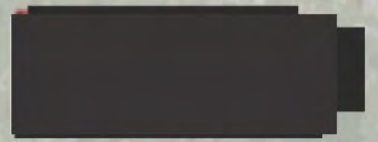




LAND NORTH OF CAMBRIDGE ROAD LINTON

VISION DOCUMENT
DECEMBER 2021



Contents

VISION STATEMENT

01.	The Site	1
02.	The Vision	5
03.	The Design Concept	11
04.	Benefits of the Proposals	19
05.	Delivering the Vision	20
06.	About Taylor Wimpey (UK Ltd)	21
07.	Planning Policy Guidance	23
08.	Building for a Healthy Lifestyle	25

Prepared by:



Office Address:

CSA Environmental

Dixie's Barns, High Street, Ashwell, Hertfordshire,
SG7 5NT

Office Telephone Number:

01462 743 647

This document is for illustrative purposes only and should not be used for any construction or estimation purposes. Do not scale drawings. No liability or responsibility is accepted arising from reliance upon the information contained in this drawing/document.

Copyright

All OS plans are Crown Copyright 2012. All rights reserved. Licence number 100020449

Issue:	Date:	Prepared by:	Authorised by:	File reference:
Final issue	13.12.21	JC	RR	5653_D4_FINAL



Vision Statement

The Vision for development at Land North of Cambridge Road, Linton is to create homes for sale and affordable tenures which complement the existing character and need of Linton, provide recreational amenity for new residents and integration to the wider community and respect and enhance the existing ecology of the landscape with biodiversity net gain of 20%.

Local distinctiveness will be at the heart of the new neighbourhood, with design inspired by positive features in the local context and be of the best design possible to ensure the new homes sit comfortably in their surroundings and establish a strong sense of place.

01. The Site

The Site and its Immediate Context.

The Site is located to the north of Cambridge Road, approximately 300m to the east of the junction with the High Street, on the southern edge of Linton, it abuts, and at its western extent is marginally within Linton Conservation Area. It comprises two irregular shaped fields, which are actively farmed and bound by hedgerows and hedgerow trees, a large proportion of which are mature. The Site is dominated by arable fields, with the scrubland/woodland to the west of the Site making up around one quarter of the Site.

There are three Public Rights of Way which cross through the centre of the Site. These include, Public Footpath 146/13 which cuts through the Site from the south west to a central north point, and connects Long Lane to Public Footpath 146/15 onto Mill Lane, in the east. Public Footpath 146/14 lies in the west side of the Site on the edge of the current arable land boundary and connects Cambridge Road to the church. Public Footpath 146/16 lies in the Site, running through the south east of the Site and connects Cambridge Road to Mill Lane.

The northern boundary is defined by the Public Footpath 146/15 and the route of the River Granta. Shrubs and trees bound the line of the river, which obstruct some of the views from the current main urban edge of Linton, including the Grade I Listed Parish Church of St Mary the Virgin. The boundary to the east is currently defined by a row of shrubs, with a small area of woodland beyond, which aids the visual containment of the Site. The boundary to the south of the Site is defined by a small hedgerow and tree planting that creates a boundary between the Site and Cambridge Road. To the west of the Site, denser vegetation from the adjacent gardens and small patch of woodland helps to contain views.

The Site has a very gradual sloping topography with the lowest point being to the north near the River Granta at 38 metres Above Ordnance Datum ('AOD') and the highpoint in the south of the Site of 42m AOD. To the south of the Site there is a gradual incline after Cambridge Road rising to a gradual high point of 82m AOD before Hadstock. The land to the north of the Site rises steadily to a highpoint of 112m AOD at Rivey Hill, with Linton Water Tower located at this high point.





