Quality Assurance

Site name: Land adjacent to Bartlow Road, Linton
Client name: Pembroke College, Cambridge & G W Balaam & Sons
Type of report: Statement of Community Involvement

Prepared by: Emma Thompson BA (Hons)
Signed: [Signature]
Date: 29 July 2015

Reviewed by: Tim Havers BA (Hons) MSc MRTPi
Signed: [Signature]
Date: 29 July 2015
Table of Contents

1 Introduction .................................................................................................................................1
   Overview .................................................................................................................................1
   Format of this Statement .........................................................................................................1

2 LPA Engagement.......................................................................................................................2
   Pre-Application Advice ........................................................................................................2
   Cambridge County Highways Pre-app advice – 5 June 2015 .................................................2
   South Cambridgeshire District Council Pre-app advice – 12 June 2015 ......................... 3
      Visual Impact ..................................................................................................................... 3
      Layout ................................................................................................................................. 3
      Drainage attenuation basin ......................................................................................... 3
      Noise attenuation ............................................................................................................ 3

3 Consultation Process ............................................................................................................3
   Consultation Flyer delivered to Local residents 27 May 2015 ........................................... 3
   Summary of Responses ..........................................................................................................4

4 Conclusion ..............................................................................................................................8

Appendices

Appendix 1 Request for Pre-application Advice
Appendix 2 Map of Consultation Zone
Appendix 3 Consultation Flyer
Appendix 4 Responses
Appendix 5 Frequently Asked Questions
1 Introduction

Overview

1.1 This Statement of Community Involvement has been prepared by Bidwells on behalf of Pembroke College and G W Balaam & Sons Ltd (the applicant) to support an application for the proposed landscape design-led residential development of land adjacent to Bartlow Road, Linton.

1.2 The report sets out the approach taken to inform the public and encourage participation and involvement within this consultation process. A list of actions taken to consult interested parties is included, together with a summary of all the consultation responses received and how these have informed the planning application.

1.3 The application proposals have been the subject of extensive consultation with the Local Planning Authority (LPA), South Cambridgeshire District Council (SCDC), and a public consultation event has been completed. This Statement, therefore, sets out the consultation and engagement that has been undertaken with both the LPA and the local community prior to the submission of this application.

Format of this Statement

1.4 This Statement is structured as follows:

- Section 1 – Introduction – provides a brief introduction and background;
- Section 2 – LPA Engagement – describes the engagement that has taken place with South Cambridgeshire District Council regarding the application proposals;
- Section 3 – Community Consultation – sets out the community consultation undertaken; and
- Section 4 – Summary – draws together the above.
2 LPA Engagement

Pre-Application Advice

2.1 A request for formal pre-application advice was made to South Cambridgeshire District Council on 20 April 2015, a copy of which is attached at Appendix 1 of this Report. Following this request a pre-application design workshop meeting was held with a Planning Officer, Urban Design Officer, Landscape Officer and Sustainability Officer on Friday 15 May 2015.

2.2 At this meeting, the issues that were discussed included:

- Visual impact;
- Layout;
- Drainage attenuation basin;
- Noise attenuation

2.3 In addition, a formal pre-application advice request was submitted to Cambridgeshire County Council Highways Department with the response being received on 5 June 2011. Both this and South Cambridgeshire District Council’s Design Workshop Report (received on 12 June 2015), are summarised below:

Cambridge County Highways Pre-app advice – 5 June 2015

2.4 “The Highway Authority requests that the developer locates both accesses as far from the A1307 junction as possible. A footway is required on the northern side of the development to facilitate pedestrian connectivity.”

“The maximum that the Local Highway Authority will accept to serve a shared surface is 12 units and would seek traditional construction with a 5.5m carriageway and 2m footways both sides of the access to the development.”

“A description of the proposed use and operation of the development including phasing and timing of key phases, and estimated commencement and completion dates.”

“A description of the proposed access arrangements for all modes of transport (with plans) together with on-site transport measures are required.”
South Cambridgeshire District Council Pre-app advice – 12 June 2015

Visual Impact
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
2.5 “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.

2.6 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.”

Drainage attenuation basin
2.7 “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
2.8 “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.”

3 Consultation Process

3.1 This section of the statement details the approach taken to meet the requirements of South Cambridgeshire District Council during the community consultation process.

Consultation Flyer delivered to Local residents 27 May 2015

3.2 Consultation flyers were delivered to residents on 27 May 2015. The consultation zone covered the whole of Linton village, which consists of residential and commercial properties. A map of the consultation zone is attached in Appendix 2.
3.3 The consultation flyer detailed the initial proposals, including a landscape-led masterplan and invited local residents to send their comments and suggestions on the proposals by Saturday 13 June 2015. A copy of the consultation flyer is attached in Appendix 3.

3.4 In addition to local residents, the two Local Ward Members for Linton were sent the consultation flyer along with Linton Parish Council.

3.5 The Linton Village News also carried a number of articles regarding the proposed development and information was specifically provided to the editor upon request to inform these articles.

Summary of Responses

3.6 In total 58 responses were received commenting on the proposed development. The responses can be summarised as follows:

- No mention of Medical Centre or Local Shops – will these be included as part of the proposals? Existing ones already at capacity and will not be able to take extra pressure.

- How many houses are you proposing on the north parcel and south parcel – affordable homes, number of semis, and number of detached houses? A roundabout is essential and should be included in this proposed development to provide a safe exit from Bartlow Road.

- What are the brown-marked routes on the sketch plan? Footpaths?

- Is it proposed that the South site will have a new route of access to the Pocket Park?

- And is any pedestrian route out of the North site, perhaps to the adjacent public footpath, proposed?

- Could you tell me what changes would be made to the junction of Bartlow Road and the A1307 to cope with the proposed increase in traffic?

- The infrastructure of roads, car parking, medical centre, shops and schools are already at maximum capacity and over-subscribed.

- Your leaflet stresses your understanding of the need for housing so you will be fully aware of the issues surrounding houses for local people, homes for single people and affordable houses so with this in mind could you give me some figures on, how many houses will be for local people? How many will provide housing for single occupancy? How many will be affordable housing and how many will be available as part purchase housing?

- If this went ahead what changes would take place to the junction with the main road which is already an accident black spot?
Linton is low-lying. Pocket Park, adjacent to this proposal, is a flood plain. Building 60 to 70 homes cannot but help to exacerbate this situation.

What about schools, doctors, dentists and various other aspects of the village infrastructure?

Habitat protection, biodiversity enhancement, visual impact, access and connectivity are key themes which underpin the master planning approach to creating a sustainable development”. What on earth does that mean? Who writes this stuff and am I supposed to be impressed?

Exact number of dwellings (detached and semi-detached) as I notice the leaflet did not specify this.

What are the anticipated prices of the dwellings - open market housing and affordable homes for Linton residents?

As this will invariably cause more traffic exiting the village via Bartlow Road what provision is proposed to ensure a safe/easy exit on to the A1307. I believe this junction has already been the scene of some fatal accidents so increasing the traffic out of this junction would not be a good idea without some measures to facilitate this junction's safety.

What will happen to the junction of Bartlow Road and A1307 with this extra housing development? It is already so difficult to leave Linton from any of the village junctions onto A1307. Will a roundabout be constructed?

What provision will be made in the village for extra places at the schools and the healthcare clinic with these houses being built?

What will the builders offer to Linton as a result of these building?

Will the new planned housing development on Bartlow Road will included shared ownership housing?

Could you please let me know how many houses of each size are proposed?

Further, what levels of car ownership have you predicted, and how many vehicle movements per day have you estimated in your planning?

Strain on GP Surgery and schools.

How many houses will be for local young people?

Will the developers be prepared to find a solution to the current road difficulties?
There are three schools within village which, I understand, are at full capacity.

What plans are proposed to ensure that class sizes do not increase dramatically at the detriment of our children?

Where will the Schools be located as the current schools do not have space to build on?

Village amenities we are fortunate to have a large recreational area in the village. Would the developers be prepared to incorporate a similar area at the Bartlow Road end of the Village?

GP Practice is already above capacity. Is there a proposal to support the practice to expand?

Social & Low Cost Housing - what is the intention for the provision of social housing in the village? My daughter had to move away from the village and her support network because she was unable to get a property locally. There should be more provision for local people to remain close to their families and in the environment where they grew up. There is a distinct lack of appropriate supply in this area.

I'd like to know if it is possible to get a bus stop on the main A1307 to allow people to use the X13 fast bus to Cambridge. This would go some way to addressing traffic congestion issues.

I'd also like to know if the pathways connect through to the Pocket Park as this would be a useful addition to village amenities.

Consideration MUST be given to vastly improving the junction with the A1307 i.e. a roundabout or traffic lights.

Will provision be made in the local schools for the additional intake?

Similarly will provision be made by the medical services / health centre which is already under a great strain?

You state that your development can help younger residents take their first step onto the housing ladder; will Linton residents be prioritised for this?

Will you be ensuring that your properties are not purchased by property investors / people purchasing purely to buy to let?

Will there be any provision of smaller properties for older Linton residents who wish to downsize to a 2 bedroom property?
6 Will the building works cause traffic problems / road closures whilst they are being undertaken?

6 What is the timescale for this development?

3.7 Copies of the responses from the local community are attached in Appendix 4.

3.8 To address the questions raised by the local community, a ‘Frequently Asked Questions’ information sheet was sent out to every respondent on 17 June 2015 which provided further information on the following issues:

6 Type of housing
6 Doctor’s surgery capacity
6 School capacity
6 Sewage system capacity
6 Highways
6 Parking
6 Footpaths
6 Flooding
6 Vegetation
6 Timescales

3.9 The Frequently Asked Question sheet was also provided to and published by the Linton Village Newspaper. A copy of the Frequently Asked Questions is attached in Appendix 5.

3.10 Further to the discussions held with South Cambridgeshire District Council, set out in the previous section of this report, and the issues raised by the local community in the consultation responses received, revisions were made to the proposals for the development of the application site.

3.11 As such, the amendments made to the development proposals included the following changes:

6 Reduction in the footprint of the proposed development;
6 Strategic green landscape buffers substantially enlarged;
Properties in the southern parcel set back from the highway to be in line with current residential properties;

Wider green boundary to create a noise attenuation zone adjacent to the A1307;

Properties in the southern parcel to be set back 40m from the edge of the River Granta to ensure no development within the flood zone.

3.12 The Design and Access Statement submitted with this application contains full details of the amendments made to the design of the proposals.

