LAND ADJACENT TO BARTLOW ROAD, LINTON

Supplementary Master Plan Information

June 2016
CONTENTS

1. Introduction
   1.1 The Document 7
   1.2 LVIA Conclusions 8

2. Revised Master Plan Proposals
   2.1 Illustrative Landscape Master Plan 12
   2.2 Access and Circulation 14
   2.3 Landscape and Open Space 15

Appendix 1-
Supplementary Master Plan Parameter Plan

Appendix 2-
List of Figures
1. INTRODUCTION

This document contains a supplementary master plan, in support of outline planning application ref S/1963/15/OL, submitted on behalf of Pembroke College and GW Balaam & Sons Ltd.

This document supplements the original Design and Access Statement which presented a 78 dwelling scheme. The document proposes a 55 unit scheme in response to the findings of a Landscape and Visual Impact Assessment (LVIA) carried out subsequent to the original planning application, prepared in August 2015.

This document is comprised of the following sections:

- **Introduction** - Introduce the purpose of the document, and present a brief summary of the recommended alterations to the master plan as informed by the LVIA.

- **Revised Master Plan Proposals** - Presents the Revised Illustrative Master Plan, which outlines the access and circulation arrangements and landscape and open space proposals.

- **Appendix 1** - Provides a copy of the Parameter Plan for the revised master plan proposals.
1.2 LVIA CONCLUSIONS

The project Landscape and Visual Impact Assessment (LVIA) identified a series of changes to the master plan to achieve a reduction in potentially adverse landscape and visual effects.

The LVIA identifies the following design recommendations:

- A reduction in the size of the developable area through the omission of some houses from the east edge of the northern parcel. This will assist in further maintaining the soft rural edge of Linton and limit encroachment onto open countryside. By creating mirrored open space on each side of Bartlow Road on the arrival into Linton, this will retain and enhance a rural sense of arrival to the village.

- Re-location of the Woodland Buffer to better respond to the landscape and to present a soft edge to the village. This should be narrowed slightly to allow filtered views of the new housing rather than a blanket screen of vegetation. This will allow the landscape to be read as part of the village edge and not completely hide the built form, which reflects the current characteristics of the village.
Figure 1: Changes to the master plan following LUA assessment of the submitted master plan and subsequent recommendations.
2. REVISED MASTER PLAN PROPOSALS
2.1 ILLUSTRATIVE LANDSCAPE MASTER PLAN

The revised Illustrative Master Plan delivers a reduced built area and quantity of development, to respond to the findings of the Landscape and Visual Impact Assessment (LVIA).

The proposals reduce the overall maximum number of residences from 78 to 55. The reduction in dwelling numbers has created a large area of retained agricultural land to the east of each of the sites, which will connect visually with the rural landscapes to the east of the A1307. Strategic woodland planting at the edge of the development will create glimpses of the proposed new development at the edge of Linton.

In accordance with the 78 dwelling master plan, this master plan still maintains a centrally located LEAP, with a central pedestrian spine. The walking route connects with the woodlands walks, linking back to Bartlow Road. Access to the riverine landscape of the River Granta to the south will be discouraged in order to prioritise its habitat and ecological functions.
Figure 2: Revised Master Plan
The access and circulation proposals for the development at Linton will encourage pedestrian accessibility with connections to newly created public open space.

- 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 connecting through to the woodland planting to the east with views to the agricultural land beyond. A central pedestrian ‘green link’ connects Bartlow Road with the proposed Locally Equipped Area for Play (LEAP), and the wider settlement. Pedestrian connections in the northern parcel will link Bartlow Road with the proposed dwellings and accessible open space to the north east, together with a Local Area for Play in this location.

Figure 3: Revised Access and Circulation Diagram
The landscape and open space provision responds to the developments strategic location at the eastern 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. The total area of the LEAP is approximately 440m².
- Total green space across the two parcels is approximately 1.35Ha.
- The strategic woodland situated on the eastern boundary of the residential area will be adjacent to arable farmland, which provides a visual separation with the A1307.
- A linear north-south green space through the centre of the southern parcel will connect to Bartlow Road, through the LEAP access point to the southern-most to the pedestrian trails through the woodland.
- The northern land parcel will benefit from a small village green, connecting to a planted margin between the land parcel and the A1307. A Local Area for Play (LAP) is also located to the northern boundary.

Figure 4: Landscape and Open Space Diagram
APPENDIX 1
APPENDIX 2