, the ‘Illustrative Masterplan’ following on from this concept shows that these features are either weakened or absent, resulting in a ‘standard’ housing estate layout which does not respond well to its location.
The following paragraphs under the headings: Visual impact; Layout; Drainage attenuation basin; and Noise attenuation, aim to guide the applicant’s design team to consider the key aspects of the proposals in turn. Suggested changes are then provided to help the applicants’ design team to address the design issues raised at the Design Workshop and in this document.

Visual impact

The two parcels of land occupy exposed and prominent sites at the south-east edge of Linton. Both sites front Bartlow Road running roughly east-west along the 50m AOD contour. To the north, the smaller ‘Northern site’ rises north-east to 55m, with the larger ‘Southern site’ falling to the south-west from 50m AOD to the River Granta at approximately 41m AOD. The fall of nearly 15 metres across both sites will make the proposed development highly visible, forming a new skyline on approaching Linton, and stacking rows of development behind each other. Approaching from the southeast, the two sites would form a new skyline which will fill the majority of the field of vision. Approaches from the west would also show a new skyline of development and several rows of dwellings falling towards the river. From the northeast, the northern section of the site will be highly visible as a new skyline and entrance to the village. To the west of the ‘Southern site’, the water meadows are managed as a public recreation area known as Leadwell Meadows. The proposed development of the ‘Southern site’ as shown will bring development to within a few metres of the river, and will cut across views to the east from the meadows. This means that the proportion of developed land on the site and the layout of the dwellings will need to be sensitively handled if the development is to integrate successfully into the landscape.

Layout

The ‘Illustrative Masterplan’ suggests that the ‘Northern site’ will have a greater housing density and a more urban character. However, this is not obvious from the masterplan: for example, both north and south frontages have a similar housing mix and set-back to the road. If a high density scheme were to fill the ‘Northern site’, it would only add to the negative landscape and visual impacts.

On the ‘Southern site’, the proposed development stretches down to the river and will impact on the small-scale river valley landscape and the adjacent public open space. The proposed
gateway features are absent and the intention to use the landform to enhance the setting and provide views across the site has not been followed through. There appears to be limited public and private green space for a development with only 20 dwellings per hectare (dph) – ‘SCDC District Design Guide’ (2010) requires private garden space of 40 m2 for one and two-bed homes and 50m2 for houses with three or more bedrooms, and private gardens should be at least 8m in depth. The rows of stacked dwellings running across the site will also increase the apparent density.

Drainage attenuation basin

The proposed drainage attenuation basin is located very close to the floodplain and in an area where the height of the water table is likely to fill the basin. There do not appear to be obvious routes for swales or ditches to link with the attenuation and this would need to be addressed as the design progresses.

Noise attenuation

Noise attenuation will be required along the A1307 carriageway. At this point, the road is high compared to the proposed development, and a significant bund (which will take up a large amount of space) or a sound barrier (which will form an unacceptably harsh edge to the village) are needed. Both will introduce an engineered form and will remove open views across fields and meadows to the edge of Linton.

Suggested changes

As discussed at the Design Workshop, the proposed layout should be revised to ensure that the proposed development responds to the site context. To minimise adverse visual impact on the open character of the site upon the south-eastern approach, the area of developed land should be reduced, and the character of the two sites should be better defined. On the ‘Southern site’, Officers suggest that the proposed development boundary be pulled back by approximately 40 metres away from the river, as this will help maintain the character of the river landscape and reduce the apparent stacking of development and the visible built skyline. This will also allow space for the attenuation basin away from the valley bottom.

On the ‘Northern site’, development should be concentrated to the south of the parcel to reduce the visible area of built skyline, and to provide a positive entrance to the village. Dwellings should be arranged so that they are straight onto, or close to the street (this can
help reflect the siting of the cottages to the west of the site and other examples around Linton). Officers suggest that dwellings fronting onto the Bartlow Road could be designed in the form of a farmstead/courtyard development, with sufficient space for significant tree planting within the development, and some open yards facing north and east to create a more permeable edge facing the open countryside. In addition, there is a requirement to provide some space for Sustainable urban Drainage Systems (SuDS). It is also important to incorporate some gateway features to link the two land parcels as proposed in the concept plan as set out in the ‘concept diagram’.