4 Conclusion

4.1 This Statement of Community Involvement has been prepared by Bidwells on behalf of Pembroke College and G W Balaam & Sons Ltd, to support an outline planning application for the proposed development of Land adjacent to Bartlow Road, Linton.

4.2 The application proposals have been the subject of extensive consultation with South Cambridgeshire District Council and a comprehensive public consultation has also been conducted as detailed in the previous sections of this report.

4.3 It is considered that the applicants have engaged with the local planning authority and local community with regard to their views in relation to the proposed development prior to the submission of this application.
Appendices
**Request for Pre-application Planning Advice**

Please complete this form using BLOCK CAPITALS and black ink and return to the address above.

Remember to enclose a cheque for the relevant fee.

If you have any queries relating to your advice request, please call us on the number given above.

It is important that you complete the form correctly and accurately and submit the relevant fee. Incorrect completion/no fee may invalidate and delay the processing of your request.

### 1. Applicant Details

<table>
<thead>
<tr>
<th>Name:</th>
<th>C/O Bidwells</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>Postcode:</td>
<td></td>
</tr>
<tr>
<td>Tel. (day):</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>E-mail:</td>
<td></td>
</tr>
</tbody>
</table>

### 2. Agent/Developer Details (if applicable)

Please note that if an Agent is used, all correspondence will be sent to them.

<table>
<thead>
<tr>
<th>Name:</th>
<th>Tim Havers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Bidwell House, Trumpington Road, Cambridge</td>
</tr>
<tr>
<td>Postcode:</td>
<td>CB2 9LD</td>
</tr>
<tr>
<td>Tel. (day):</td>
<td>01223 559 593</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:tim.havers@bidwells.co.uk">tim.havers@bidwells.co.uk</a></td>
</tr>
</tbody>
</table>

### 3. Interest in Property/Land

State your interest in the property or land, e.g. owner/occupier, developer, prospective purchaser etc

Submission made on behalf of landowners

### 4. Location of Proposed Development

If there is no postal address, please give a clear and accurate description of the site location

Land adjacent to Bartlow Road, Linton (see site location plan)

### 5. Type of Advice Requested (see charging structure for appropriate fee to be paid)

- [ ] Written Advice only
- [x] Meeting with planning officer and follow-up written advice
- [ ] One-off meeting with a planning officer(s) at the Council’s offices where no formal response is required
6. Viewing the Site

If relevant, can the site be seen from a public road, footpath, bridleway or other public land?  Yes ☑ No ☐

If No, is there a need for an officer to enter the site (does not apply to one-off meetings)?  Yes ☐ No ☑

Contact details in the event that a planning officer needs to visit the site

Applicant ☐ Agent ☑ Other ☐

Contact Name

Telephone number

Email address

7. Description of Proposal

Please provide an accurate, detailed description of the proposed development

Landscape design-led residential development of up to 95 dwellings. See full pre-app submission for details.

8. Plans and Supporting Information

Below is a checklist of information that should normally accompany a request where a formal written response is required. Where just a meeting with no formal response is required, any information submitted in advance will help subsequent discussions. The more information you can provide, the more informed and quicker the Council’s response will be.

(i) Site Location Plan with the site clearly identified  Yes ☑ No ☐

(ii) Existing use of the land (if known) - Arable Farmland/Grassland

(iii) Plans/ Drawings  Yes ☑ No ☐ Plan numbers/details …………………………………………………………………………………

(iv) Draft Design & Access Statement (not required for householder applications or for change of use)  Yes ☑ No ☐

(v) Draft Heritage Statement (required for designated assets such as listed buildings and conservation areas)  Yes ☐ No ☑

(vi) Does the proposal only involve internal alterations to a listed building and no change of use is Proposed?  Yes ☐ No ☑

(vii) Photographs of the site if only written advice is required (optional)  Yes ☐ No ☑

Fee enclosed  Yes ☑ No ☐

Important: If officers consider the proposal would be unacceptable in principle, do you still wish to receive a detailed analysis of the information you have submitted?  Yes ☑ No ☐

Please note, that if you only require an ‘in principle’ response, this is likely to be given much sooner than a more detailed response.

Any other information provided. Please list.

Please Note:
The Council encourages applications to be submitted electronically. If you are submitting documents in CD form or in electronic format, please note that in order to ensure complete compatibility with our on-line system, all documents must be under 5MB in size. They should also be correctly orientated and are either in Adobe pdf or Microsoft Word format.
Disclosure of the information you have provided may be requested by a third party under the Freedom of Information Act 2000. If so, the Council is obliged to determine whether it would be appropriate to release it, or whether it should be withheld under one of the exemptions under the Act. To assist the council in this exercise please answer the following questions. Whilst your views will be taken into account, ultimately the Council reserves the right to determine whether the information should be withheld or released.

1. Would disclosure of any of the information harm someone’s commercial interests? If so, which information and what would that harm entail?
   
   Yes ☒ No ☐ [Please contact Tim Havers to discuss]

2. Do you consider that you are giving the information in confidence? If so, what is it about the information that has the necessary quality of confidence (i.e. how is it sensitive)?
   
   Yes ☒ No ☐

3. If considered necessary, do you have any objection to the details of your request being shared either with an elected member of the District Council or a parish council?
   
   Yes ☒ No ☐ [Please contact Tim Havers to discuss ]

Date: 20 April 2015

Signed: [Signature]

Name (in BLOCK CAPITALS): TIM HAVERS

On behalf of: Bidwells
### SCDC Consultancy Unit
#### Design Workshop Request Form

Thank you for referring your scheme to the Consultancy Unit.
Please complete the following information:

<table>
<thead>
<tr>
<th>Name of applicant</th>
<th>C/O BIDLELLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of agent (if applicable)</td>
<td>TIA HAVERS</td>
</tr>
<tr>
<td>Name of main contact for Design Workshop correspondence</td>
<td>TIA HAVERS</td>
</tr>
<tr>
<td>Telephone number</td>
<td>01223 559 593</td>
</tr>
<tr>
<td>Email address</td>
<td><a href="mailto:tim.havers@bidwells.co.uk">tim.havers@bidwells.co.uk</a></td>
</tr>
<tr>
<td>Brief description of the scheme</td>
<td>LANDSCAPE DESIGN FOR RESIDENTIAL DEVELOPMENT OF UP TO 96 DWELLINGS</td>
</tr>
<tr>
<td>Site address (including postcode)</td>
<td>Land adjacent to Bartlon Road, Linton</td>
</tr>
<tr>
<td>Case Officer (if applicable)</td>
<td>ANDREW FILLMORE</td>
</tr>
<tr>
<td>Planning application reference (if applicable)</td>
<td>PRE/0235/15</td>
</tr>
<tr>
<td>Preferred Design Workshop date</td>
<td>15/5/2015</td>
</tr>
<tr>
<td>Is the proposal confidential? Please circle your answer</td>
<td>Yes</td>
</tr>
<tr>
<td>The names (including company name and job title) of the persons attending the Design Workshop</td>
<td>TIA HAVERS - Principal Planner - BIDLELLS</td>
</tr>
<tr>
<td></td>
<td>JOHNNY CLAYTON - Head of Landscape Architecture &amp; Design - BIDLELLS</td>
</tr>
<tr>
<td></td>
<td>RICHARD MARTIN - Principal Engineer - RICHARD MARTIN CONSULTING LTD</td>
</tr>
</tbody>
</table>

By signing the form below, you agree to pay the agreed fee in advance of the Design Workshop.

### Payment Methods:

Cheque - payable to South Cambridgeshire District Council
BACS - Sort Code: 40-16-57 Account No: 61180002
Phone - 03450 450500 (Credit or Debit card)
(With all payments please quote 'Consultancy Unit Design Workshop' and the site address)

If you have any queries regarding the Design Workshop, please contact:
Bonnie Kwok (01954 713167 / bonnie.kwok@scambs.gov.uk) or
Rachel Cleminson (01954 713178 / rachel.cleminson@scambs.gov.uk)

Signed: ........................................... Name: ........................................... Date: ...........................................
Appendix 2
Map of Consultation Zone
New Homes for Linton

This leaflet introduces our initial proposals for high quality new homes on land adjacent to Bartlow Road, Linton.

South Cambridgeshire has seen population growth of 13% in the last decade. With a thriving economy the District is a popular place to live and there is an acute need for new, carefully planned, housing to accommodate the expanding population.

South Cambridgeshire District Council lacks a deliverable supply of housing land to meet the District’s own identified need over the next five years. There is therefore a need to identify sustainably located sites for well-conceived residential development to meet this shortfall.

Our site at Bartlow Road has been promoted for residential development through the Local Plan process. Following the successful outcome of a number of physical surveys of the land we are now seeking to engage with the Linton community to enable your views to inform the design and master planning process. We want to ensure that all have the opportunity, without prejudice to the final outcome of any planning application, to constructively engage with the planning process.

New Homes for Linton

Initial proposals for high quality new homes on land adjacent to Bartlow Road, Linton.

The Site

The site consists of two adjacent land parcels, located to the north and south of Bartlow Road respectively. The northern parcel measures approximately 1.1 hectares and the southern parcel 3.7 hectares. The site is well positioned, directly abutting the existing village of Linton.

The site is available for development now and we would like to provide a range of different house sizes and types, with some available to buy on the open market and some affordable homes prioritised for Linton residents. Our development can help younger residents take their first step onto the housing ladder through to providing larger family houses.

The design and character of the development would look to respect and complement the existing village and there would be a mixture of semi-detached and detached properties. Building materials would be carefully chosen to ensure the development was of a high quality. Building materials would be carefully chosen to ensure the development was of a high quality and access to new public open space would be a key design feature.

Your View

We value the opinion of the local community and would welcome your feedback and views on our initial proposal. Please send your comments or suggestions by email to landatbartlowroad@bidwells.co.uk or by post to Bidwells Planning Team, Bidwell House, Trumpington Road, Cambridge, CB2 9LD. The closing date for comments is Saturday 13 June 2015.
A landscape-led approach to the master plan is proposed, to ensure the development carefully assimilates to its landscape setting and the broader townscape context of Linton. Habitat protection, biodiversity enhancement, visual impact, access and connectivity are all key themes which underpin the master planning approach to creating a sustainable development.

- Respond to the village edge setting and the rural aspect
- Respect existing vegetation, especially riverine landscape, habitats and flood plain
- Create an attractive ‘sense’ of arrival from Cambridge Road
- A landscape-led design with significant tree planting and a ‘green’ character
- Houses with useable gardens and on plot parking
- Increase public access to open space
Dear Sirs,

Reading the proposed plans for new housing in Bartlow, I have no objection to supplying homes that are really needed.

