

RESPONSE TO ‘HISTORIC ENVIRONMENT’ AND ‘ACCESSIBILITY TO SERVICES AND FACILITIES’ AT 3 HILLS FARM, ASHDON ROAD, BARTLOW, CB21 4PW

The proposed allocation provides the opportunity to plan an accessible and well-designed site, with a new access road, a new drop off and pick up location for the existing nursery at Three Hills Farm and the opportunity to improve public footpaths linking the village to the site and neighbouring uses.

We believe the assessment in the HELAA for ‘Historic Environment’ and ‘Accessibility to Services and Facilities’ should be changed from red to amber for the following reasons.

HISTORIC ENVIRONMENT

The site is located to the immediate south of the Bartlow Conservation Area boundary and also a short distance to the south of the SAM. This being the case, the potential re-development of the site will be subject to the application of the relevant sections of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant policies of the NPPF.

As the site is not within the Conservation Area, Section 72 of the 1990 Act does not apply, but considerations regarding the setting of the Conservation Area (a “designated heritage asset”) will be relevant. The setting of the SAM will also be considered in these terms. Policy 197 of the NPPF refers to “the desirability of sustaining and enhancing the significance of heritage assets”. In considering potential impacts on heritage assets, “great weight should be given to the asset’s conservation” (NPPF 199).

In relation to the Conservation Area, the setting of the Conservation Area in this location is formed by the current open character of the paddock and the surrounding woodland. These qualities also help to provide the setting of the SAM.

In terms of development potential within the red line area, the closer development moves to the boundary of the Conservation Area and the SAM, the greater the potential impact on their setting will be. Therefore, increasing the degree of detachment and separation from the assets will improve the potential to preserve or minimise impact on their setting. Ideally, development would be limited to the southern portions of the site for this reason.

The layout and form of proposed development will also play a role in maintaining the ‘rural’ character of the site and avoid a character change that might be harmful to setting. To this end, an appropriate layout would seek to provide a grouping with the current built form to the south of the site, and the form could adopt the character of that grouping, creating a defined cluster of development rather than one that spreads out northwards. Such an approach could be reinforced in design terms to retain a low-lying form in a materials palette which supports the local vernacular; for example, using brick, flint, weatherboarding and tile or slate.

If the proposed development is able to follow the above approach to minimise or mitigate impacts on the setting of the heritage assets, levels of harm could be suppressed to “less than substantial” in terms of the NPPF – and potentially with the significant aspects of the settings preserved.

ACCESSIBILITY TO SERVICES AND FACILITIES

Distance to Primary School: Greater than 1,000m

Nearest Primary School: Linton Heights Junior School (distance: 2,000 m) is within the recognised catchment area for schools that serve Bartlow. Castle Camps Church of England Primary School is additionally within the recognised catchment area for Bartlow.

Walking: South Cambridgeshire Local Plan (2018) suggests that schools should be located within 2 miles for primary aged pupils which is the distance in which the site is from its nearest primary school (in this case the closest school is Linton Heights Junior School).

Public Transport: The Home to School Travel and Transport Guidance (2014) states that free public transport will be provided for all pupils if their nearest school is beyond 2 miles for school children aged below 8 years old.

Cycling: South Cambridgeshire Local Plan (2018) identifies that cycling can substitute for short car trips, in particular for those that are under 5km.

Distance to Secondary School: Greater than 2,000m

Nearest Secondary School: Linton Village College (Distance: 2700m) is within the recognised catchment area for schools that serve Bartlow.

South Cambridgeshire Local Plan (2018) suggests that schools should be located within 3 miles for secondary aged pupils. According to the National Travel Survey (2014), the average distance to secondary school was 3.6 miles in England, which means that the distance from the site to the secondary school is below average.

Public Transport: The Home to School Travel and Transport Guidance (2014) states that free public transport will be provided for all pupils if their nearest school is beyond 3 miles for school children aged between 8 and 16.

Cycling: South Cambridgeshire Local Plan (2018) identifies that cycling can substitute for short car trips, in particular for those that are under 5km.

Additional education facilities: Little Hands Nursery (immediately located next to the proposal site).

Distance to Healthcare Service: Greater than 2,000m

Nearest Healthcare Service: Granta Medical Practices (2200m), Linton Dental Practice (2200m), Village Pharmacy Linton (2200m)

Public Transport: There are 5 bus services that run to and from Linton from Monday to Friday (route numbers 13B and 19).

Cycling: South Cambridgeshire Local Plan (2018) identifies that cycling can substitute for short car trips, in particular for those that are under 5km.

Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m

Nearest Local, Neighbourhood or Minor Rural Centre: Linton (1900m) South Cambridge Local Plan (2018) states that, '*nearly all of South Cambridgeshire is within 10km of Cambridge or a market town, which is a reasonable cycling distance for many people*'.

