Phase 1 Habitat Map

Habitats:
- broad-leaved semi-natural woodland
- semi-improved neutral grassland
- tall ruderal
- arable
- river
- species-rich hedge with trees
- species-rich intact hedgerow
- individual tree (indicative location)
- target notes

Figure 3.1

Map Scale @ A4: 1:2,500

Surveyed by: PTM
Survey date: 17 June 2014
Drawn by: RAH
Checked by: PTM
Status: Final

Land East of Linton, Cambridgeshire
4.2 Archaeology

An Archaeological Evaluation Report, produced by Oxford Archaeology (East), contains the full details of the findings and recommendations. The following is a summary of the key points:

The archaeological evaluation was undertaken in accordance with a brief issued by Kasia Gdaniec of Cambridgeshire County Council Historic Environment Team (CCC HET). This was issued in response to a pre-application from Bidwells. CCC HET requested that the results of an archaeological evaluation (by trenching) be submitted with the planning application so an informed and reasonable planning decision can be taken when the results of the evaluation have been considered. This brief was supplemented by a specification prepared by Oxford Archaeology East. The work was designed to assist in defining the character and extent of any archaeological remains within the proposed development area, in accordance with the guidelines set out in National Planning Policy Framework. The findings are summarised as follows:

- A detailed magnetometer survey of the site was carried out by Bartlett-Clark Consultancy in advance of the evaluation. This survey was found to provide an accurate prediction of the below ground features that were subsequently encountered on site during the evaluation.

- Few features of archaeological origin were identified in the northern field. The linear and discrete archaeological anomalies in the southern field were found to be ditched boundaries and pits/quarries of mostly medieval origin, possibly associated with the former trackway that once linked the villages of Bartlow and Linton.

- Of particular note was the discovery of an Early Saxon sunken floored building with other possibly associated features, that were revealed in the north-western part of the Southern field close to Bartlow Road.

- A moderate finds assemblage, including Saxon and medieval pottery, animal bone, CBM and quernstone fragments was recovered, while environmental samples indicate that there is excellent potential for the recovery of charred and mineralised plant and insect remains from Saxon and medieval deposits.

- Despite the proximity of Linton Roman villa and walled cemetery to the south and a Saxon inhumation cemetery to the north, the evaluation of the site has indicated that no archaeological features directly relating to these monuments are present on this site.

- A background scatter of ceramic building material of Roman date was found across the southern field that probably derived from the villa.

- The flint assemblage provides further evidence of activity along the River Granta in the Mesolithic and Early Neolithic periods.
5.1 OPPORTUNITIES AND CONSTRAINTS

Land East of Linton is situated between the existing built form of the residential village edge, with the A1307 to the east, River Granta corridor to the South and open countryside to the North.

An opportunity exists to widen and enhance the River Granta corridor to the south of the site and create an ecological buffer for the River from the development, providing valuable shelter for wildlife and flora, whilst contributing natural open space for residential amenity.

- The opportunity exists to ensure SUDS are integrated into the development to ensure the protection of the River Granta, and reduce the potential future flood risks for surrounding properties.
- Flood Zones 2 and 3 surround the River Granta at the southern boundary of the site.
- Alongside the environmental strength of the River Granta corridor, this also provides a high visual and recreational quality. There is potential to connect this proposed publicly accessible space to the existing pocket park located to the west.
- The development is constrained by Bartlow Road, which is routed between the north and south land parcels. To minimise conflict, the proposed development should present a green edge, creating an appropriate boundary with Bartlow Road. Access points to proposed residences will be kept to a minimum.
- The A1307 bounds the site on its eastern side. This boundary should be screened to ensure proposed residences are not in conflict with traffic along this corridor, while connecting the proposed planting with the existing ecological buffer along the River’s edge.
- The land slopes from the northern parcel to the southern parcel, varying in height from 40-60 AOD (Above Ordinance Datum)
- Existing vegetation is limited to the boundaries of the site.
- IPGAS main with 6m easement in transects the northern parcel.
- Sewage line easement transacts the southern land parcel.
- Impact of development on views from existing residences.
- Potential to diversify the habitat credentials of the application site through increased vegetation cover and biodiversity enhancements, providing habitat for an increased number of species.
- The overall development grain and pattern should support the character of Linton, with appropriate materiality and high quality design.
5.2 LANDSCAPE STRATEGY

The aim of the proposed residential development at the Land East of Linton is to provide additional residential capacity with a focus on landscape and open space to improve the environmental credentials of the site.