I live in Linton and our local Health Centre in Coles Lane is pushed to breaking point with appointments taking three weeks to get an appointment. There is not anything mentioned concerning the installing of a Medical Centre or, local shops such as a Chemist and a Grocers for everyday needs. Not everyone can get to the larger Supermarkets for a small amount of needs.

I do hope that concern will be given to these needs, it is the feeling of the local people that our Health Centre and local shops could not stock or staff sufficiently to take the extra pressure.
Previous Draft Master Plans for residential housing in Linton have not been a true reflection of the number of houses proposed.

So how many houses are you proposing on each of the sites?

<table>
<thead>
<tr>
<th></th>
<th>North Parcel</th>
<th>South Parcel</th>
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<tbody>
<tr>
<td>Number of affordable houses</td>
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<tr>
<td>Number of semis</td>
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<td></td>
</tr>
<tr>
<td>Number of detached</td>
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</tbody>
</table>

Total number=...................................

Comments

1 Parking Slot is not enough as most households in Linton have 2/3 cars.

Suggestions

If this plan is to succeed, a safe exit from Bartlow Road must be provided. A roundabout is essential and should be included in this proposed development.

I await your reply to my questions

Kind regards
I must admit, when your pamphlet dropped through my letterbox I had to check the calendar to make sure it wasn't April the 1st. If only this were a joke!

I assume someone from your Office has visited Linton during peak hours for traffic on the A1307. This road has had much bad publicity for a number of years for it's bad serious accident record. You don't mention how many homes are proposed but it looks like around 100. I hope, if this goes ahead the folk buying these homes will not want to get out onto the A1307 during busy times - they will face a severe 'challenge'. The junctions at Bartlow Road and Horseheath Road will, at very least need to be converted to roundabouts. This only solves part of the traffic flow problem because there are so many other 'bottle necks' further on.

Have you visited the Doctor's Surgery. It always seems at breaking point morning and evening. So far as I know the local Schools are full but I'm sure many with School age children will expand on this.

This proposed development seems very much, to me, like putting the cart before the horse. A lot of upgrading of local services would be needed to cope with this number of extra homes, however much they may be needed.

On the face of it, a thoughtless proposal.

Brinkman Road, Linton.
Thank you for the pamphlet that I received this morning. As a nearby resident I have a keen interest.

Could you tell me what the brown-marked routes on the sketch plan are? Possibly footpaths?

Is it proposed that the South site will have a new route of access to the Pocket Park?

And is any pedestrian route out of the North site, perhaps to the adjacent public footpath, proposed?

Yours,

2 Kenwood Gardens, CB21 4UR
Dear Sirs

I received your small brochure "New homes in Linton" today giving a short window in which to reply. I and on behalf of a great many of us in Linton put forward the following comments:

1. Safety regarding the 2 proposed sites has obviously not been considered. There are already many accidents on the 1307 and more traffic will add to this.
2. The existing infrastructure of schools, general amenities and healthcare (I am one of the medics) barely copes at the moment, more houses will reduce the effectiveness of existing services.
3. Further flooding in our village is assured with more houses because of the proximity of the 2 proposed sites juxtaposed to the water meadow.
4. The risk of more accidents with more traffic using the High Street as a "rat run" will definitely increase. Already the 20 mph is mostly ignored.
5. It seems that selling land to satisfy financial gain is the driver for these 2 huge developments.
6. Many of us (myself included) live in historic houses. Your very very large proposals will change the character of the village inordinately.

In essence, the proposals are disingenuous, a total disregard for the existing inhabitants of this lovely village and an increased risk of flooding to which we will be subjected to.

I hope that you will fully read and understand why these proposed sites are completely unrealistic.

Yours faithfully

Fellow Royal Society for Public Health, RGN,
Post Grad Dip Management & Advanced Healthcare

Occupational Health Adviser
Director
Direct line: [Redacted]
Mobile: [Redacted]
www.community-health.co.uk
No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.5941 / Virus Database: 4354/9886 - Release Date: 05/28/15
Dear Sir

There is not a great deal of detail in your leaflet, and not much time in which to find out more and respond in the detail it deserves given the deadline you have imposed, especially as I am off on holiday on Saturday. Hence this hurried reply which is inadequate but better than nothing.

There are major points that are not addressed in your leaflet.

1. You say you are "respecting" the flood plain. I’d like to know how you justify that claim. It seems obvious that even if these plots were not so close to the river, that extra housing on this scale will cause flooding to be more likely as they will inevitably take away precious land that could otherwise absorb the water.

2. The infant school in Linton is already at capacity. Where will the children aged 5 - 7 from these proposed homes go to school?

3. The GP surgery does a good job, but struggles to cope with the numbers already on their books.

4. The main road is an accident black spot and homes in this position will clearly add enormously to the traffic both on the A1307 and through the village where it is already difficult to find parking.

For these reasons I would not want to see development on this scale, in this position.

yours faithfully

[Signature]

BA, Dip ITP, MBACP
To Whom It May Concern

Thank you for the leaflet posted through my letter box today, regarding the New Homes for Linton proposals. I would like to register my objections to the proposals and my concerns as follows:

- You appear to be proposing to build very close the River Granta - which is at risk of flooding periodically. You do not seem to mention this in your leaflet.
- You make no reference to the traffic management issues of the A1307 and how the increased housing would impact on the already highly dangerous road, and what you propose in relation to this issue.
- The local schools and Health Centre are already over subscribed and are struggling with maintaining a service to existing residents. You make no reference to how these issues will be addressed.

Linton
Dear Sir/Madam

I am afraid to say I will be against these proposals as a local resident. I’m sure you are already aware of the high number of accidents on the A1307. Could you tell me what changes would be made to the junction of Bartlow Road and the A1307 to cope with the proposed increase in traffic? I would also be interested to know who owns this land that the site is proposed for.

Yours sincerely
Dear Sirs

Here are my questions:

With a proposed 91 new houses on the site, that would amount to a conservative estimate of 160 children and 160 cars. Where do you propose these children go to school? Where are these extra 350+ people to go to the doctor/dentist? How do you propose to cater for the extra cars as the A1307 is already one of the most heavily used and dangerous roads in the county?

How does prioritising Linton residents in the sale of these houses meet the shortfall of housing in the District that you are basing the need to build these houses on? Surely this is a badly disguised marketing ploy to sweeten the pill? Under what criteria will these Linton residents be judged to have a legitimate claim to priority? Will they have to have been resident in the village for a certain period of time? What percentage less will they have to pay for the houses than those available on the open market?

In my opinion a green field gives an attractive "sense of arrival" to Linton, I fail to see how a large housing development is better - could you state your thinking behind this please?

How will the development traffic access the site? Will this affect the access/waiting time to get onto the A1307 for the period of the building? How long will it take to build the development? If you go over your stated time will the current Linton residents be able to claim compensation for the inconvenience?

How will a housing development increase public access to the open space? Currently people access the fields and walk around them - I fail to see how placing a housing estate on the site will increase public access as the land will be privately owned - please state your thinking behind this.

How is putting a housing development a "response to the village edge setting and the rural aspect"? Does it not obliterate the rural aspect by covering it with houses - please state your thinking behind this.

I don't understand how you are protecting the habitat by building on it - please state your thinking behind this.

What are you trying to connect when you state "connectivity is a key underpinning theme"? Linton is already connected to the road by a nice green field.

However many trees you plant I can't imagine that you will outweigh the damage to the environment caused by the massive upheaval when building the development and the loss of the green field habitat. Please quote the statistics you have to back up this claim.

In what way will you assimilate the "broader townscape context of Linton"? Will
the houses all have different characters? Will some be thatched cottages? Will some have a 1970s feel? Will some have beam work? Will some have stucco design on the outside? Or will they all look the same due to budgetary/profit making constraints?

I would like a speedy answer to all my questions please to enable me to reply and ask for further detail before the closing deadline for comments of Saturday 13 June.

Many thanks.

(I do not include my name as you were not kind enough to give me yours)
Hi,

I recently saw the proposal to build new homes on land adjacent to Bartlow Road, Linton. As a Linton resident I am very concerned about the increase in traffic in and out of the village. It is already very difficult to join the A1307 due to the large amount of traffic on this road. Also the traffic travels very fast near the Bartlow Road junction which makes it equally challenging to join the road safely. A roundabout or traffic lights should be placed near the Bartlow Road junction to reduce accidents and congestion in the village. Also the extra homes will put additional pressure on the local shops in the village. The main Cooperative shop has very restricted parking and is not ideally situated for the size of the village. I would like to know if the developers have considered the above concerns.

Regards,

Sent from my iPhone
Hello

I received your leaflet about the proposed development at Bartlow Road.

I do not see how this can go ahead without major upgrade to the A1307. That road is already a death trap and leads to rat-running and gridlock on a daily basis in Linton. More development in addition to that in Haverhill would compound an existing problem.

Unless your proposals are linked to an upgrade to the A1307 and roads, I will object to this development on road safety grounds and the fact that existing infrastructure is overwhelmed.

You seem to have overlooked this key issue in your glossy leaflet.

Thanks

Linton

Sent from my Windows Phone
Dear Sirs,

Thank you for your draft plan for new houses in Linton. My wife and I have lived in Harefield Rise, just off the Bartlow Road, for sixteen years. I also have some experience of planning matters.

You will be well aware of the current restrictions on building in Linton. While there is an urgent need for starter homes, housing for young people and bungalows for the elderly, there are sound reasons for Linton trying to permit infilling only.

Your proposal to build nearly 100 houses on the two fields at the end of the Bartlow Road implies:
- 230/240 new inhabitants;
- 6 more children in every school age group;
- some 150 more cars;
- 3 new accesses onto the beginning of the Bartlow Road.

Quite apart from increased pressure on the sewage system in Linton, which is not coping as it is, the Clinic which is reaching a limit on numbers. Clearly, a new classroom would be needed for the Infant School, which has no space for further building.

Walking children to school along the High Street, with desperately poor pavements, is dangerous enough already without another class and more mothers.

There are other issues. People coming off the A 1307 (50mph limit) do not always slow down when turning into the Bartlow Road. Even at 30 miles an hour, cars driving, almost immediately past three new roads, with Bus Stops on both sides, will create a new hazard. Sight-lines past the bottom of our road (Harefield Rise) are poor due to the large number of cars parked, especially at weekends, on the south side of the road.

