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Greater Cambridge Shared Planning Service  
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Sent by email only to: [planningpolicy@scams.gov.uk](mailto:planningpolicy@scams.gov.uk)

Dear Sir or Madam

**Greater Cambridge Local Plan ‘Call for Sites’ Submission: Land West of Linton, Little Linton, Cambridge, CB21 4JD**

I write as the landowner of ‘Land West of Linton’ which is being submitted at this later stage in order for it to be considered as part of the Greater Cambridge Local Plan ‘Call for Sites and Broad Locations’ exercise being undertaken by Cambridge City Council and South Cambridgeshire District Council.

The Greater Cambridge Shared Planning Service have advised that while the formal ‘Call for Sites’ exercise closed in March 2019, additional sites would continue to be considered.

The site proposes the erection of up to 325 dwellings including affordable housing provision, a new Park & Ride for potential new CAM Metro rapid transit link, Employment (science/research) space and Country Park. This submission comprises the following supporting documents:

- Completed ‘Call for Sites and Broad Locations’ response form;
- An Illustrative Masterplan; and
- Site Location Plan showing the location and extent of the proposed development.

The site shown on the accompanying Site Location Plan which covers an area of approximately 28 hectares (20.2 hectares north of the A1307 and 7.8 hectares to the south of the A1307). The site is located in the village of Linton, in an area that is known as Little Linton. The site is comprised of vacant agricultural land, horse grazing land, a cattle barn for hay and straw storage, two attached dwellings and a stables.

The parcel north of the A1307 adjoins the Development Framework boundary of Linton (Policy S/7) in the adopted South Cambridgeshire Local Plan (2018) and is bounded by a public pathway, in addition to open space and woodland. Beyond the wooded area to the north are five farmhouses which are Grade II Listed and one non-listed farmhouse. One of the Grade II Listed farmhouses and the non-listed farmhouse is under our ownership. To the east of the site is the Linton Village College and their sports field. To the south of the site is the A1307 (Cambridge Road), and to the west is a woodland area. The potential Park & Ride and employment site would be located south of the A1307, and to the south of the site by the old Cambridge railway line which is the future CAM Metro rapid transit link, beyond this is the Camgrain Grain elevator. The east and west of this site is bounded by agricultural fields. Details of the site and surrounding area can be seen on the Illustrative Masterplan accompanying this cover letter.

Linton is designated as a ‘Minor Rural Centre’ under Policy S/9 of the adopted South Cambridgeshire Local Plan 2018 which is the second tier of settlements. This demonstrates that development on the site would bring positive overall benefits by providing additional housing including affordable housing in a sustainable location, support the rural economy by maintaining the vitality and viability of this sustainable village for new and existing residents. It will further support the services and facilities in Linton, Little Abington, Great Abington and Babraham.

The site adjoins the Linton Village College grounds and is approximately 0.4 km from Linton High Street meaning there would be less dependency on car use in order to access the village centre. In addition, the site is accessible on foot by the existing public paths that bound the north of the site that link into the village and beyond. The village of Linton benefits from a wide range of services such as:

<b>Service</b>	<b>Distance</b>	<b>Walking distance</b>	<b>Cycling distance</b>
Secondary School	400m	4 minutes	1.5 minutes
SEN School	450m	4 minutes	1.5 minutes
Infant School	1.1km	11 minutes	3.5 minutes
Junior School	2km	20 minutes	7 minutes
Church	1.3km	13 minutes	7 minutes
Post Office	1.1km	11 minutes	3.5 minutes
High Street (bakeries, cafes & restaurants)	1.2km	12 minutes	4 minutes
Supermarket	1.3km	13 minutes	4.5 minutes
Pharmacy	1.2km	12 minutes	4 minutes
Community Sports Centre	450m	4 minutes	1.5 minutes
Library	1.8km	18 minutes	6 minutes
Nursing home	950m	9 minutes	3 minutes
Doctors Surgery	1km	10 minutes	3.5 minutes
Veterinary Surgery	1.6km	16 minutes	5.5 minutes

There is a good bus service that provides regular access to Cambridge, The Abingtons and Haverhill (Services 13/13A/13B/13C). There is also a railway station in Great Shelford which is approximately 13.5 km from the site and Great Chesterford located approximately 14km from the site which provide frequent services into Cambridge and London Kings Cross.

The site is buffered from surrounding residential dwellings to the north by the existing farmstead and so would not have any adverse impact on their residential amenity. The only immediate surrounding dwellings are the farmhouses located north of the site, two of which are owned by ourselves.

Access to the site (north and south of the A1307) will require a new junction/roundabout to be installed and pedestrian crossing. There is an existing non-through road (Little Linton Road) that allows access to the existing farmhouses and agricultural buildings. The adopted South Cambridgeshire Local Plan (2018) states that the A1307 is a major transport route that links Cambridge to Haverhill, it also serves access to surrounding employment sites. A roundabout in this location (which can be seen on the illustrative masterplan) can act as a traffic calming measure and promote highway safety along this road. In addition to the transport safety benefits, this development can further diminish parking issues in the village centre by providing a car park on the southern side of the A1307 as well as utilising the existing public pathways that exist to the north of the residential site that will go through the country park and further on into the heart of the village.

The site is within a Flood Zone 1 area (low risk of flooding); however, the north east part of the site is located within a Flood Zone 3. Residential development or infrastructure will not be developed in the Flood Zone 3 area. We have shown on the Illustrative Masterplan that in this location of the site will be the Country Park and possible water feature to attenuate any flood risk. The land slopes northwards from 55 AOD to 40 AOD, the slope is not significant and will not impact the deliverability of the site. In fact, the site is located on low lying land and is relatively hidden from the public highway will not hinder the visual impact of development on this site.

There are no Tree Preservation Orders within close proximity of the site. New trees and hedge planting is proposed to ensure the site does not harm the views across the surrounding countryside.

In terms of developing the site, the indicative Illustrative Masterplan provides some context in how the site could be developed to accommodate up to 325 residential units with on-plot parking and private gardens, areas of open/green space, a Park & Ride, an employment park and a Country Park.

I trust that the information submitted is sufficient for your purposes but should you require any additional information, please do not hesitate to contact me.

Yours faithfully,

[Redacted signature]

[Redacted name]

Telephone: [Redacted] Email: [Redacted]

Mobile: [Redacted]