The housing layout should address the noise problems from the A1307 carriageway within the site, so that the requirement for bunding or noise barriers are kept to a minimum. Officers suggest that the frontage treatment be set back to contrast with the ‘Northern site’, and that at least one wide greenway to be incorporated to the ‘Southern site’ to allow direct views across the site to the river valley, and to encourage the wider public to use this public open space.

Adequate equipped play areas should be provided for each parcel of land, to ensure that children and young people are provided with the opportunity for safe outdoor play.

Sufficient space should be provided within the proposed development to allow for suitable large native tree planting, e.g. Oak and Willow, which will help break rooflines, and allow for a layered landscape which will connect visually with the river valley landscape.

Outline planning application documents

An Indicative Layout of the proposed development should be provided as part of the planning application to demonstrate how the site can accommodate 95 dwellings taking into account the site’s immediate and wider context, and the design issues raised at the Design Workshop and in this document.

In addition, the applicant is required to submit the following Parameter Plans to identify those elements of the scheme which are fixed to specific locations within the application sites:

- Developable areas
- Access and movement
- Land uses
- Maximum Building Heights
- Location of gateway buildings
• Public open space including location of play areas

Each Parameter Plan should be supported by relevant text that outlines the key features of each of the plan and the limits of deviation.

A landscape strategy is also required to show how high quality planting can be incorporated into the scheme to help mitigate the visual impact of the development, and to provide an improved public open space with SuDS features for the wider public.

Preliminary information on Public Art should also be provided at outline planning application stage to show the types of public art that can be incorporated within the proposed development.

A copy of the public consultation leaflet should be provided to Officers to demonstrate how the applicant’s design team engage with the public and how the views of the public have helped inform the housing layout.

**Urban design and landscape conclusion**

In its present form, the proposed development would have negative impacts on the setting, approach and landscape at the southeast of Linton, and visually it would be highly intrusive from a number of viewpoints to south, east and north of the site, therefore further thoughts are required for the proposed development to be acceptable. The applicant’s design team is asked to consider the aforementioned suggestions to ensure that the proposed development is successfully integrated into the immediate and wider landscape.

**Ecology**

Comments on this pre-application consultation consider the two parcels of land individually initially and are referred to as the ‘Northern site’ and the ‘Southern site’. Development of both sites is supported by an ‘Ecology Report’ (June 2014) by Applied Ecology Ltd.

**Northern site**

The report does not identify any significant constraints to development except for species-rich hedgerows surrounding the plot. In view of the species richness of the hedgerows, they
should not be integrated into private garden spaces, as the hedgerows will invariably become poorer as people use herbicides to control weed growth or cut back the hedgerows in a piecemeal fashion for their own needs. The hedgerows should be seen as existing landscape features and should be integrated to public open space with grassland buffers.

**Southern site**

The report does not identify any significant constraints to development except for species-rich hedgerows on all boundaries (except the southernmost one). As per the comments above, all hedgerows should be conserved and suitably integrated in the development, and not fall into private ownership. There is a small area of broad leaved woodland that would provide some form of screening of the development from the River Granta. The River Granta is a County Wildlife Site (CWS), as such this development proposal should be seeking to provide some form of enhancement, or to assist in the positive management of the river. It should be noted that the meadows on the opposite bank, known as Leadwell Meadows, are an area of public open space managed by Linton parish Council, for the benefit of nature and the public. If this development comes forward, then more detailed negotiations should be had as to what an appropriate level of support might be. The Parish could be asked if they would ever wish to see a footpath link to create a new circular walk for the village, which would help to integrate the new development in to the village. Parts of the northern bank of the river must be kept secluded so as not to disturb otters which are recorded as being present.

A wide undeveloped natural corridor to the northern bank of the Granta would also help control any silt run-off that might otherwise threaten the River Granta. The Granta, being a CWS, must be protected. Any such buffer zone could be designed with wetland features to compliment the setting of the river and to control the movement of people to reduce disturbance to certain areas.