Traffic along the A 1307, during the rush-hour, is increasing with new housing in Haverhill. More than 20 people have been killed on the roads and dual-carriageways either side of Linton during the years we have been here. Roundabouts and other traffic solutions for the junction at the join of the Bartlow Road seem still far off. The exit of more cars onto the A 1307 will not be welcome and will only increase the risk of collisions.

No doubt your draft plan could be pruned to a more reasonable scale but, even so, it would provide problems for Linton as outlined above.

Yours sincerely,

[Name]
Linton
Dear Bidwells

Thank you for giving us the opportunity to comment upon your initial proposals for high quality new home on land adjacent to Bartlow Road, Linton.

I regret that we must object on the grounds that the infrastructure of roads, car parking, medical centre, shops and schools are already at maximum capacity and over-subscribed.

Unless you have proposals to make developments of the infrastructure to accommodate the increase in population and traffic, we will sustain our objection to your proposals because Linton already has serious problems with the volume of traffic through the village, car parking is already inadequate, the Medical Centre is over-subscribed and the schools are at full capacity.

With the high quality of accommodation you propose, many families occupying the new housing will run two or more cars per household, implying an addition of 150+ cars to the current volume of traffic using the village daily. The increase in population will seriously overload the other infrastructure limitations set out above.

Our position can only be reconsidered if realistic proposals are made for concurrent infrastructure development.

Yours truly
In response to your Bartlow Road proposals,
1. this land is the last patch of nature at this end of the village really, used by nature lovers and dog walkers alike, it is certainly not what one could call a brown field site in any way, the land has been both cultivated and used as grazing over the years and I find it hard to believe that there is not a patch somewhere more suitable to build on all be it maybe with less profit in it.

2. Your leaflet stresses your understanding of the need for housing so you will be fully aware of the issues surrounding houses for local people, homes for single people and affordable houses so with this in mind could you give me some figures on, how many houses will be for local people, how many will provide housing for single occupancy, how many will be affordable housing and how many will be available as part purchase housing.

3. If this went ahead what changes would take place to the junction with the main road which is already an accident black spot, after all if a small Tesco gets rejected on the increase of traffic at the other end of the village what would this type of development create in the way of a traffic problem.

4. Will any figures relating to affordable housing be guaranteed or once again are developers going to get away with promising one thing and then delivering another !!!!!
I cannot see anything in these plans that makes any sense at all.

I will specify.

1. The roads, in particular the A1307 and Linton High Street cannot cope with the present volume of traffic. I invite anybody at Bidwells to observe the chaos at peak times. The advent of two to three hundred extra car movements per day will only add to this.

2. The old Victorian sewerage system barely copes at the moment. The addition of this number of extra dwellings will cause only extra burdens on ageing infrastructure.

3. In recent years, the idiocy of building on flood plains has been highlighted in many parts of the country by flooding, sometimes very severe flooding. Linton is low-lying. Pocket Park, adjacent to this proposal, is a flood plain. Building 60 to 70 homes cannot but help to exacerbate this situation. My home is at risk and has been flooded in the past along with many immediate neighbours, both domestic and commercial. As a consequence, my house insurance is astronomical. Anything that increases the risk of flooding will potentially materially affect my home and my pocket and cannot get my vote of approval.

4. What about schools, doctors, dentists and various other aspects of the village infrastructure?

5. I am in no doubt that if this proposal is passed then it will open the literal and metaphorical floodgates. We will see more and more development and Linton will merge with Haverhill in the fullness of time.

6. Finally, may I quote your pamphlet? "Habitat protection, biodiversity enhancement, visual impact, access and connectivity are key themes which underpin the master planning approach to creating a sustainable development". What on earth does that mean? Who writes this stuff and am I supposed to be impressed?

Sent from my iPad
Hello,

Further to the leaflet drop concerning the Bidwells proposal for new homes adjacent to Bartlow Road, Linton please can you confirm the following:-

1) Exact number of dwellings (detached and semi-detached) as I notice the leaflet did not specify this.

2) What are the anticipated prices of the dwellings - open market housing and affordable homes for Linton residents?

3) As this will invariably cause more traffic exiting the village via Bartlow Road what provision is proposed to ensure a safe/easy exit on to the A1307. I believe this junction has already been the scene of some fatal accidents so increasing the traffic out of this junction would not be a good idea without some measures to facilitate this junction's safety.

Kind regards,

[Name]
Linton resident
Dear Sirs

Having lived in Linton for over thirty years, our objections include access to the A1307. The traffic levels at certain times make it impossible to get into the traffic flow, and as with many other of the villagers, would soon find the easiest way out of the village, is to proceed though the village to the of top High Street where the traffic is moving slower and the traffic lights allow for access.

With the narrow High Street and children and parents all using this route to get to and from schools I think this extra traffic adds to dangers in the High Street.

We would prefer the rerouting of Bartlow Road and the addition of a roundabout or traffic lights to slow the traffic and make this a more useable entry/exit to/from the village.

Also extra provision would need to be made for schools, health centre, parking around the shops, buses and other services.

We would therefore totally reject this plan until other plans are submitted which would benefit the whole of the village not just the developers.

Linton
Cambridge

Sent from Samsung tablet
I am just writing to ask a few question following your proposals to build extra houses in Linton.

What will happen to the junction of Bartlow Road and A1307 with this extra housing development. It is already so difficult to leave Linton from any of the village junctions onto A1307. Will a roundabout be constructed?

What provision will be made in the village for extra places at the schools and the healthcare clinic with these houses being built?

What will the builders offer to Linton as a result of these building?

I look forward to hearing from you.

Sent from my iPad
I would like to enquire whether the new planned housing development on Bartlow Road will included shared ownership housing? I have recently been approved by homelink for shared ownership scheme and am looking to stay in Linton. I privately rent in Linton at the moment.

Any information you can provide on how I should proceed with showing my interest would be appreciated.

Kind regards

Sent from my Samsung Galaxy smartphone.
Dear Planning Team,

Since your leaflet plan does not have a key, could you please let me know how many houses of each size are proposed?

Further, what levels of car ownership have you predicted, and how many vehicle movements per day have you estimated in your planning?

Yours faithfully,

Linton
Dear Sir

Your proposal to add 64 houses to Linton is alarming and seems not to take into account some important points -

The A1307 is already a serious accident blackspot – the location of this housing generating additional traffic will make things worse – hardly ‘an attractive sense of arrival’ (whatever that property-developer speak means). The ‘village edge setting’ will make this location look the opposite of ‘rural’.

The village infrastructure and services – schooling, doctors, sewerage, shops and available parking – are already under considerable pressure – your plan will make things worse.

Linton is prone to flooding – building will make this worse.

So who benefits? Eroding the character of the village and putting undue pressure on this village will benefit none of us who live here – including any new occupants of your proposed development.

So one can only conclude that the benefit goes to people who do not live here and who make money out of building houses.

I am aware that government policy is to increase the availability of housing and I agree with this but the choice of suitable locations is essential – the fact that these are fields without anything built on them does not automatically make them suitable. New development requires appropriate provision of infrastructure – either already existing or as an integral part of the development.

For this reason I believe your Landscape-Led Master Plan is ill-conceived and the blurb on your leaflet is the fantasy creation of a PR department.

Yours faithfully

Linton resident
Dear Sirs,

I must begin by declaring an interest, as I live at 89 Bartlow Road opposite the proposed development, and while I will be sorry to lose the view I have enjoyed for 21 years, my objections to the proposed development at this time are based on much more serious considerations. I base my comments on the understanding that approximately 100 houses are planned.

1) Traffic. One might expect 150 plus more cars to be based in the estate, all adding to the amount of traffic using the Bartlow road, especially at rush hour in the morning when the A1307 is solid with cars all heading for Cambridge. Access to the main road will be nearly impossible unless provision is made in the form of traffic lights or a roundabout.

2) Many of the houses will have children. All three schools in the village are currently near capacity, and one of them, the Infant School, has no room for expansion.

3) The Health centre, despite the recent reorganisation, is working to capacity, and in the present circumstances attracting more doctors could be well nigh impossible.

4) The sewerage system is under stress, as was demonstrated quite recently in nearby Emson’s Close.

5) Your artist’s plan of the site south of Bartlow Road does not clearly show the course of the River Granta which runs close to the proposed ornamental lake, and which as we all know floods from time to time, the last time being in 2001, when the houses at the lower end of your plan would have been inundated. Covering the site with houses will increase the run-off and aggravate the flooding.

We all know that we need many more houses. I simply think that this not the time to burden Linton with any more until something is done to expand and improve the services I have outlined.

Yours faithfully,
I'm concerned about the amount of new houses you want to put in Linton!! 112 is too much! If everyone of those houses have 1-2 children the schools are not going to cope! There's too small and unless you're going to knock the schools down and double the sizes it's not going to work. There's not enough nurseries and spaces in those nurseries!

It's a lot of houses to put in one place! When it's hard enough for people to get back into the village as it is! The buses are ridiculously packed in the mornings and evenings as it is! And the doctors is ridiculous! It's not big enough and they don't have enough doctors as it is! I went yesterday and had to wait 90 minutes to see the doctor and that was for an emergency appointment! Linton will not be able to handle this much pressure from 112 houses! It's ridiculous!

Sincerely

Sent from my iPhone
Dear Sir/Madam

Whilst we do need new more housing in Linton, I have concerns about the impact on the A1307. I understand and would only support this development if there was some form of tragic filtering considered to allow traffic onto the A1307 e.g. Lights or a roundabout.

I also have concerns regarding vehicles using Crossways/ Rugrave Gardens as a cut through. I will be contacting my neighbours to see if anyone shares my concerns. I would like to look into the possibility of bollards at either Rhugarve or Crossways.

Best wishes

[signature]

Sent from my iPad
Dear Sir/Madam

I am emailing regarding the new proposed development.

I am saddened by the thought of the development as I have lived in Linton for 57 of my 60 years, (as do practically all of my family past and present), and like village life and what it offers, if I wanted more I would have chosen to move to a Town but I do understand the need for more housing even though I don't like it.

My major concern is the A1307, I live in Bartlow Road and trying to pull out onto the main road is a nightmare at all different times of the day and evening already so if the development goes ahead then a round-a-bout at that junction is an absolute MUST, no question!

Another concern is the strain it will put on the schools and the GP surgery. Again people choose to live in villages because of things like manageable classroom sizes and accessible GP services, with the amount of new proposed houses that will inevitably change for the worse so those two things also need to be a major concern.

I would also like to know how many of these houses will be for local people, young people wanting to get on the housing ladder. I understand that Linton is an attractive place to want to live for people of other areas because of the schools and surgery etc but young local people are being forced to move to cheaper areas because they cannot afford to stay in Linton. How will that change?

