



**REPRESENTATION TO
MATTER SC1(1.3F)-
SOUTH
CAMBRIDGESHIRE
LOCAL PLAN
STRATEGY FOR THE
RURAL AREA**

**REPRESENTATION BY
BIDWELLS ON BEHALF
OF PEMBROKE
COLLEGE/BALAAM
FAMILY (21173)
REPNO: 58962**

Table of Contents

1.0	Introduction	1
2.0	Housing distribution and policy context	2
3.0	Linton	3
4.0	Linton East development proposal	4
5.0	Planning Benefits	5
6.0	Conclusion	6

Appendix 1

LINTON EAST PROPOSAL

Appendix 2

LANDSCAPE CAPACITY AND PARCEL SIZE

1.0 Introduction

- 1.1 This is a representation made by Bidwells on behalf of Pembroke College and the Balaam family (21173). Representations have been provided to the Issues and Options Stage 1 consultation (40996) and to the Issues and Options stage 2 consultation (58962). Further submissions to the strategic issues of housing distribution and housing numbers have also been made (Matter 3 Housing Need - M3/17324/8948/19174/21173 and Matter 2 Overall Spatial Vision and General Issues M2/17324/8948).
- 1.2 Most notably for the Issues and Options Stage 1 representation (40996) a full and technically supported representation was submitted which included:
- Supporting planning statement
 - Landscape capacity assessment and masterplan proposals
 - Transport and access appraisal
 - Flood risk assessment
- 1.3 The stage 2 representation (58962) included a landscape and heritage statement.

2.0 Housing distribution and policy context

- 2.1 This representation is made in the context of earlier arguments put to the local plan examination that the overall housing requirement planned for is too low and there is too much reliance on new settlements to deliver much needed new homes over the local plan period. These arguments are not repeated here but this representation assumes that further residential allocations will need to be made by the local plan to either increase the amount of housing and/or to provide more housing allocations to achieve a more effective delivery and distribution strategy.

3.0 Linton

- 3.1 The focus of this representation is regarding matter SC1 1.3F Linton and the development proposal known as 'Linton East' as detailed within the earlier representations.

Linton is designated as a Minor Rural Centre, historically it has not advanced to be a Rural Centre because of the criteria based approach to the Village Classification Report and the narrow reliance on needing a minimum set number of buses that link a village to Cambridge. That assessment however does not take in to account connections with other employment and service centres which in the case of Linton there is Haverhill to the east and Saffron Walden to the south offering other nearby Service Centres. Linton has a notable amount of facilities and services, not least there is Linton Village College providing secondary school accommodation for the catchment beyond Linton. The SCDC Village Classification Report (2012) places Linton as the joint 8th most sustainable village; and as that document states at paragraph 2 of page 2 this is in the context of South Cambridgeshire District being made up of over 100 villages.

- 3.2 The ability for Linton to take some additional residential development is supported by a recent resolution to grant planning permission on 7 September 2016 by South Cambridgeshire District Council planning committee through planning application S/1963/15OL. This was a planning application for 55 new homes, the applicant being the same as that for this representation.

- 3.3 The planning application in fact forms a small component of the larger Linton East development. Attached at appendix 1 and 2 are copies of the drawings submitted at the Issues and Options Stage 1 submission (40996) that shows the development parcels that form Linton East. The resolution for planning permission is to those parcels to the south-east edge of Linton facing on to Bartlow Road. The Planning Committee Report found that Linton provides a sustainable foundation to provide for additional residential development.