With regard to the actual layout proposed, it is considered that development of the Southern site is too much. The built-form should only extend to two layers of houses in depth. This would enable a much greater proportion of the meadows to be retained, so as to conserve the setting a feel of this last part on Linton riverside valley (as all other parts have been built upon on both sides). The remaining land could be laid out as attractive riverside meadows to provide similar spaces as are being delivered at Trumpington Meadows. If this was delivered then this development could become a real asset to Linton.
Putting ecology impact to one side, the proposal has serious implications to increase flood risk to the downstream built-up area of Linton. Properties in Linton have been flooded on a number of occasions - most recently in 2014. It is likely that local residents will be against any developments that could, in any way, increase flood risk to the village. The Parish council will strongly object to it as they see this meadow a part of the natural catchment of the river that acts as sink and store for rainwater moving down the catchment. It is noted that a small part of the site is within the floodplain, and it appears that some form of balancing pond has been proposed for that area. That would not be acceptable as all water attenuation features would have to be outside of the floodplain, so that they can buffer and hold water when the existing floodplain is fully inundated. This development must not make the flooding situation any worse.

In terms of positive impact, this development could contribute to flood protection and the alleviation of the risk posed to the village. The Council’s Ecologist had a number of discussions with the Parish council representatives in recent years to understand how flood-flows move across Leadwell Meadows, and where it would be best to position a bund to hold back water on the meadows to give a greater degree of flood protection. This backing up of water might cause water to be extended beyond its current flood plain in order to protect the village. An alternative approach, or one to run in parallel, would be to hold back water upstream of the A1307 bridge by means of bund and hydrobrake/spillway, increasing the floodplain on arable land towards Barnham Hall. This proposed development may provide a means to fund a proper investigation of flood protection options, whilst also demonstrating that the southern parcel of land is suitable for development.

**Environmental sustainability**

*Renewables/low/zero carbon technology*

Plans should be submitted detailing how the proposed development will maximise the use of on-site low/zero carbon technologies to ensure an energy efficient and sustainable development in accordance with Policies NE/1 and NE/3 of the ‘South Cambridgeshire District Council LDF’ (2007). The development should maximise the use of on-site low/zero carbon technologies to ensure that at least 10% of regulated energy use comes from on-site renewable sources, and that the carbon emissions of the proposed development are at least 10% lower than that of a standard development. This should be achieved through increasing the fabric energy efficiency of individual dwellings over and above the requirements of
Building Regulations, and through the use of on-site renewables. The site is well placed to take advantage of solar photovoltaic (PV) technology to achieve the required standard.

**Water efficiency**

All practicable measures to conserve water should be incorporated to achieve a maximum usage of 105 litres/person/day. Low water usage fixtures and fittings, and rainwater rainwater/greywater harvesting should be considered to ensure that the necessary standard is achieved.

**Surface water drainage/Sustainable urban Drainage Systems (SuDS)**

A detailed Surface Water Drainage Strategy based on sustainable drainage principles should be submitted for the site. Officers would expect the strategy to include a full range of SuDS measures including rainwater harvesting, permeable paving, soakaway/swales, and attenuation ponds. Reassurance must be provided to confirm that the planned strategy will not have an adverse impact on flood risk, and should take into account the wider characteristics of the River Granta catchment. A catchment wide assessment may therefore be necessary to ensure that downstream flood risks are not increased.

**Transport/Sustainable travel**

The Transport Assessment provided is thorough, but proposals to promote alternative modes of transport to the car should be included within a full Travel Plan for the site as the application progresses, to show how the scheme will encourage walking and cycling routes and public transport. Mention is made of the provision of a Travel Choices Manager to assist with the implementation of the Travel Plan during the sale of the properties. This is a very important role and Officers would recommend that discussions are held with ‘Travel for Cambridgeshire’ to explore if there is any way in which their services could be used to assist with the development and implementation of any site specific Travel Plan.

**Note:** Please note that these comments are informal officer opinion of the Council’s Consultancy Unit and relate to the principle of the design aspects of this proposal. The comments are produced for discussion purposes only with the applicant. The views expressed will not bind the decision of Council members should a planning application be submitted, nor prejudice the formal decision making process of the Council.