I hope my views are taken into account!

Yours faithfully
Dear Sirs

I am writing to express my concern about the proposed development in Linton. Whilst I understand the nationwide need for additional housing, in particular low cost and social housing, I believe that the proposal is unfeasible. Linton simply does not have the infrastructure to support such a large development.

- **The A1307** is already too busy and is struggling to cope with the volume of traffic coming from Haverhill. There is a proposed development there which will add further strain. This means that getting out of the village to head towards Cambridge is virtually impossible during rush hour. By building additional houses the number of vehicles trying to leave the village will increase causing even more delays. This is likely to become more dangerous as people take risks. This will also add to the number of vehicles likely to travel through the village, on an already congested road (Bartlow Road has a number of vehicles parked on the road which makes it difficult to see oncoming vehicles.) This is likely to be dangerous to all road users and pedestrians.
  - Will the developers be prepared to find a solution to the current road difficulties?
- There are three **schools** within village which, I understand, are at full capacity.
  - What plans are proposed to ensure that class sizes do not increase dramatically at the detriment of our children?
  - Where will the Schools be located as the current schools do not have space to build on?
- **Village amenities** we are fortunate to have a large recreational area in the village. Would the developers be prepared to incorporate a similar area at the Bartlow Road end of the Village?
- **GP Practice** is already above capacity. Is there a proposal to support the practice to expand?
- **Social & Low Cost Housing** - what is the intention for the provision of social housing in the village. My daughter had to move away from the village and her support network because she was unable to get a property locally. There should be more provision for local people to remain close to their families and in the environment where they grew up. There is a distinct lack of appropriate supply in this area.

My overall fear is that this is one step too many for the village. After the Copperfields estate was built we saw a huge increase in congestion within the village and I dread to think what further development will cause.

Whilst I would support the proposal for a very limited amount of social housing and affordable housing only, I do not support the large development proposed.

Kind regards
Thanks for sending the information leaflet.

I’d like to know if it is possible to get a bus stop on the main A1307 to allow people to use the X13 fast bus to Cambridge. This would go some way to addressing traffic congestion issues.

I’d also like to know if the pathways connect through to the Pocket Park as this would be a useful addition to village amenities.

Please let me know how this progresses.

Yours faithfully,

Sent from my iPhone
For the attention of Tim Havers, Principal Planner

Thank you for submitting your proposed plan to the Parish Council which has enabled the residents to view your initial intentions. However, the people of Linton are under no illusion that this is the only site your Agency is interested in and are, quite frankly, horrified by the scale of planning being sought overall by yourselves and others.

People here choose to live in a village as others are free to live in towns and cities if they so wish. My husband and I have lived in Bristol, London, and Leeds during our working lives and made a lifestyle choice to spend our retirement years in a village surrounded by countryside the idea of which would be abhorrent to many city dwellers. Unbelievably, the scale of potential housing being bandied about now would double the size of Linton which already has a congested high street with no parking facilities other than the doctor's surgery, one infant, one junior and one high school which are already well subscribed and a very worrying flood plain problem. These are but a few of the domestic problems but the overriding one has to be access and the added influx to the A1307. There is no employment locally which means that all these new residents are commuters. 'Local housing for local people'? Wow that works!

As the South Cambridgeshire Local Plan is still under review and our Neighbourhood Plan is underway we cannot help but wonder why it is necessary to not work with these agreed formulae in mind. Please be aware that the residents know that archaeological surveys and suited men perusing open fields are all part of the unbelievably massive and lucrative housing industry's strategy initiated by government dogma and that Bidwells, Carter Jonas and others want a huge share of the pie no matter what the cost to village communities.

Linton residents
I feel that the proposed development adjacent to Bartlow Road would be of benefit to both the residents and the retail and other business in and around the Linton area. However consideration MUST be given to vastly improving the junction with the A1307 ie a roundabout or traffic lights.

Linton
Thank you for the opportunity to comment on the possible development on either side of Bartlow Road in Linton.

1. Creating an Un-planned Development
It is regrettable that this proposal should be considered before the Neighbourhood Plan Team for Linton and Hildersham have had time to review the concept of building outside the village envelope. It is possible that the residents may wish to have more homes built in the village and for some of them to be on land hitherto unavailable. However, it is doubtful that they will wish to see the outskirts of the village developed in an ad hoc manner.

There have been previous planning applications for most of the fields adjacent to the village envelope boundary and approval of these two would set a precedent for many more to follow. The village envelope, for all its faults, has provided a positive planning tool for over fifty years and may well be in need of re-examination. It was, of course, introduced to counter the effects of inter-war ribbon development. To now randomly add to the built-up part of the village would be to commit a similar folly, albeit in block rather than ribbon format.

It is essential that any building outside the village envelope takes into consideration the impact any such expansion would have on the whole village. It is possible that as result of the Neighbourhood Plan any, or all, of the surrounding fields could become the subject of a Neighbourhood Development Order which would respect the wishes of the community.

Objection: I would not wish to see random development such as that proposed without an overall review of the Village Envelope Policy.

2. Adding to the Flood Risk for Linton
The addition of any hard surfaces so close to the river must inevitably increase the risk of flooding. The plan suggests some sort of holding pond but in an area that is always flooded when the river is high rendering it useless as a controlling device. It is inconceivable that a proposal for development in this area will not have assessed the increased flood risk and it would have been helpful for any steps to ameliorate the impact to be alluded to in the scoping consultation.

The increased rapid run-off would threaten all the low lying properties in the village, and this plan would add to that number, those houses closest to the road shown on the plan would be a risk of flooding.


Objection: Development proposed would increase flood risk in village.

3. Over-development of the site with little consideration for unique characteristics of Linton’s built form.
It is regrettable that the unimaginative layout for the proposed housing fails to reflect the preferred design characteristics for South Cambridgeshire villages as outlined in the District Council’s excellent Design Guide which identifies the linear nature of the villages in the river valley. The scope of this consultation does not indicate if any of the design styles or building materials will be any more sympathetic than the layout, but if building is to be permitted on green field sites such as these it is to be hoped that they will be worthy of greater architectural consideration than the usual ‘mock-Tudor’ or ‘quasi-Victorian’ styles that are typically offered. The expansion of Cambridge is providing some excellent examples of innovative architecture incorporating complimentary building materials and design features. Let us hope that some of these filters out to developments in the surrounding countryside.

There does appear to be one village characteristic included in this design and that is the brown line snaking through the site which is presumably a footpath running down to the river. A bridge from here across the river into Leadwell Meadows would be a real village asset and I suggest that including one should be a condition if planning permission were to be granted.

Objection: Unimaginative design.
Sent from my iPad
Sirs,

This land owned by Pembroke College has been refused in the SHLAA process on grounds of access, flooding and nothing has changed.

The A1307 is a designated dangerous road and another development on the edge of this road will be dangerous.

There is a large development going ahead in Haverhill and Great Kneighton the green sites around local villages should not be used if we wish to maintain our countryside.

Linton does not have the facilities for another 400 - 500 people. Our schools and our health service are under strain at present.

Carter Jonas tried to gain planning permission for another site within the Linton envelope and this was rejected outright.

Perhaps you should have a local meeting prior to any further progress.

Linton Villager
Dear Sirs,

Thank you for your leaflet regarding the new proposed homes in Linton and asking for feedback.

I think the proposals are a good idea in general because there is a shortage of available houses in Linton but wonder if you could answer the following questions

1. Will provision be made in the local schools for the additional intake?

2. Similarly will provision be made by the medical services / health centre which is already under a great strain?

3. You state that your development can help younger residents take their first step onto the housing ladder, will Linton residents be prioritised for this?

4. Will you be ensuring that your properties are not purchased by property investors / people purchasing purely to buy to let?

5. Will there be any provision of smaller properties for older Linton residents who wish to downsize to a 2 bedroom property?

6. Will the building works cause traffic problems / road closures whilst they are being undertaken?

7. And finally, what is the timescale for this development?

Best regards and thanks,
Unfortunately we believe there are more negative's than positives associated with this proposed development for Linton and its existing residents. The village is unable to support a large influx of new family's. I will list them in no particular order :-

. The village schools are already full to capacity.
. The Linton Health centre is already at capacity and it is possible to wait up to 4 weeks to see a doctor.
. Linton is a high risk flood area at the centre near the Dog and Duck. Introduction of more rain water capture for a large number of house, their roads and hard standing draining into the local river system. Will increase the flood risk and threaten the listed buildings, homes and businesses in the centre of the village.
. Exiting Linton onto the main Cambridge road is already a nightmare. The site illustration shows over 80 house which could equal another 160 cars as an average. These would go in and out and through the village. Traffic lights for busy periods and roundabouts for safety would be required at the Bartlow road junction and at the top of Linton High street.
. The Haverhill to Cambridge road is already an accident black spot and does not need more traffic to be introduced to it.
. Linton village roads and parking in Linton close to village amenities. Linton already suffers from dangerous parking, double parking driving on the pavements, delivery vehicles that narrow roads down to one carriage way or block them completely.
. Adding an additional 60 to 80 family homes to the edge of Linton will increase the risk to pedestrians in the village caused by increased traffic volumes.
. Linton is a conservation village and to much traffic passing through it could eventually damage the listed buildings.

Builders and developers are looking at Linton for a greater return in their investment as a higher price could be charged in Linton.

Why not look at smaller villages closer to the main A11 where communities could grow more naturally. Balsham for example would be better placed to increase by the volumes of homes proposed and would not add traffic to the Haverhill to Cambridge road. The majority of traffic would travel towards Fullbourne and a different route towards Cambridge.

The majority of residents of Linton and the Parish Council believe Linton is big enough and that any further development would be wrong and make Linton less attractive to live in.

Please don't ruin the village.

Linton

Sent from my iPad
I wish to send a few comments about the proposed housing development adjacent to Bartlow Road, Linton.

I understand the need to build new homes for people and I myself moved into what was a new development in Linton in the mid 1970s. However my concerns are that there is no acknowledgement that the impact of 91 new homes- probably housing younger families will have on schools, health facilities and most importantly access on to the A1307. The Bartlow road junction is already an accident black spot and it seems there has been no consideration about how the increased number of cars this development would generate, driven by those who are more than likely to be commuting towards Cambridge, can have safer access onto the bypass.

I hope most strongly that you will pursue this with SCDC.
To Bidwells.