The landscape strategy shall seek to support the overall value and character of the River Granta, and blend this character into the built from of the development with the inclusion of visible SUDs systems throughout the southern parcel of development.

• In support of the integration of SUDS systems, an attenuation and wildlife pond will be included north of the flood risk zone to reduce the in-flow of storm water into the Granta River during peak events.

• Significant planting works are proposed along the boundary with the A1307. This will help to mitigate some of the visual and environmental effects of this road corridor, and will help to soften long views towards Linton.

• Existing boundary planting and hedgerows shall be retained and augmented where necessary, to ensure an appropriate level of separation is created between the development and existing residences.

• Take advantage of existing site levels through positioning of residences along the gradient of the land, maximising views and accessibility.

• Single vehicle access points from both the northern development and the southern development to limit vehicular conflict with Bartlow Road.

• Addition of Locally Equipped Area of Play (LEAP) to the core of the development for accessibility.

• Provision of green amenity space should be made both to the north and the south of Bartlow Road, to ensure accessibility for all.

• Properties along the southern side of Bartlow Road will engage with the street frontage. This will continue the pattern of built form already established further along this highway.

• Pedestrian access will be extensive, to allow for increased walkability with access to the LEAP, and proposed parklands along the River Granta.
6. DESIGN

EVOLUTION
6.1 DESIGN EVOLUTION

Following on from the site appraisal, opportunities and constraints and landscape mitigation studies, a series of clear design objectives have been determined.

- Respond to both village/urban setting and the rural aspect
- Respect existing vegetation, especially the riverine landscape and flood plain
- Exploit aspect and slope of the site to give views to maximum number of properties
- Create suitable ‘End’ to village on its eastern edge and help a ‘sense’ of arrival from Cambridge Road
- Create a sense of place with a clear connect between the north and south land parcels
- Use orientation and land form to promote a good range of building response and massing.
- Density and grain of development within northern and southern parcels to reflect existing adjacent residences.
- Create a sustainable development that minimises infrastructure and has no impact on river environment.

A series of key Concept Drivers have been developed which seek to underpin the master plan:

- Concept Driver 1 – Terraces
- Concept Driver 2 – Detached Units
- Concept Driver 3 – Linear Open Space
- Concept Driver 4 – Village Edge

The following series of diagrams demonstrate the principle aims of these concept drivers within the master plan.
6.2 CONCEPT DRIVERS

Concept Driver 1 - Terraces
Exploit the natural advantage given by the slope of the site to maximise potential views, and add interest to the built form and massing of the proposed development. This will create views both through the site, as well as down to the river valley.

Concept Driver 2 - Detached Units
The use of detached or semi-detached dwellings will encourage views through the site down to the Granta River valley.

Concept Driver 3 - Linear Open Space
Follow north-south grain on southern parcels to encourage views through the site, and connections down to the river corridor. Create a more urban grain on the northern parcel to replicate grain of existing properties adjacent.

Concept Driver 4 - Village Edge
Use this development to create a visual gradient between the existing built form of the village, and the intersection of Bartlow Road and the A1307.
This will be achieved through the inclusion of generous vegetative buffers, which will give way to built form.
The concept diagram seeks to inform a spatial framework that will underpin the development of outline master plan proposals. The concept is a physical manifestation of the site objectives that have been determined. The developed concept can be summarised as follows:

A – Green Focus – along the River Granta corridor to retain and enhance this important open space

B – Green View/ Corridor – connecting north-south through the southern land parcel to reduce massing of development and connect open space

C – Radial development with maximum/optimum views

D – Gateways/ Markers for the site – Transitioning from a ‘rural’ to an ‘urban’ feel as you enter Linton

E – Village/ Site Arrival Sequence – Creating an enhanced arrival to Linton from the east

F – New Village/ Urban Edge – Reinforcing the site boundary to the east

G – Multi-focused development with open space ‘heart’

H – Spine Address Response – reinforcement of the east-west spine through the site through location/orientation of dwellings.