CHURCH OF ST
MARY THE VIRGIN
(GRADE I LISTED)

LINTON

PUBLIC FOOTPATH
146/15

PUBLIC FOOTPATH
146/14

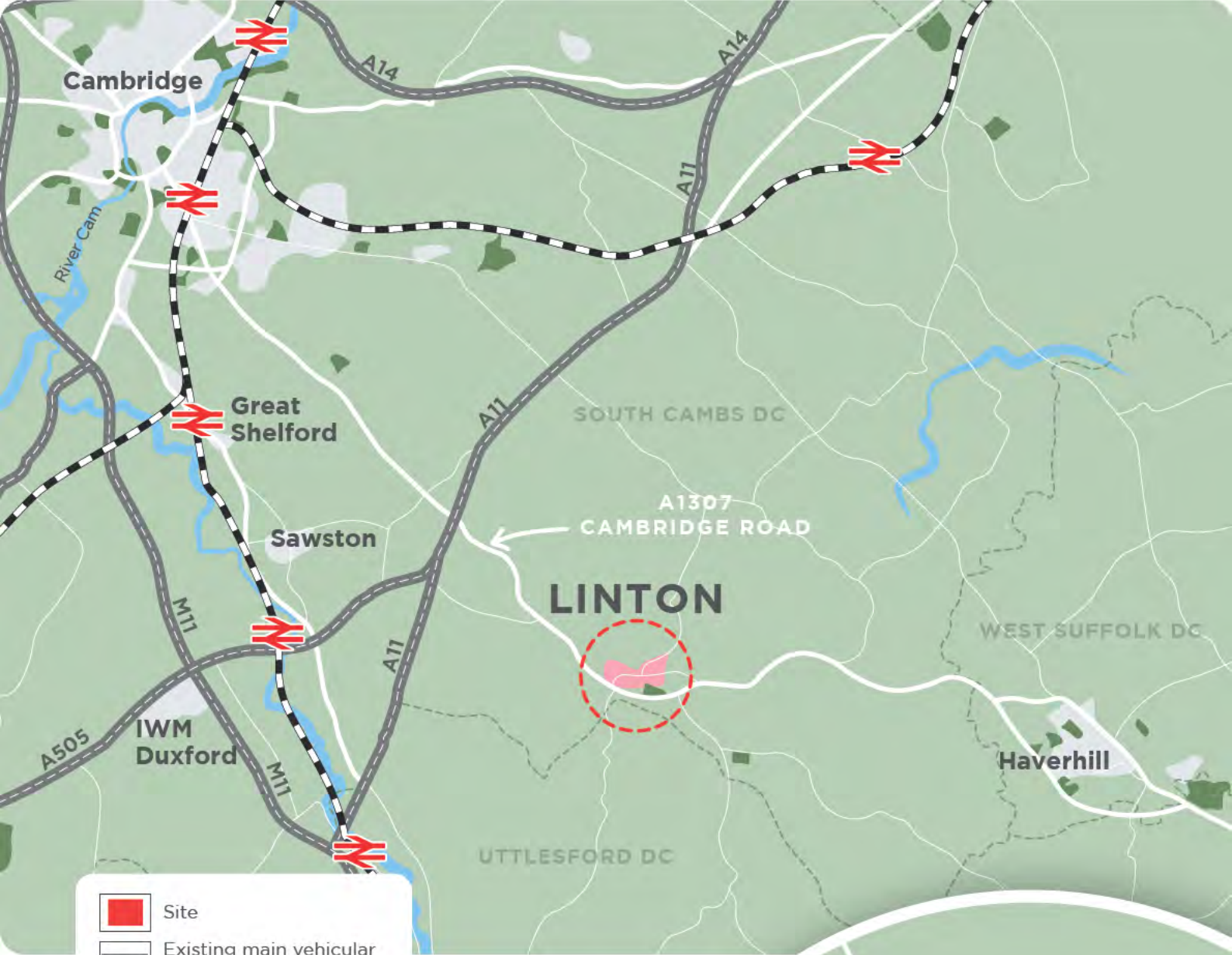
PUBLIC FOOTPATH
146/13


















THE SITE

PUBLIC FOOTPATH
146/16

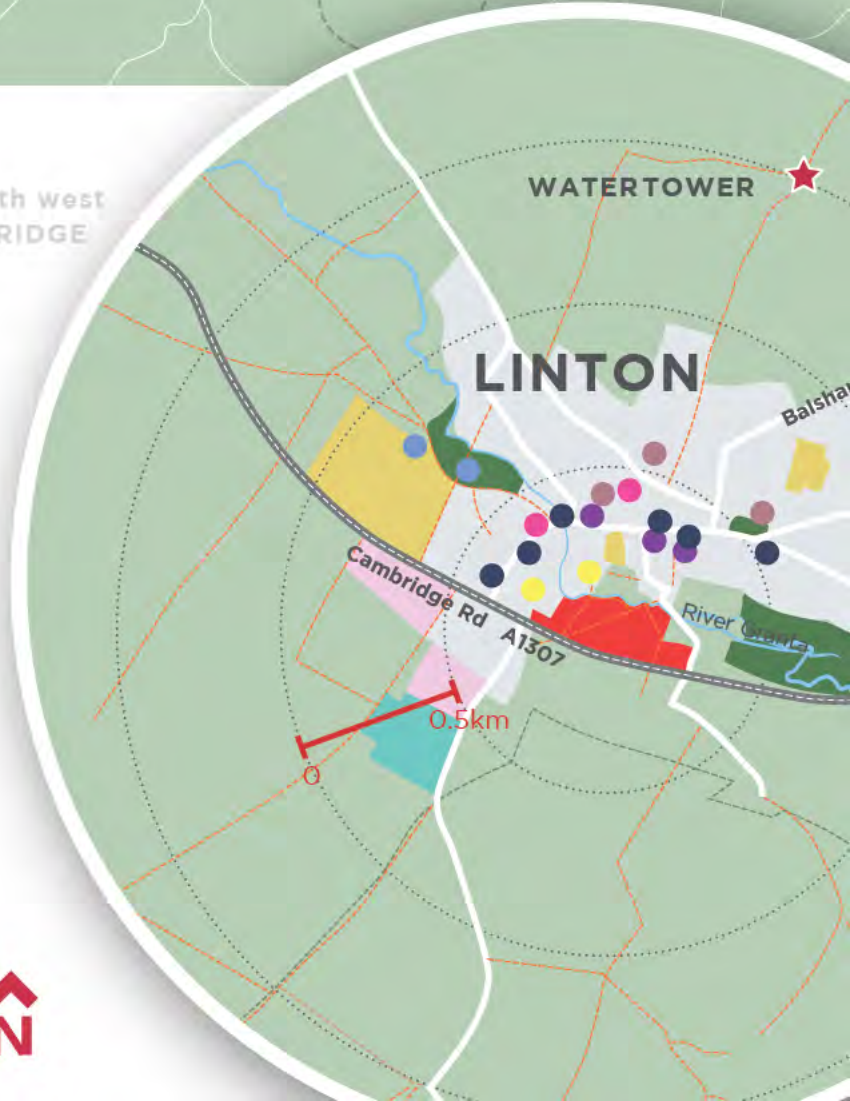
CAMBRIDGE ROAD

MILL ROAD



-  Site
-  Existing main vehicular routes
-  Railway line
-  Public Rights of Way
-  District boundaries
-  Existing watercourse
-  School sites
-  Industrial/Business units
-  Public Open Space
-  Linton Zoo
-  Railway Stations
-  Community facilities
-  Sporting facilities
-  Supermarket/ convenience store
-  Religious facilities
-  Restaurant/ Takeaway/ Cafe
-  Medical facilities

A1307 north west to CAMBRIDGE



Linton's Sustainable Location

The village of Linton is located on the south eastern edge of Cambridgeshire and borders the County of Essex. The village is centrally located to Cambridge and Haverhill and sits along the route of the River Granta and the A1307 (Cambridge Road), which provides the principal route to and from these settlements, with the City of Cambridge located approximately 8 miles (12.9km) to the north west. Linton is also located in close proximity to other smaller settlements and villages such as Sawston, Saffron Walden, Duxford and Great Chesterford, as well as being surrounded by a mix of undulating arable and pastoral farmland.