As a resident of Linton, I am not opposed to the development in theory, as long as there is a heavy emphasis on energy efficiency and environmental factors. Specifically:

* increasing electrical energy efficiency (LED lighting, appliances, etc…)
* minimal heat loss (insulation, underfloor heating, windows)
* high levels of tree planting & wildlife corridors in the form of dense hedgerows/bushes
* generating technologies (Thermal/photovoltaic/CHP).
* sustainable construction materials (FSC wood, reduction of traditional concrete)
* separate 32 Amp ring circuit in all household garages to facilitate future EV use.

I do not have any preference about whether these buildings fit in with the local style, as they are on the edge of the village. Personally, I think they could be modern/inspiring and be a good contrast to the old style.

I feel that by developing the site in Linton, the developers do owe something back to the local community. To that end, through cooperation with the council, and energy suppliers, there should be the installation of a Linton Village public electric vehicle charging point/space as there are none in the local area, and this is a fairly key route for commuting to Cambridge. A charging point takes up little space, and the costs of installation can be funded through various incentives.

Thanks

Linton, CB21 4HU
I have received your booklet regarding the above proposed development. I have to say that it looks and sounds to be an attractive one and I am aware that new housing is urgently needed within the Cambridge area and elsewhere. However, like most local residents I fear that the services of this village are totally inadequate for this size of development ie Health Centre, Schools but most of all the road system which already is under strain particularly in entering the 1307 from Linton and which can, at present be something of a nightmare to access especially at rush hours. Therefore I would not be in favour of this development unless the schools can be enlarged and more teachers employed also extension to the Health Centre and more doctors, both of which seem to be something of a pipe dream at present...Also it would be necessary to make safe access to and from the 1307 with perhaps dual carriageway and a large roundabout at the junction with Bartlow Road. As you will know the 1307 has been under scrutiny by local authorities for some time because of its high accident/incident rates. Thank you for giving me this opportunity to have my voice heard.

Yours faithfully,

[Redacted] Linton CB21 4JH
After receiving the booklet about new homes in Bartlow Road Linton I am concerned by the proposals.

1. I would like to know the number of houses to be built.

2. Access to the A1037 road is already very dangerous, if these houses are built we definitely need traffic lights or a roundabout. This needs to be one of the conditions of the build. If no traffic lights people will use the village and the Back Road via Hildersham to Abington which is already over used.

3. The schools will not cope with all the extra children.

4. The doctors chemist and the other shops are not adequate to accommodate lots of new people.

5. I am the Local Historian in Linton and I am very worried that Linton will lose the village character and attractiveness.

6. Please can you tell us the South Cambs planning number and the name of the developers.
I am totally opposed to this development which will cause further traffic chaos for Linton residents. It is now almost impossible to exit Linton onto the A1307 on weekdays between 7.30-9am and 4-6pm. To avoid the traffic lights on the A1307/High Street junction, traffic already 'rat runs' through the village via Horseheath and Bartlow Roads, joining the A1307 near Abington, via Back Road.

The bends and narrow parts of Bartlow Road, which is a main bus route, is already difficult to negotiate with cars parked outside cottages with no garages on the north side of the road. Adding almost 100 houses will generate more traffic turning into Bartlow Road will seriously exacerbate the problem.

The plans for the southern end of the south development appear to show some new building on the floodplain. Development plans were refused for the field to the west of the proposed development area in 2001 when Linton was seriously flooded.

Regards, Linton
Dear Mr. Havers,

Subject: Land Adjacent to Bartlow Road, Linton.

We refer to your letter of 27th of April addressed to Mrs. Marilyn Strand, clerk to Linton Parish Council. As residents of no. 4 The Ridgeway, we are very concerned that so many houses are being proposed adjoining our street. In principle, we are not against building new houses but without proper infrastructure the residents of Linton and in particular the residents in The Ridgeway will be adversely affected. As you are aware, A1307 is very difficult to access during the rush hours from Bartlow Road and very dangerous. With the building work going on for nearly 100 houses or more, the parking of workers cars, traders cars and lorries will be unavoidable and will create distress to us. There are only 5 bungalows in our narrow cul-de-sac. Three of the residents are in their eighties and nineties requiring carers. The smaller plot adjoining the Ridgeway has a high pressure gas pipeline crossing the field. This was indicated when the recent archaeological digs were carried out. Both sites chosen for developments are not suitable, as the houses will be close to the A1307, the noise and pollution will be a health hazard.

There are other issues which will put a lot of pressure on the existing facilities and services in the village, like medical centre, schools, dentist etc.

Regards

Copy to: Mrs. Marilyn Strand, Parish Council; PC and SCC Cllr. Mr. Roger Hickford
Dear Sirs,

I would like to send my comments through for the pre-planning consultation.

I am concerned about access to the A1307, the Bartlow Road is not an easy junction to use as traffic flows are so high at peak periods. Traffic is known to wait at the junction for up to 5 minutes just to access the road.

I am also concerned about flooding and whether the development would have any impact on the flooding of the main village.

I do think Linton needs additional housing, I am not being ‘nimby’ but do feel that these sites have major issues.

Regards
Dear Sir or Madam,

I write to express my great concern over the proposal to build on Bartlow Road, Linton.

Put simply, Linton is already at capacity in terms of the population it can support, and cannot support an extra 300 or so additional residents (an addition 6%+ of the existing population). It is not simply a matter of squeezing in an extra consulting room at the Health Centre, or another couple of classes at the schools, or putting in a roundabout at the end of Bartlow Road. Linton has a narrow, historic and attractive centre that is already clogged up with traffic several times a day. In addition, Bartlow Road itself has acute parking problems which effectively reduce it to a one lane near Finchams Close. Any additional traffic heading for the centre of Linton from the new development will add to the regular congestion that already causes difficulties. You also need to be aware that Bartlow Road is the route of the number 13 bus, so additional congestion will hinder the bus' progress too.

Some additional, small-scale developments for Linton would be acceptable, but this size of development will not be tolerated by existing residents.

Kind regards
Dear Bidwells,

Re: the proposed new dwellings on the above sites.

My husband and I are both in favour of the proposed new houses according to your plans. We feel that this would benefit the village immensely. However, we are just a bit worried re the bottom row or so which appear to be right down on the water meadow, further down than the row of bungalows already existing in Finchams Close. We feel this may be a flood hazard for any residents moving into that row. Extensive testing/searches would need to be carried out on that part of the land.

We hope that these plans will move forward positively and look forward to it.

Many thanks and best wishes,

Finchams Close
Dear Sir/Madam

Having scrutinised your Glossy Brochure illustrating the properties which your client wishes to erect in Linton at the junction of Bartlow Road and the A1307, and recognising that Linton must accept its fair share of the new homes required nationally, herewith my comments:-

1) I suggest that a development of more than 90 homes (as shown), consisting of a mixture of 3/4 bed Luxury houses and 1/2 bed Starter homes/flats is likely to increase the population of Linton by more than 300 people and put another 150 cars on our roads. I believe that these are conservative estimates which can only increase with time.

2) I suggest that up to 100 of the new residents are likely to require education. Has your client checked with the schools in Linton that such capacity exists or can be made available?

3) Likewise has your client checked that such services as our Health Centre, car parking, foul water sewers, etc. have the capacity to meet the increased population and, even if your client is willing to pay, is it possible to achieve any necessary increases/improvements?

4) The accident record of the A1307 is well known and its junction with Bartlow Road continues to be a recognised danger spot. The bus service to Cambridge, whilst regular, is already overcrowded at peak times. Majority (if not all) of the properties proposed seem likely to have at least one occupant whose employment is in Cambridge or along the A1307 corridor, thus your proposed development can only make matters worse by forcing more vehicles into the danger spot. The Highway Authority has, I believe, long since recognised the need for improvement (e.g. a roundabout or traffic lights) at this junction but has been unable to fund it. Is your client prepared to sacrifice some of his profit to pay for the necessary improvements?

5) Your Brochure is at pains to show your ‘green’ credentials, yet the illustration and statement that all properties will have ‘on plot parking’ (presumably with enough space for as many cars as there are bedrooms per property) suggests to me that much of the developed area will be under concrete. This will inevitably result in a large amount of surface water to be disposed of at times of heavy rain. The obvious place for disposal of this water is the river (Granta) which borders the lowest part of the site - presumably via what appears to be an interceptor pond with a suitable outlet filter (e.g. reed bed). The green space in the bottom left of your illustration is an Environmental Agency designated flood plane and in most years is well flooded at least once. Adding more surface water to these floods would most certainly exacerbate the flooding problems experienced by the centre of Linton. Thus I would like to be assured that the interceptor pond has sufficient capacity to hold back, and release at a controlled rate, all the surface water from the planned development.

6) Finally as a matter of interest and historical record for Linton, may I ask if your client is willing to release the archaeological report detailing precisely what is underneath the land now proposed for development.
Unless your client is able to provide satisfactory answers to the questions posed above, I see no sound reason to support this development. Whilst it might improve the lot of those purchasing the new properties, it currently appears more likely to make Linton a less desirable place for its existing residents.

Yours Sincerely
Dear Sirs

Thankyou for distributing the information re: the above proposals which will be followed with interest - the devil, as they say, may be in the detail!

There are of course concerns, not least of which is the water shed drainage into the nearby Pocket Park which can, and does, become naturally waterlogged being the natural flood plain. your brochure mentions respecting all this but Instinct says that any possible re-routing of that could have adverse consequences on other properties - no doubt this has been studied extensively but your researches will have shown that in the past applications for building on this area have been rejected, and it may be that this concern formed part of the objections. However, this does remain a concern to the lay person. There have been many examples where building has proceeded despite concerns being voiced and subsequent difficulties have been experienced by new householders.

In addition, your artist impression does appear to indicate that there is an intended pathway into the Pocket Park; the brochure also indicates ‘increase public access to open space’ which is, I presume, access to the the Pocket Park. The Pocket Park is actually a small nature reserve, and does have a river, and a large pond which are shown but not quite fully. This area is not a ‘Park’ in the normal sense of the word where children play etc and indeed, it may be deemed something of a hazard if there was access for children to play there from any nearby areas, certainly I would not want my small grandchildren to be there unaccompanied.

The need for housing is well understood, of course, and proposals will be made by developers to build where they think they can. However, the thought of some extra 150-200 cars queuing up daily along the very narrow Bartlow Road to access the notorious A1307 is not a pleasant one - it is a very heavily trafficked road and it has to be said that anyone living in houses adjacent to that part of the road would probably need triple glazing!! In Linton we already have huge problems and the additional traffic generating from Haverhill, and now also from Saffron Walden being fed on to the A1307, does not bode well. Any improvement proposals that may be in the pipeline under the City Deal will be a long time coming.

