Proper spaces to be set back from highway.

Consistent Green corridor, swales and walking route.

Farmstead style residences to be located here, Courtyards, green space and trees.

40 metre clear zone needed from edge of river Granta.

Water attenuation to be outside of the designated floodplain.

Changes to master plan following public consultation.
8. FINAL PROPOSALS
8.1 ILLUSTRATIVE LANDSCAPE MASTER PLAN

The Proposed Illustrative Master Plan delivers a development with sustainable principles, with connective green corridors and accessible open spaces woven both through and into the site. The entry to Linton will create a transition from the rural landscape to the existing urban character of the village edge.

The 78 proposed residences will benefit from a centrally located LEAP, with plentiful green space, connected to the riverine landscape of the Granta River to the South.

Legend

01 Planned Buffer
02 River Granta
03 Accessible Open Space
04 Local Equipped Area for Play
05 Retained Hedgerow
06 Proposed Trees
07 Proposed Parking Area
08 Water Body
09 Woodlands Footpath
8.2 ILLUSTRATIVE SECTIONS

Illustrative Section A-A; NTS

Illustrative Section B-B; NTS

River Granta

Attenuation Pond

Proposed Residential

Road

Proposed Residential

Buffer Planting

Proposed Residential

Proposed Residential

Proposed Residential
The access and circulation proposals for the development at Linton will encourage pedestrian accessibility with connections to the surrounding natural assets.

- The vehicular flow for the proposed development feeds off a single point of access for each parcel from Bartlow Road.
- The extensive pedestrian connections will provide all residents with access to high quality amenity space, whilst the heavily vegetated buffer to the A1307 will create separation of the development from this obtrusive highway. A central pedestrian footpath links Bartlow Road with the proposed Locally Equipped Area for Play (LEAP), and the green corridor along the River Granta.
8.4 LANDSCAPE AND OPEN SPACE

The landscape and open space provision responds the developments strategic location at the edge of the village, whilst reinforcing the River Granta corridor.

- The Locally Equipped Area for Play (LEAP) is centrally located within the site, adjacent to visitor car parking. Total area of the LEAP is approximately 440m².
- Total green space across the two parcels is approximately 1.6Ha.
- The strategic planted margin to the edge of the site will both soften edge boundary of Linton, and provide visual and noise mitigation between the proposed development and the A1307.
- A linear north-south green space through the centre of the development will connect Bartlow Road, the LEAP and the parkland planting along the River Granta.
- The northern land parcel will benefit from a small village green, connecting to a planted margin between the land parcel and the A1307.
9. CONCLUSION
9.1 CONCLUSION

The proposed illustrative master plan for the land east of Linton has emerged from the contextual analysis of the site and surrounding area, local planning policies, and consultation with other professionals, stakeholders such as South Cambridgeshire District Council, local residents and Cambridge County Highways Authority.

This analysis and consultation has informed a series of design principles which serve to underpin the illustrative master plan. These principles are to be continued to a detailed design at the Reserved Matters stage.

The illustrative master plan achieves 78 dwellings across the site area of 4.8 hectares resulting in a gross density of 15 dwellings per hectare. The 30 metre wide planted boundaries to the site along its eastern and southern fringes will increase the localised density of the residential units, however the master plan achieves 33% open space provision at 1.6 hectares. The intention is for the master plan to be of appropriate character and reflective of adjacent residential areas so the scheme sits comfortably within the rural setting to the east and the historic village core to the west, with minimal landscape impact.

Accessibility of open space for recreation and pedestrian walking routes have been key considerations of the proposals, therefore these elements are integral to the master plan. Visual impact of the scheme from the east is mitigated through new planting. Enhancements to the River Granta corridor to the south will serve to improve site biodiversity, augment the existing native habitats and improve the environmental credentials of the site.

The development will create a well-integrated addition to the existing Linton community in a green and highly accessible location on the edge of the village, whilst improving the arrival experience to Linton from the east.