Walking: South Cambridgeshire Local Plan (2018) outlines that, *‘Provision of safe, direct routes within permeable layouts that facilitate and encourage short distance trips by walking and cycling between home and nearby centres of attraction’*

Cycling: South Cambridgeshire Local Plan (2018) identifies that cycling can substitute for short car trips, in particular for those that are under 5km.

Public Transport: There are 5 bus services that run to and from Linton from Bartlow from Monday to Friday (route numbers 13B and 19).

Distance to Employment Opportunities: Greater than 1,800m

Employment opportunities in Bartlow include Vetstream, Little Hands Nursery, AT-Eco, Leaps & Bounds dog training and Bartlow Estate.

Employment opportunities in Linton are of a huge variety, currently there are accountants and financial, architects, arts and gifts, bakery, brewery and wine merchants, building and DIY, cleaning services, computer sales and repairs, dairy, electrical goods and services, estate agents, florist, food shops, funeral directors, gardening services, hair and beauty salons, motor and car repairs, pharmacy, photography, restaurants, takeaways and vets.

With the close proximity of the site to Linton there are a wide-ranging employment opportunities available within easy reach of the site. Bartlow is additionally in close proximity to Saffron Walden, Haverhill and Cambridge which have other employment opportunities.

Distance to Public Transport: Greater than 450m and Less than or Equal to 1,000m

Bus Stop: Little Barham Hill 2 bus services – 13B and 19.

Walking: Distance to Bus Stop (500m), this is an appropriate distance as it takes less than 5 minutes to walk from the site.

Cycling: The bus stop is accessible for cyclists, taking 2-3 minutes.

Public Transport: The Greater Cambridge Partnership is currently holding a consultation with the public, where they are being asked on their thoughts regarding a new bus network as part of ‘The Making Connections Consultation’ which includes more frequent services, longer operating hours, more rural connections and new routes into the growing employment sites, creating space for improvements to walking and cycling and our public spaces and options for raising money to pay for improvements to the transport network.

Distance to Cycle Network: Greater than 1,600m

Linton Greenway: An active travel route from Linton to Cambridge is currently being developed which is part of the Cambridge South East Transport consultation. Given that Linton is 1,500m away from the proposed site, and this would take 6 minutes cycle, assuming that 10mph – 1000m according to Figure 1 below this is not considered to be a route that is inaccessible.

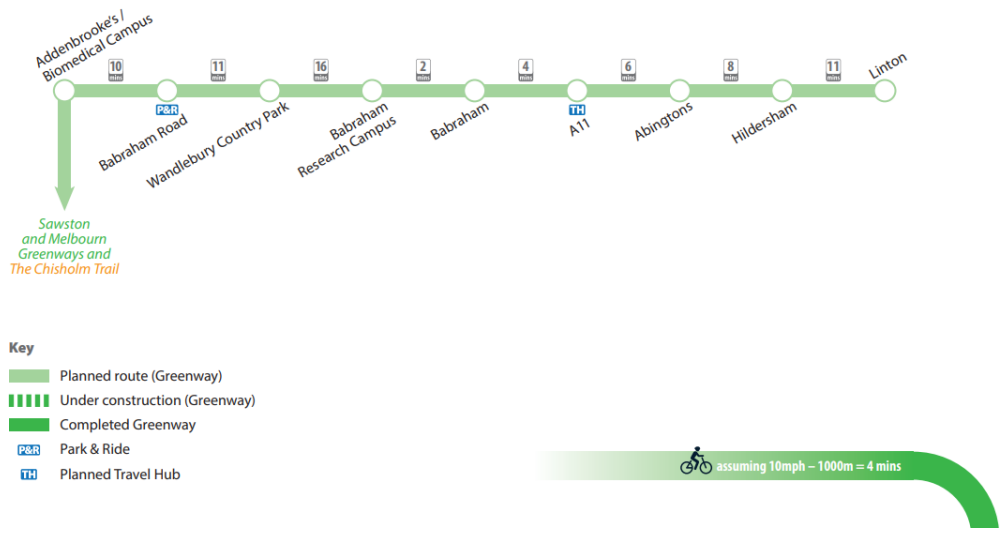


Figure 1 – Proposed Linton Greenway Cycle Route to Cambridge (Source: Greater Cambridge, 2021)

Provision of other facilities:

Little Hands Nursery School, Ashdon Nursery, Public House, Children’s Equipped Play Area, Linton Library, Linton Post Office, Co-Op