It is also difficult from the brochure to actually establish how many affordable houses are included, for the main part there does seem to be a majority of large, detached houses which obviously attract the highest price but clearly this will all evolve as things proceed.

As mentioned previously, your proposed planning application will be viewed with interest and monitored closely by many of us in Linton.

The above comments are made in response to your invitation to do so and are first thoughts - I hope you take them in the spirit that they are made.

Yours faithfully
AGAINST flooding issues and A1307 issues Cambridge council cannot get this right!!!!
Dear Tim

While I appreciate we need new homes urgently.

Regarding the propose development their are several issues that need to be considered.

1/ Traffic on A1307 we would definitely need a proper roundabout at the Bartlow crossroad.

   it is already difficult to leave the village from the high street end .

2 / The lower field is part of a flood plane ,Insurance companies have to guarantee normal costs.

3/ The river area should be cleared up and made into a suitable area for the village.

4/ As this is farm land I hope the developers are not paying over the top for the land.

   it is important we start considering 1st time buyers rather than big profits. Social housing is essential

on a project of this kind.

Regards
Re: Larger Plot at Bartlow Road - My only comments are:-

- The field floods at the lower end by the river

- The noise from the traffic on the A1307 can be heard at all times and is particularly loud from lorries and motor cycles - my home backs on to the plot. For anyone residing nearer to the A.1307 the noise would be much louder.

- It is difficult to get on to the A.1307 and queues of traffic can build up at peak times so with more residents trying to get out the situation will be worse and people taking a chance could cause more road accidents.

- More and more traffic will be moving up the High Street, particularly with parents taking children to school, causing more bottlenecks at the centre of the village

- The inclusion of a public car park on either plot would be an advantage as outsiders coming in to Linton to park and catch the bus would have this as an option and therefore not snarl up the High Street.
Dear Sir

From the plan of the proposed estates there does not appear to be any changes to the Bartlow Rd/A1307 junction.

Presumably the majority of the new residents will be employed so it is reasonable to assume they will wish to drive in the Cambridge direction.

Has anyone involved in this proposal tried to turn right on to the A1307 during the morning rush hour?

Or is it assumed the new residents will join the already busy 'rat run' through the High St to join Back Road to Abington where another possibly long delay awaits them.

If this proposal goes ahead the developer should pay for a roundabout at Bartlow Rd/A1307 junction, to avoid any more deaths at this 'blackspot'.


Dear Sirs

Thank you for the opportunity to respond to your initial proposals for development at the Bartlow Road site in Linton.

Well-planned, well-built housing is welcome and needed in Linton and at first sight your proposals look interesting. We do not like the jargon but appreciate your intention to create “an attractive ‘sense’ of arrival” from the A1307 near the Bartlow crossing.

The village needs affordable housing for local young people and bungalows for the elderly population ahead of four and five bedroom detached houses. Density is an important consideration. It is essential that houses are in a reasonably sized plot with no narrow alleys between and adequate space to access driveways by car without the need to cross neighbours’ boundaries (as is the case on the development at Newdigate House in Linton). Incentives should be devised to encourage new occupants to park their cars in the garages provided.

Road safety is essential given the history of fatalities along the A1307 and any developer should pay for the safest system to get traffic from the proposed development on to, and across, the A1307 (we envisage a roundabout but obviously the road safety advisers will know best). Not to pay for this would be a dereliction of your duty.

During the morning rush, traffic on the A1307 adjacent to the proposed site is very slow moving, sometimes stationary. As the proposed site is a long walk from the Village College and other village amenities, we would not be surprised if people chose to “rat-run” through the village rather than join the slow-moving traffic on the A1307. Barlow Road is narrow and already hazardous with parked cars, even in the bus stop!

It is most worrying to read on your website that with these types of development you have “one goal: to ensure we help our clients optimise their investments”. Whilst we would not begrudge the landowner and developers a modest profit, the ‘client’ in this case should also be seen as the future occupants of the new houses and the existing villagers whose lives and environment risk change not necessarily for their betterment.

Yours faithfully

Linton
We recognise the need for additional housing in South Cambridgeshire and are not opposed to well thought out development which preserve the ethos and sanctity of the villages.

We believe the proposed development on Bartlow Road in Linton fails to meet the above standards for several reasons.

Firstly, the build of any houses on a flood plain in any village should be a non starter. The field on the south side of Batlow Road has been half under water numerous times while we have lived in Linton since 1980. The run off from hard surfaces such as drives and roofs will only add to the flood risk for the rest of the village. The building of this development will deprive the village of valuable soak away land which based on the most recent floods is very disturbing to those of the village who live down river from this site. A study done by a graduate student after the 2001 flood clearly shows this land to be vital to the flood plain of the Granta. If this development goes ahead those at risk in the village should organise to seek indemnity from the developers for future flooding of their properties.

Secondly, the proposed development will increase the traffic on Bartlow Road significantly. There are only two options for traffic from this site. One. to turn right out to the intersection with the A 1307. This intersection is one of the most dangerous along the A 1307 from Haverhill. There have been numerous fatalities and collisions at the intersection. It is very hard to judge the speed of vehicles coming from Haverhill, and anyone turning right towards Cambridge has to negotiate across the traffic. If this development goes ahead there will be more fatalities at this intersection. Alternatively turn left into the village will add to the already over congested village centre which is not designed for 21st century traffic. Linton has more listed properties in the village than any other village in Cambridgeshire. The increase in traffic of this development will only degrade the essence of this historic heritage of this village. It takes 20 minutes to drive 250 meters in the mornings to get onto the A 1307 in the mornings and a various times during the day. To add to this Haverhill has a very expansive policy with regard to house building and plans are to increase housing in Haverhill significantly over the near future. There are no plans to improve this situation on the A 1307. Therefore, the increased traffic of the development and Haverhill’s policy will make the traffic problem
intolerable for people who live in Linton.

Thirdly The village infrastructure is not sufficient to cope with the proposed increase of families in the village. IF the development goes ahead the developers should be required to finance significant infrastructure i.e school places, outside recreation facilities and financing for the proposed allotment area.

If Linton must have building let it be on the Balsham side of the village envelope where there is more space and more road options to argument the development that has already taken place in that area.
We are in receipt of your leaflet outlining your proposals for development on both sides of Bartlow Road in Linton.

Whilst we appreciate that a number of new houses are required to meet Government requirements, this proposal appears to have either a number of flaws or subjects not considered.

Firstly, we fail to see how almost 100 houses can: 'Create an attractive sense of arrival from Cambridge Road' to this quintessential English Village which has buildings some 500/600 years old in the middle of the village which is in a Conservation Area. Surely open countryside would be more in keeping, whereas almost 100 houses regardless of design would give the impression that Linton is trying to look like a 'New Town'.

What proposals have you got for provision of additional schooling? The existing Infants' School, the existing Junior School and the Village College are all basically full and cannot accommodate the possible 100 to 150 children that almost 100 houses will generate. Likewise, the Health Centre, which is excellent, but nonetheless, is working at capacity and 'standard' appointments are in the region of one to three weeks. (Emergencies are seen the same day). The total number of people in almost 100 houses can reasonably be expected to be around 350, so how will these people get Health Care?

Finally, the development is too far from the Village facilities (Schools, Health Centre, Library, Dentist, Shops etc.) for all but the fittest which will mean they will use their cars. Linton already has a major traffic problem with through traffic and, particularly with parking, as there is only one small car park adjacent to the Health Centre car park, both of which are always full of patients and Health Centre staff. The adjacent Coles Lane is often full of cars with patients that cannot get into the car park, together with people attending events in the Village Hall, which makes this a very dangerous situation in a narrow road as the double decker Buses have to traverse Coles Lane which is part of the one-way traffic system. As most households have at least one car and many have two, what provision are you making to accommodate something like an additional 150 cars?

Therefore, unless a dramatic rethink on design and provision to accommodate the inhabitants of this development, it cannot bring any benefits to either existing residents or the potential new residents anything other than chaos and misery. Your comments on how you propose to overcome these major flaws in the scheme would be welcomed.
Sirs

I wish to protest in the strongest terms against the proposed housing development in Linton.

The site is totally unsuitable as there is no safe exit onto the A1307. Even if there were some traffic amendments there, an increase in housing would result in hundreds of traffic movements through the village in order for residents to access schools and shops. Linton is a village and the route to all essential facilities, including to the health centre, is through the village along a narrow High Street. It is already a dangerous route to school for young children, and the Health Centre is overstretched with long waits for appointments.

While I fully appreciate the need for more housing - I have 4 grown up children, none of whom can afford to buy a house in the UK - new houses need to built where there are employment opportunities. Building in Linton will only increase the number of commuters to London and Cambridge via the A1307 which is a congested and dangerous road in the mornings and evenings.

Yours faithfully

Sent from my iPad
The following comments relate to what appears to be a cynical attempt on your part to take advantage of a window of opportunity to obtain planning permission prior to the approval of the Local Plan for the Linton area.

1. The development is outside the village envelope and there is no demand for it locally.

2. It takes no account of the effect on local infrastructure such as schools, healthcare, road maintenance etc.

3. If this development were approved then it could result in a cascade of similar applications for land adjoining the village.

4. The proposed development would add to the hazards on a stretch of road recognised as being one of the most dangerous in the UK. With the site being adjacent to the A1307 there would be no way of avoiding a significant increase in vehicles accessing the A1307 at the nearby junction. The dangers associated with this road have been considered in previously rejected planning applications but recently the situation has been exacerbated by developments in Cambridge and Haverhill which take no account of the effect on the A1307. These are the moves of Astra Zeneca and Papworth Hospital to the Addenbrookes site with an influx of some 2,000 people many of whom are likely to be seeking affordable housing in areas such as Haverhill, and the building of some 2,000 more homes in Haverhill and the increasing numbers of HGV’s back and forth along the road to the Culina cold storage depot.

5. All the above points have been mentioned in relation to previously rejected planning applications but there would seem to be another significant negative point in relation to this one. If it is not planned to build on the flood plain of the river then it is very close to it. Some would certainly find flood water unnervingly close to them when the regular floods happen. Insurance for some could be difficult to come by. Furthermore the development would result in a significant increase in surface water run off into the river adding to the existing flood hazards experienced in the centre of the village around the Dog and Duck.