Linton offers a range of services and facilities you would expect to find in any large village or settlement. Linton High Street has a bustling atmosphere and vibrant community, supported by a selection of independent and high street shops, including gift and coffee shops, a Post Office, a farm shop and butchers, takeaway establishments, Public Houses, a veterinary clinic, a medical practice and an optician. Linton also has a number of religious buildings, including the Grade I Listed Parish Church of St Mary the Virgin, as well as numerous recreation opportunities and protected green spaces. Linton's education offering is also extensive, being home to a nursery, infant and primary, and

a secondary college meaning there are options for all ages within the community. There are also employment opportunities, including the services within the industrial estate off Hadstock Road, which include a fitness centre, independent brewery, hardware shop and light industrial practices. Another unique facility Linton has to offer is Linton Zoo, which attracts visitors from all over and provides an intimate, family-run spot that allows visitors to get up close to hundreds of exotic creatures. Linton is accessible via a good highway network.

The village has good public transport connections and is served via a number of bus services, including the 13 Gold, 13A Gold, 613, X13 Gold, 19, and the number 46. These routes provide connections to Haverhill and Cambridge and the villages in between. Slightly further afield, Babraham Road Park & Ride which serves the City of Cambridge is located 7 miles or a 14-minute drive along the A1307 to the north west of Linton and is accessible via the aforementioned bus services, supporting the village of Linton. The nearest bus stop to the Site is located at the junction of Cambridge Road and the High Street, approximately 300m to the west.

Although Linton is not served by its own railway, the nearest station is located at Whittlesford Parkway, approximately 6 miles (9.6km) to the west of Linton. The Abellio Greater Anglia service provides connections to Cambridge, Peterborough, and London Liverpool Street. London Stansted Airport is also located within 20 miles of Linton to the south and is accessible via road and this rail network.

The M11 motorway, A11 and A505 are all within 6 miles and are directly served by the A1306, which runs through Linton itself. These major road networks provide routes to London, Cambridge, Peterborough, Bury St Edmunds and beyond.

Given the pressing need for additional housing within the Cambridgeshire District and the wider Greater Cambridge area, Linton is clearly a sustainable location to accommodate additional housing growth. Combining Linton's geographic location and wide-range of services and facilities, means that it could support the proposals at Land North of Cambridge Road. The village, it's services and larger employment and retail destinations such as Cambridge are all easily accessible via sustainable travel options, reducing the need for car travel.



02. The Vision

The development at Land North of Cambridge Road, Linton presents an exciting opportunity to deliver a range of private and affordable homes supported by a variety of new recreational and ecological opportunities to create a well-connected, lively and vibrant new neighbourhood. Local distinctiveness will be at the heart of the new neighbourhood, with design inspired by positive features in the local context and be of the best design possible to ensure the new homes sit comfortably in their surroundings and establish a strong sense of place.

██████████ and their supporting consultant team have been working closely together to understand the character and context of the Site to ensure these principles are embedded within this Vision Document. This includes the importance of connecting the development both visually and physically to the settlement itself and to understand how existing topography, Site features, and fluvial and surface water flooding will influence the location of the new homes and areas of public open space.







Site Influences & Opportunities

A series of technical studies have been undertaken on and around the Site, in order to identify the key Characteristics & Opportunities to the development and support this Planning Representation. While the studies are at an early stage, their initial findings have not identified any issues that would prevent a successful, high-quality proposal from coming forward in this location. The plan alongside sets out the key Influences & Opportunities.