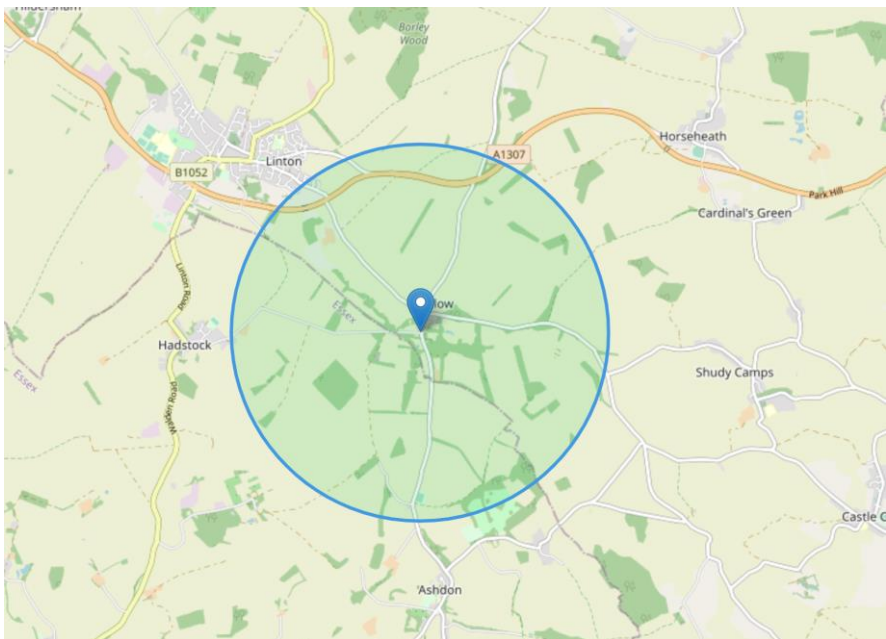


Figure 2 – Map of area within 2km of Bartlow (Source: 2kmfromhome.com, 2021)

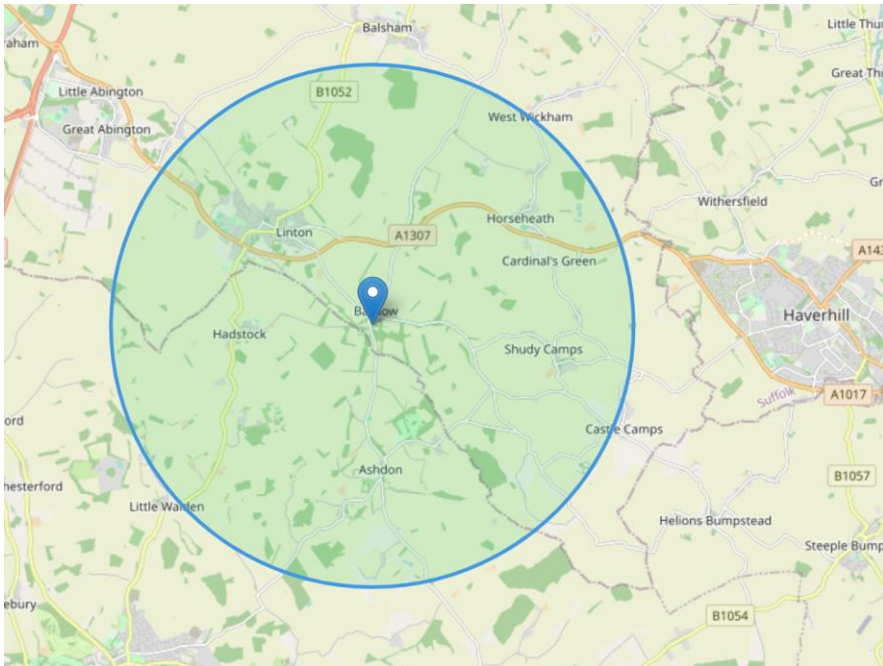


Figure 3 – Map of area within 5km of Bartlow (Source: 2kmfromhome.com, 2021)

Summary

The master-planning of the site has the potential to create an environment where accessibility to an improved footpath through the client's land with additional lighting will help service the village and will provide a logical development in the village with market and affordable housing.

The 'Making Connections' public consultation demonstrates that an improved frequency in bus services within the vicinity will aid the connectivity links between Bartlow and Linton, where one trip will be able to efficiently serve multiple-purposes. Moreover, the NPPF (2021) states that development within smaller sites can aid in maintaining the strength of smaller village communities in addition to allowing for additional support to local services and facilities.

The close proximity of Bartlow to Linton (see Figures 2 and 3) additionally allows for cycling and walking opportunities to be had, especially given the low-density traffic. Although this is a small site, which should be considered in the small site category, the Parish council has been in support of the housing site and this is to serve the village within the plan period.

The most recent local housing needs survey undertaken by Bartlow Parish Council demonstrated the need for four affordable units, two 1 bed units and two 2 bed units. Moreover, there was an 87% acceptance rate from the village for the project, with the potential to allow new people to move in to the area and benefit from the local amenities.

The 'Historic Environment' and 'Accessibility to Services and Facilities' response in the HELAA should therefore be reconsidered.