This proposed development is unwanted, unnecessary and undesirable.
Dear Sir,

We object in the strongest terms to the proposed new development in Linton as outlined in your leaflet, ‘New Homes for Linton’. Linton has inadequate infrastructure to support further population growth, especially in respect of schools, health facilities and indeed drainage. The increase in road traffic, particularly through the High Street and at the junction with the A1307, will lead to even greater congestion, noise and air pollution.

Yours faithfully,

[Redacted]

Linton
Dear Sirs,

Re Land at Bartlow Road, Linton

I am against the proposed development of 4.8 hectares in Bartlow Road on the edge of Linton. Whilst I appreciate that South Cambs is required to increase their housing stock I do not believe this should be achieved by damaging existing communities. Claims that the development will provide opportunities for the young to take their first step on to the housing ladder is in my mind emotional blackmail. In reality, the majority of young could not afford to buy any of the houses proposed due to the high cost in this area. Unfortunately, this is a fact of life and rural communities cannot keep expanding every few years to keep pace with providing a continual supply of new homes for young potential house owners. Rural communities do not have the infra-structure required to allow for significant development, as this would be, and I believe specific areas of South Cambs should be developed within which new infrastructures can be then placed to accommodate modern needs.

My concerns regarding how the current proposal may damage Linton are as follows:

1. The effect on the environment.
   i) Flood Risk
   The larger plot of land is very close to the river and to an area known as the pocket park / water meadows. Linton has experienced bad flooding events in recent years and the intention of tarmacking over such a large area so close to the river is of extreme concern. Any development would need to demonstrate clearly that there would be absolutely no increase in flooding risk to this area as a direct result of removing such a large acreage of natural water control.

   ii) Rural
   The proposal would alter detrimentally the current rural view of Linton, as approached from the east along the A1307, as compared to existing and would give the feeling of an urban development rather than the definite village feel there is at the moment for residents. Linton is designated a rural community and this should be preserved.

   iii) Traffic pollution
   The inevitable increase in traffic trying to access the amenities provided in the village, due to the position of the proposed houses, will exacerbate an already difficult situation due to the minimal parking availability, which has no possibility of increasing anywhere near the centre of the village or along the High Street. The position of the proposed development will result in a substantial increase in vehicles moving along the High Street, due to the one way system, as this will be the only way to access the main amenities. This will lead to increased congestion, noise and pollution which is unacceptable to those residents of the High Street. The majority of properties on the High Street do not have private parking and rely on the High Street for parking. Should there be an increase in
vehicles trying to park to access the village amenities this will severely affect the lives of those living in the High Street. The increase in air pollution along the confines of the High Street would be against current thinking.

It should be noted that the High Street is a well-recognised Conservation area and is the site of a significant number of Listed Buildings which should be protected from any increase in traffic to their structure both above and below ground.

2) Access on to the A1307

The inevitable increase in traffic trying to access the A1307 from this development, in excess of 200 vehicle movements at least twice daily, will exacerbate the existing problem the residents of Linton already have. The A1037 is an extremely busy road and set to get busier due to the expansion of Haverhill. The traffic is already queued in the mornings on the A1307 from a point nearer Haverhill than the junction with Bartlow Road making the exit from Linton extremely hazardous. The proposals do not mention any measures to improve access on to the A1307 from Bartlow Road. In my opinion this would be essential should the proposal go ahead. Current residents already have to queue to leave the village and are often seen to take risks just to get out. To accommodate such a large volume of traffic leaving the village in one area definitely requires there to be an improvement at that junction. This would also be essential to act as a deterrent to stop all the new traffic from the development traveling towards and along the High Street prior to leaving the village.

I would not be in favour of traffic lights at this junction as this will unacceptably increase the huge tail backs on the A1307, already present due to the lights at the top of the High Street and outside Linton Village College. The best way in my opinion for a safe exit to be established would be to build a roundabout. This suggestion has been discussed in previous years and rejected due to cost. However, as this proposed development is placing so many vehicle movements so close to this unsafe junction I believe a roundabout would be essential to ensure the safety required for so many people and would have to be a prerequisite for any development to go ahead.

3) Setting a precedent

If this development went ahead and therefore altering the village boundary, it would be setting a precedent for future parcels of land to be developed all around the village. The infra-structure of Linton is primarily limited by the High Street which is already at capacity use and cannot be altered. The whole charm of Linton comes from the abundance of old properties and little lanes and this is what has attracted current residents. Any possible future development in Linton should only ever be on a scale which will not be detrimental to the village.

I would like to thank you for the opportunity to comment on this proposal at such an early stage. I am concerned whether all residents have been notified as I know of three areas in Linton that did not receive the booklets you arranged to be delivered. These being Wheatsheaf Barn, Zenckers and the cottages opposite me in the High Street. All now have the details but I would question how many others are not aware they could make comment.

If at all possible I would like to be kept informed of any developments on this proposal.

Yours sincerely
I support this proposal in principle. Of course, I don’t want to see huge numbers of new houses built in Linton, but if there are going to be some then this is absolutely the right end of the village for it to happen. As a renter who’s planning to buy in the village I welcome something that will boost the very limited supply of available properties.

I hope that people who oppose any kind of development come to the realisation that it’s not realistic to think that Linton should avoid having to take any expansion at all. I also do not agree that a development of this size will produce undue pressure on local facilities - the primary schools, for example, are not at capacity and are taking in some pupils from outside the village at present.

As for suggestions, I would very much like to see properties, whether ‘affordable’ or not, made available to local residents for a window of time prior to the general public. Additionally, I would support a S106 agreement that provided a roundabout at the A1307/Horseheath Road junction in order to enhance access for villagers and to push queuing Haverhill traffic outside of the village envelope.

Regards,

[Redacted]

Linton
-----Original Message-----

From: [redacted]
Sent: 17 June 2015 14:46
To: Tim Havers
Subject: New houses in Linton

Dear Tim,

I can state that the College is in favour of the development of new housing in Linton because the population of the village is ageing and there are now not enough children to fill up our schools from the catchment area alone. We recruit from far and wide at considerable expense.

It is very common for local groups who are in opposition to new building to claim that the college is oversubscribed. This is currently so, but only because we take 30 children from beyond our catchment. In 2018 there are only 138 children in the catchment to fill the 165 places.

Best wishes,

[redacted] local resident

Sent from my iPad

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Hello,

I think I have missed the deadline for this but just wanted to voice my concerns...the A1307 is already a nightmare road in rush hour which will be made worse now with extra housing for people making more people use this road. Plus Linton is a lovely village but is getting more like a town now. And has lovely countryside which is now getting spoilt my loads of houses being built.

Many thanks -

Sent from my iPad
Appendix 5
Frequently Asked Questions
Type of Housing

The current draft masterplan is for residential development with a total of 90 houses (27 on the northern part of the site and 63 on the southern part). In accordance with South Cambridgeshire District Council’s planning policy requirements, 40% of the houses would be affordable housing. Of this 40%, and again in accordance with Council policy, 70% would be social housing and 30% intermediate housing. With the current draft masterplan of 90 houses this would equate to:

60% market housing – 54 dwellings.

40% affordable housing – 36 dwellings (70% social rented equating to 25 dwellings and 30% intermediate equating to 11 dwellings).

The draft masterplan is currently based on the following dwelling mix across the site as a whole:

38no. 1 or 2 bed houses

31no. 3 bed houses

21no. 4 bed houses

The final selling price of the 54 market houses would be led by market demand and they would be placed on the open market for sale.

The 40% (36 dwellings) affordable housing would be taken on by an affordable housing provider who would work in conjunction with South Cambridgeshire District Council to allocate the houses. They would determine eligibility criteria including for Linton residents. The exact mix of dwelling sizes for the 40% affordable housing would be agreed with South Cambridgeshire District Council and would reflect local need.

Doctor’s Surgery Capacity

As part of the planning process, the NHS would be consulted and would provide a formal response regarding capacity at the Doctor’s Surgery and health care provision. If related improvements to the Doctor’s surgery were identified then a financial contribution would be made of an amount determined by the NHS and South Cambridgeshire District Council and paid by the developer.

School Capacity

Cambridgeshire County Council, as the Education Authority, would be consulted as part of the planning process. They would advise as to school capacity, planned or possible expansion and any required financial contributions to be paid by the developer to make improvements to the schools should planning permission be granted for the site.

Sewage System Capacity

Anglian Water would be consulted, as part of the planning process, and would advise as to existing sewerage capacity and any upgrades or mitigation measures required if there was insufficient capacity. The cost of any mitigation measures which related directly to the proposed development would again be met by the developer and South Cambridgeshire District Council would oversee this. The same would apply to other service providers such as gas and electricity.
Land Adjacent to Bartlow Road, Linton
Frequently Asked Questions

Highways
A full highways assessment of the impact of the proposal upon the surrounding highway network, including the A1307 would be submitted as an essential part of any future planning application. Cambridgeshire County Council, as the Highway Authority, would be consulted as part of the planning process and would assess the highway impact of the proposal in addition to stating whether proposed mitigation measures were suitable and acceptable. The County Council would also set out necessary financial contributions which would be paid by the developer to finance identified mitigation measures or improvements.

The submitted highways assessment would include detailed calculations regarding the number of trips forecast to be generated by the proposed development and these calculations would be reviewed by the County Council.

If planning permission was granted for the proposal, South Cambridgeshire District Council would require a Construction Management Plan to be submitted and agreed prior to the commencement of any development. This Plan would include access arrangements and construction vehicle routing, working hours and highway management measures for the construction phase and would be reviewed by both the District and County Council.

Parking
The development would make on-site parking provision in accordance with South Cambridgeshire District Council’s parking requirements which are set out in their adopted Local Plan.

Footpaths
The draft masterplan contains a number of internal footpath links which would ensure the site was accessible to existing Linton residents in addition to future occupiers of the new houses. Providing access through to the pocket park would also be considered, as would providing access through to the public footpath adjacent to the northern part of the site.

Flooding
The proposed housing would not be located within the flood zone. The development would include a detailed drainage strategy which would be agreed with both the Drainage Authority and South Cambridgeshire District Council and would ensure that the development would not have a detrimental impact upon flood risk in the locality. In addition, options to improve upon the existing flood risk for the locality would also be considered. The draft masterplan includes an attenuation pond which has the dual benefit of helping to manage flood risk whilst providing new water habitat for wildlife.

Vegetation
Existing trees and hedges would be retained wherever possible. The proposal would include a significant amount of tree planting and habitat creation, particularly along the boundary with the A1307 and the southern boundary with the river. A scheme of landscaping would be agreed with South Cambridgeshire District Council.

Timescales
If the proposal was granted planning permission, it is anticipated that the development would be completed within 5 years from the date the permission was issued.