Summary of Influences & Opportunities

The specific features and characteristics of the Site described in the preceding pages have been drawn together to shape and influence the Concept Masterplan. The following bullet points provide a summary of the key principles which should be considered within the proposals:

Influences

- Turning the flood zones into an opportunity to provide generous areas of green open space and woodland planting will mean that the setting of Linton Conservation Area and the Listed Buildings, including the Parish Church of St Mary the Virgin and Linton Mill, can be protected, respected and enhanced.
- The Local Green Space (Policy NH/12) will be enhanced by the vast amounts of new green space, proposed on the Site, and would form an exciting extension to this already popular space within Linton.
- The public footpaths which cross the Site will be retained along their current alignment within green corridors, and enhanced to make them accessible to all, all year round.
- Noise from the Cambridge Road needs to be considered, with appropriate design and mitigation measures included in the development.





Opportunities

- A new vehicular, cycle and pedestrian access in the form of a new three-arm traffic signal-controlled junction with the A1307 Cambridge Road.
- Improvements to the A1307 come as a result of a new junction which will improve safety by slowing traffic.
- Linton Water Tower creates an opportunity to frame an important vista through the development and anchor the new homes to Linton, creating physical and visual connection to the settlement itself.
- Opportunities for enhancing walk and cycle connections to existing public footpaths, allowing connections to the wider countryside and Linton. Safe cycle and pedestrian links, overlooked by the new homes can be provided, enhancing the connectivity and sustainability of the Site.
- Boardwalks within the wetland meadow areas will ensure routes are accessible all year round, including the existing footbridge which crosses the River Granta, creating a varied user experience and adding to the naturalistic character.
- A new children's play area with a Trim-Trail, promoting an integrated, active and healthy community. With the addition of viewing/river dipping platforms to allow people to get closer to nature.
- New hedgerow, thicket and tree planting to significantly increase tree cover within the Site and its boundaries and set the entire development within a strong green framework. The addition of community orchards will have both ecological and social benefits.
- In the west the creation of a designated wildlife and woodland area, where ecological enhancements could be implemented. Enhanced green and blue corridors along the River Granta will improve wildlife connectivity, and provide a connection to surrounding habitats and open space.
- The eastern corner of the Site, where Mill Lane meets Cambridge Road could be set aside as open space to create a landscape gateway feature. This would provide a feeling of arrival into Linton and would help the new homes assimilate into the urban grain of Linton.
- SuDS will form an integral part of the development's green infrastructure, providing ecological benefits and habitat creation, as well as performing their principal function of controlling and managing the flow of surface water run-off during periods of heavy and persistent rainfall.
- The aforementioned ecological enhancements give an early indication that the proposals could achieve the 20% Biodiversity Net Gain aspiration across Greater Cambridgeshire and the Oxford & Cambridge Arc.
- In accordance with [REDACTED] Environmental Strategy the scheme will look to incorporate subject to the evolving requirements of the specific Site and legislation nature interventions such as hedgehog highways, bee bricks, insect friendly planting and bird boxes with and in new homes delivering electric charging, waste water heat recovery and enhanced insulation.



























INFLUENCES & OPPORTUNITIES

 Site Boundary: Aprx. 6.80ha

Influences & Context

-  Existing Vegetation
-  Local Road Network
-  Public Rights of Way
-  Existing Contours
(AOD: Above Ordnance Datum)
-  Conservation Area: Linton
Policy NH/11
(South Cambr dgeshire Local Plan Policies Map 2018)
-  Protected Village Amenity Area
Policy NH/11
(South Cambr dgeshire Local Plan Policies Map 2018)
-  Local Green Space
Policy NH/12
(South Cambr dgeshire Local Plan Policies Map 2018)
-  Water Bodies and Watercourses
-  Surface Water Flooding
(Source: Gov.uk - Flooding)
-  Fluvial Flooding
(Source: Gov.uk - Flooding)
-  Long Distance View to Water Tower to the north
-  Listed Buildings