These underpinning design principles have been carried through the next stage of development of the master plan.
6.4 PRELIMINARY CONCEPT MASTER PLAN

Preliminary Proposal Plot Plan

27no. UNITS NORTH
66no. UNITS SOUTH
93no. (19no. Visitor Parking)
PARCEL 5 (1.1ha)

- 27no. UNITS (16no. 1/2-BED, 9no. 3-BED, 4no. 4-BED)
- 10no. VISITOR PARKING SPACES
- 1020sqm OPEN SPACE
- 2no. PLAY AREAS ‘LEAP’

PARCEL 6/7 (3.6ha)

- 63no. UNITS (22no. 1/2-BED, 24no. 3-BED, 17no. 4-BED)
- 9no. VISITOR PARKING SPACES
- 7785sqm OPEN SPACE
- ATTENUATION POND
- 1no. PLAY AREA ‘LEAP’
PARCELS 5/6/7 (4.7ha)

- 96no. UNITS (38no. 1/2-BED, 33no. 3-BED, 21no. 4-BED)
- 19no. VISITOR PARKING SPACES
- 8805sqm OPEN SPACE
- ATTENUATION POND
- 3no. PLAY AREAS ‘LAPS + LEAP’
7. CONSULTATION
7.1 PUBLIC CONSULTATION

A consultation flyer was delivered to residents on 27 May 2015. It was also delivered to the two Local Ward Members, and the Linton Parish Council. For further detail refer Section 7.2.

New Homes for Linton

This leaflet introduces our initial proposals for high quality new homes on land adjacent to Barlow 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 Barlow 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.

The Site

The site consists of two adjacent land parcels, located to the north and south of Barlow 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 land@bidwells.com or by post to Bidwells Planning Team, Bidwells House, Trumpington Road, Cambridge, CB2 8LD. The closing date for comments is Saturday 13 June 2015.
**Landscape-Led Master Plan**

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.

- **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**

*Respond to the village edge setting and the rural aspect*

*Respect existing vegetation, especially riverine landscape habitats and flood plain*
7.2 CONSULTATION PROCESS

This is a summary of the Statement of Community involvement prepared by Bidwells on 28th July 2015 for Land at Bartlow Road, Linton. Please refer to this document for further information.

LPA Engagement

A request for formal pre-application advice was made to South Cambridgeshire District Council on 20 April 2015. Following this request a workshop meeting with a Planning Officer, Urban Design Officer, Landscape Officer and Sustainability Officer on 15 May 2015. Topics of discussion included:

- Visual Impact;
- Layout;
- Drainage Attenuation Basin; and
- Noise attenuation.

Additionally a formal pre-application advice request was submitted to Cambridgeshire County Council Highways Department with a response being received 5 June 2015.

Public Consultation

A consultation flyer was delivered to residents on 27 May 2015. This delivery covered the whole of Linton village. Additional copies were also sent to the two Local Ward Members in addition to the Linton Parish Council. This flyer can be seen in section 7.1.

This flyer invited residents to send their initial comments and suggestions on the proposals. For further detail on these responses, please refer to the Statement of Community Intent.

In response to the topics raised by the local residents, a ‘Frequently Asked Questions’ information sheet was sent out to every respondent on 17 June 2015, providing further information on the following issues:

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

This information sheet was also provided to, and published by, Linton Village Newspaper.

Amendment to Proposals

Following this consultation process, amendments were made to the development process, taking into account feedback from local residents.

These changes can be seen in the figure opposite, and include:

- Reduction in the footprint of the proposed development;
- 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.