4.0 Linton East development proposal

- 4.1 The proposal includes a number of parcels of land to the east of Linton to provide for residential led development. The development parcels and the proposed extent of their built form derives from a landscape land assessment; the amount of land available is then greater to allow for the detailed design to fully respond to the context and to have adequate space for landscape and open space mitigation.
- 4.2 The original proposal for Linton East included for up to 750 dwellings; with 55 of these dwellings to be delivered through the planning permission described above, the allocation could now add a further 695 dwellings to complete the Linton East Proposals.
- The 695 dwellings is an 'up to figure'.
- 4.3 SCDC has reviewed the Linton East proposal through Strategic Housing Land Availability Assessment (SHLAA) Site 318. The most recent SHLAA Assessment of the Site made negative comments on landscape/heritage and transport mitigation. To consider both of these items:
- 4.4 Heritage and Landscape – The proposal does not seek built form across the entire allocation (i.e. the area put forward for the allocation – see appendix 1 and 2). A landscape-led approach has been undertaken that directs which parcels of land are capable of accommodating development and at what density. The remainder of the much larger site would be utilised for open space and landscape mitigation.
- 4.5 The resolution to grant planning permission to the south east edge of Linton is a case in hand.
- 4.6 A Landscape Visual Impact Assessment (LVIA) and a character assessment was undertaken, these inform which parts of the Site are appropriate for development. This informed and technically robust approach to development design would be the same approach for the Linton East development. The technical work submitted with the earlier representations (including a Landscape and Heritage Statement with representation 58962) found that an appropriate level of development can be suitably provided to the east edge of Linton. The SHLAA assessment did not convey any substantive argument why an appropriate amount of development cannot be achieved.
- 4.7 Transport Mitigation – The SHLAA assessment questions whether the proposed works to the A1307 can be provided by the development. The junction improvements have been prepared by the landowner (transport experts on their behalf) and have been discussed with the County Highway Authority, including review through a Stage 1 Safety Audit. The costs of the transport works have been estimated by a surveyor and a residential agency expert considered those costs against the potential development proceeds. A viable scheme, assuming a 'normal' s106 mitigation package would result. The Council appear to form its view on viability on conjecture; the position described above is derived by experts considering technical and costed drawings against a development proposal. The transport mitigation is deliverable.
- 4.8 The A1307 junction improvements presented are but one option to mitigate and improve the junctions, mindful that the Cambridge City Deal work could bring forward alternative measures.

5.0 Planning Benefits

5.1 The delivery of market and affordable housing forms a distinct planning benefit, enhanced here as the land owner has demonstrated it has the ability and desire to deliver planning consents quickly to help to address the housing shortfall and the persistent housing under delivery in the District. In addition, there would be further site specific benefits that would be attained through the development:

- Improved countryside access
- Public open space
- Opportunity for allotments
- Improvements to the A1307 in the locality

