Plan of the significant vegetation of the study area
3.5 VISUAL STUDY

Visual Assessment

In order to undertake the assessment, a baseline desktop study was undertaken to determine potential views, and identify key locations (receptors) where the visual impact may be considered particularly significant.

This enables a thorough analysis of potential viewing locations to ensure that any development is sympathetic to its surroundings.

The visual appraisal was carried out largely from locations in and around the Study Area. The plan opposite indicates the viewpoint locations from which photography was taken. Panoramas show the views from each of the locations.

The views from each of the viewpoint locations are illustrated on the following pages with a description of each view.
Plan of Viewpoint Locations
Viewpoint 1

<table>
<thead>
<tr>
<th>Viewpoint 1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
</tr>
<tr>
<td><strong>Description</strong></td>
</tr>
</tbody>
</table>
Viewpoint 2

Location | View between the southern and northern land parcels looking east along Bartlow Road.

Description | The northern site boundary to the southern land parcel is heavily vegetated with a broad and mature native species hedgerow. The land slopes away beyond, therefore views are restricted to long distances above the hedge.
Viewpoint 3

**Location**
View looking southeast from the existing field access to the southern land parcel from Bartlow Road.

**Description**
The vegetated River Granta corridor can be observed running east-west along the southern site boundary. Existing red-brick terraced properties are evident along Bartlow Road to the right of view overlooking the site. The A1307 highway is exposed to the left of view with rolling arable countryside beyond. The site area is formed of open arable land sloping from north to south towards the River Granta corridor.
Viewpoint 4

<table>
<thead>
<tr>
<th>Location</th>
<th>View looking east across the northern parcel of land from The Ridgerow residential crescent which borders the site's western boundary.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>The sporadic nature of the boundary hedgerow creates filtered and broken views into the site from The Ridgeway.</td>
</tr>
</tbody>
</table>
**Viewpoint 5**

<table>
<thead>
<tr>
<th>Location</th>
<th>View looking northeast across the northern parcel at a location on the south side of Bartlow Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>The northern land parcel is open along its southern boundary to Bartlow Road with vegetated boundaries to the northern, eastern and western edges creating an enclosed site on three sides. Bartlow Road connects onto the A1307 to the right of view with The Ridgerow crescent evident to left of view running along the sites western boundary.</td>
</tr>
</tbody>
</table>
Viewpoint 6

Location

View looking north from Bartlow Road along the existing PROW running north-south along the eastern edge of the northern land parcel.

Description

An existing mature boundary hedgerow approximately 3 metres wide runs along the eastern site boundary of the northern land parcel. Views into the site from PRoW locations along this route are heavily screened.
Viewpoint 7

<table>
<thead>
<tr>
<th>Location</th>
<th>View looking southwest across the southern land parcel from the north eastern corner at a location on the A1307.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>The sloping nature of the site can be observed together with the open, exposed qualities of the A1307 highway within its rural setting. Higher ground to the south of the River Granta corridor can be observed along the horizon.</td>
</tr>
</tbody>
</table>
Viewpoint 8

**Viewpoint 8**

**Location**
View looking north across the southern and northern land parcels from the southern-most tip of the site at the juncture between the River Granta and A1307.

**Description**
The built edge of Linton is elevated to the centre of view with terraced and semi-detached properties running along Bartlow Road. The southern land parcel is open and arable in nature with vegetation to the northern, southern and western site boundaries. The eastern site boundary is largely open onto the A1307 highway.
Viewpoint 9

**Location**
View looking south from the southern site boundary along the River Granta corridor.

**Description**
The green and vegetated nature of the River Granta corridor is evident within this view. Mature and young vegetation, with rich native grassland species creates a biodiverse and rich habitat for wildlife.
Viewpoint 10

<table>
<thead>
<tr>
<th>Location</th>
<th>View looking south along the existing PROW showing the northern and eastern boundary vegetation to the northern land parcel.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>The northern site boundary of the northern land parcel is heavily vegetated with a mature native hedgerow interspersed with trees. The open, arable nature of the adjacent land to left and right of view is evident. The roof tops and upper stories of existing residences to the north of Linton can be observed right of view.</td>
</tr>
</tbody>
</table>
### Viewpoint 11

<table>
<thead>
<tr>
<th><strong>Location</strong></th>
<th>View looking west from the A1307 highway across the northern land parcel.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Description</strong></td>
<td>The broken nature of the village edge is evident, with boundary vegetation and trees restricting and breaking up views of residential properties located along The Ridgeway. The Water Tower is evident to right of view, creating a locally significant landmark. The existing boundary hedgerow creates a strong physical and visual screen of the site.</td>
</tr>
</tbody>
</table>
Viewpoint 12

**Location**
View looking south from Horseheath Road at the juncture with the existing bridleway.

**Description**
The built area of Linton is heavily screen by a mature hedgerow with glimpsed views of residential roof tops to the right of view. Field boundaries onto Horseheath Road are broadly open with some trees evident to the right of view. The application site (centre of view) cannot be viewed from this location.
Viewpoint 13

<table>
<thead>
<tr>
<th>Location</th>
<th>View looking south along the existing PROW from Horseheath Road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>The site is positioned centre of view, however the existing mature vegetation creates a visual screen. The sloping nature of the land from north to south is evident along the route of the PROW. A mature field boundary hedgerow restricts views of Linton to the east (right of view). Horseheath Road can be seen right of view.</td>
</tr>
</tbody>
</table>
Viewpoint 14

Location

View looking south-west across the site from the juncture of the A1307 and Horseheath Road.