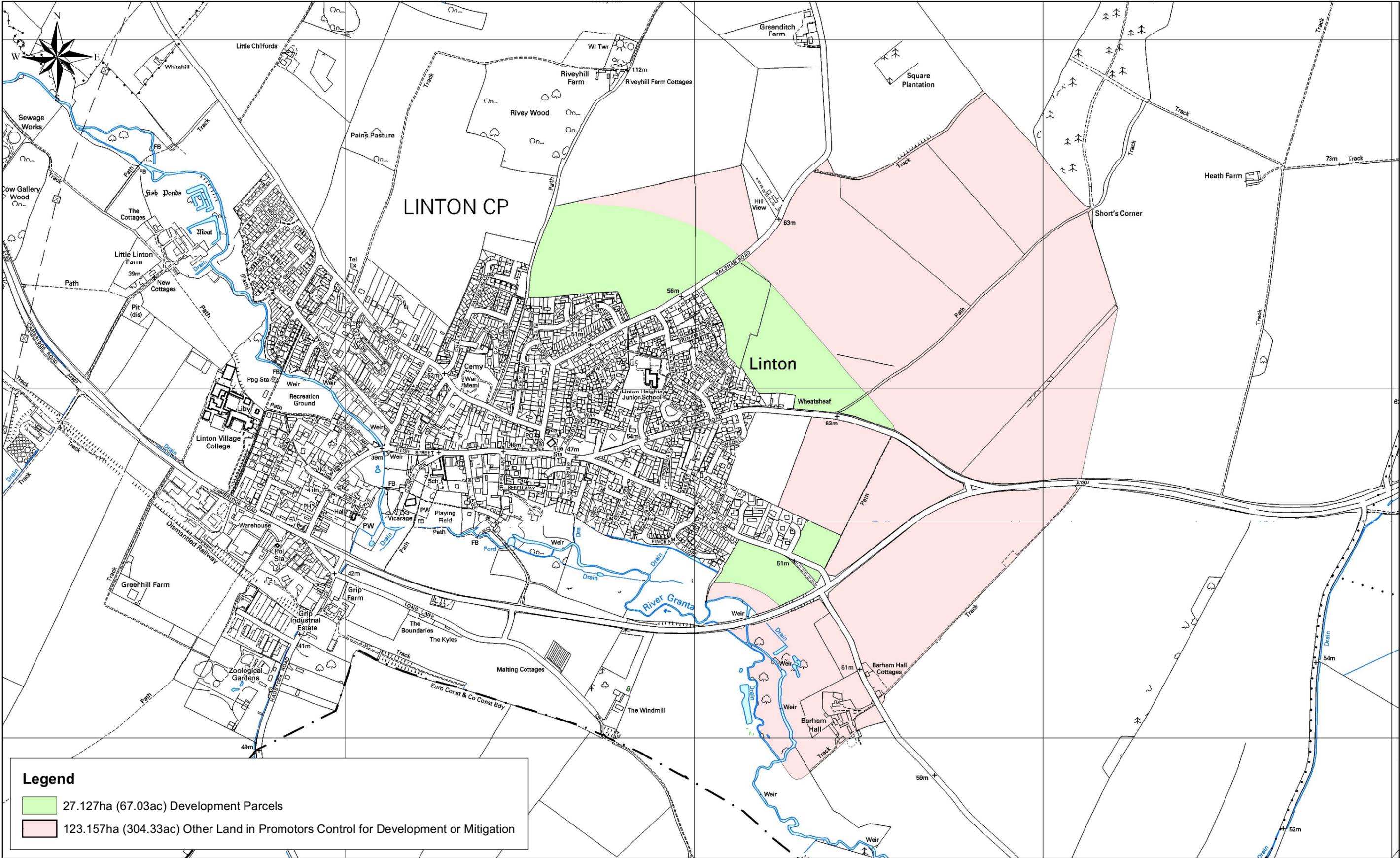
5.2 With the Issues and Options representation a very detailed Transport Appraisal was submitted that followed discussions with the County Highways Authority. The landowner the subject of this representation also owns land around the junctions of A1307 (described within the Transport Appraisal) with the access points into Linton on the Bartlow Road and Horseheath Road. Initial technical drawings were prepared to show what junction improvements could be achieved to these access points in a manner that the County Highways Authority found to be technically acceptable and a form of works that the level of development proposed would be capable of delivering as part of a comprehensive development proposal. This is a notable benefit of the proposal as this section of A1307 has unfortunately, and over a number of years, seen a number of traffic accidents, a number of which were severe and fatal.

6.0 Conclusion

- 6.1 A number of promoters in a number of villages across South Cambridgeshire are promoting sites for inclusion in the Local Plan; Linton East is a more appropriate and sustainable option because it is promoted by a landowner that has a track record of delivering planning consents and wants to deliver homes; Linton itself has a notable number of facilities and services that would provide a foundation for sustainable development; a development that would bring notable benefits to the safety and convenience to this section of the A1307; and extensive land ownership would be able to provide for countryside access, open space and allotments.
- 6.2 As part of any allocation and future planning application the land owner would be a willing partner to work with key stakeholders and ensure the development is designed in a manner to limit its impact, provide mitigation and delivery planning benefits.
- 6.3 The plan would be unsound without Linton East allocation because otherwise the plan would be unaffected, not delivering enough housing and not having a distribution strategy to effectively deliver housing (otherwise being too dependant on new settlements delivering housing – which has not been achieved to date in South Cambridgeshire). Linton East then forms a sustainable development at the 8th most sustainable village in the District, and a development that will bring planning benefits.

APPENDIX 1
LINTON EAST PROPOSAL

Land Proposals Plan



Legend

- 27.127ha (67.03ac) Development Parcels
- 123.157ha (304.33ac) Other Land in Promoters Control for Development or Mitigation



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 Date: 24/09/2012

APPENDIX 2

LANDSCAPE CAPACITY AND PARCEL SIZE

Landscape Capacity & Parcel Size Plan