Description

The application site is located at the centre of the view, however the land is not visible due to the sloping nature of site topography. Linear field boundary hedgerows are evident with woodland blocks and field boundary trees. The view highlights the undulating form of the riverine landscape with higher ground to the south on the horizon.
**Viewpoint 15**

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**Location**

View across the site from the east looking west from the existing PRoW running alongside Barham Hall Cottages.

**Description**

The open nature of arable land to the right of view affords views of the eastern edge of Linton, in particular from this PROW location. The southern parcel of the application site is evident (centre of view) and the slope of the land down to the River Granta corridor can be seen from right to left of view. The Water Tower is located on higher ground to right of view.
3.6 TOWNSCAPE STUDY

Conservation

Linton has a long history, with the centre of the village protected by a Conservation Area for many years. The Conservation Area has a wealth of 14th and 15th century buildings, as well as many flint walls, trees and hedges to which protection is afforded. Linton has the highest density of Listed Buildings of all the villages in Cambridgeshire.

Adjacent Developments

The edges of Linton are characterised by more recent housing, dating to between the 1940s to the 1980s. Immediately to the west of the application site along Bartlow Road is a row of semi-detached properties with long, linear rear gardens dating from the 1940’s/50’s era. These two-storey properties have 15-metre deep front gardens with off street parking provision and 30 metre long linear rear gardens.

To the south of here is an area of 1970’s/80’s era semi-detached, single-story bungalows and terraced properties set around shared parking courts with small rear gardens approximately 8-10 metres deep.

To the north across Bartlow Road are two cul-de-sacs at Kenwood Gardens and The Ridgeway which present a deep green edge to the street. This is a more recent development of bungalow properties with larger building footprints and extensive gardens.

A linear terrace of early C-20th properties are located overlooking the site on Bartlow Road, with a single detached dwelling alongside. These red-brick and rendered two-storey properties have 3-metre deep narrow front gardens onto the highway with picket-fence boundary treatments.
4. CONSULTANT ANALYSIS
4.1 Ecology

An ecological assessment of the site, produced by Applied Ecology, contains the full details of the findings and recommendations. The following is a summary of the key points:

- The habitat was dominated by semi-improved grassland, arable crop land and hedgerows. The semi improved grassland and arable crop land are of relatively low botanical value in terms of the habitats and plant species present.
- There were no plant species of particular conservation importance or species protected by wildlife or biodiversity legislation. In overall terms the site is of low ecological value.
- Most protected species interest was associated with the River Granta corridor (a County Wildlife Site).
- The presence of otter was confirmed by the survey reported here and biological records search data.
- The presence of water vole is deemed possible based on findings of habitat type reported here, and biological records search data.
- The presence of badger was confirmed, though no setts were located within the site boundary during this survey. No further survey or mitigation is recommended.
- No ponds containing Great Crested Newt were located within 250m of the development boundary.
- The UK Habitat Action Plan (HAP) defines species-rich hedgerows as those which contain five or more native woody species on average in a 30 metre length. Hedges which contain fewer woody species but have a rich basal flora of herbaceous plants are also included in the UK plan. On this basis the hedgerows on the site are considered to be species rich and a habitat of biodiversity importance. Existing hedgerows should be retained and incorporated into the site development proposal.
- It is recommended that an appropriate stand-off between the River Granta corridor and any development works, both during and post-construction is maintained, to avoid adverse impacts on these Otter and Water Vole as a result of the developing the wider site.
- Ideally, the planning of development would incorporate a buffer zone of undeveloped land, protected during construction, alongside the river to allow safe otter and water vole passage and protection. An area of dense cover, such as reed bed, tall grasses, woodland, and scrub offered by the existing habitat, should form a buffer from the watercourse, which would protect areas used by both otters and water voles, and maintain the river habitat corridor.
- Where a holt or lying up place is present an exclusion zone of 30m, as recommended by the Highways Agency seems reasonable. Our recommendation in this instance is the incorporation of a precautionary 30m exclusion zone.
- Any essential clearance of vegetation should adopt a precautionary approach, and be timed to avoid disturbance to breeding birds. Vegetation clearance work is permitted outside of the recognised bird breeding season, i.e. during the period August to February, or immediately following inspection and confirmation by a Suitable Qualified Ecologist that vegetation is devoid of breeding birds and their dependant young.
- By nature of its topography, lying at the lowest point in the development boundary, and adjacent to a watercourse, the land adjacent to the River Granta presents an opportunity for a Sustainable Urban Drainage System (SUDS). SUDS are a range of techniques that aim to mimic the way rainfall drains in natural systems. Incorporation of such a scheme into any development proposal has the potential both to satisfy planning policies, and form part of an appropriate buffer zone, protecting the River Granta corridor and associated protected species from development impacts.