Opportunities

-  Potential Vehicular Access Point
-  Potential Developable Area Aprx. 2.75ha
(Outward looking build edge/building frontages)
-  Indicative Internal Road Layout
-  Potential Public Open Space to include Thicket, Tree and Wildflower Planting
-  Potential Wetland Meadow Area
-  Potential Orchard and Wildlife Area
-  Potential Location for Children's Play Area
-  Potential Location for Sustainable Drainage Features (SuDS) with New Habitats
-  Potential Woodland and Wildlife Area
-  Potential Landscaped Gateway Feature

Opportunity for a children's play area to be located at the centre of the development and set within the public open space. This space would be overlooked by the new residential development and public footpaths. It's central location would ensure it is accessible to all, including both new and existing residents of Linton, promoting an active and integrated community. The play area would be sympathetically designed with a natural characteristic to respect the edge of the settlement location and the immediate character of the development.

Potential vehicular access to be taken from Cambridge Road.

Opportunity to retain the woodland habitat in the western part of the Site which will form part of a wildlife area, where a number of ecological enhancements could be implemented to help the Site work towards achieving a biodiversity net gain. Wildlife ponds, bat and bird boxes, log piles and wildflower woodland meadows would help create a space where wildlife can thrive. The implementation of interpretation boards would inform residents of the wildlife area's ecological offering. The wildlife area will also connect into the wetland meadows walk, creating a river corridor and connection into the heart of Linton and beyond.

Potential new community orchards will provide further habitat enhancements at the heart of the development, as well as social benefits, including a space to 'pick your own' and informal recreation.

Opportunity to retain the footbridge connection for the Site into Linton within the proposals. New boardwalks would allow for the PRow to be accessible during periods of flooding, with an alternative access available via the proposed main Site access.

Opportunity for two large SuDS basins designed to provide wildlife and habitat benefits forming an integral part of the Site's green infrastructure offering. The basins could be located at the end of the vista through the development and would create a link to the River Granta.

Opportunity for a new wetland meadow walk to utilise the flood plain, turning this constraint into an opportunity. Wetland habitats could be created, with new woodland, thicket and tree planting tolerant of wetter ground conditions, wetland wildflower meadow mixes and informal mown footways, will create a landscape which will have both social and environmental benefits. Potential new recreational routes will connect into public footpaths, linking the new homes with the open space and beyond to Linton. These spaces will link the woodland to the east and the west of the development and will provide the opportunity for informal play, dog walking and picnicking, with potential viewing platforms over the River Granta, further creating a holistic environment for both people and wildlife to flourish.

Potential new recreational footways will meander through the open space and wetland meadows, providing opportunities for informal play and recreation. Trim-trail stations along these routes could also promote a healthy and active community, providing a range of play opportunities for all ages and abilities.

Opportunity for new homes to be orientated to overlook the areas of more formal open space, strengthened with avenue tree planting, to help frame the important vista across the Site towards Linton Water Tower.

Opportunity for new homes along the Site's southern boundary adjacent to Cambridge Road, to be designed to mitigate against any acoustic impacts associated with Cambridge Road. Fronting the road, deeper rear gardens and new tree thicket planting will help in achieving this.

Opportunity for a landscaped area at the junction of Mill Lane and Cambridge Road, to create a gateway feature into Linton when travelling west along the A1307. This space would provide glimpsed views across the development, creating a sense of arrival into Linton.

03. Design Concept

Initial Concept Masterplan

The vision for the Site at Cambridge Road, Linton is to create a place which is well integrated with its context and responds sensitively and appropriately with the assessed influences and opportunities. A mix of housing types and tenures will be provided that suit the needs of the local community, including first time buyer homes and family homes.

The development can provide high quality, sustainable and sensitively designed new market and affordable homes, which will create a locally distinctive new neighbourhood, drawing upon the local vernacular. The masterplan demonstrates how the Vision can be achieved:

- **Capacity:** Around 2.75ha of residential development facilitating a range of housing types, resulting in around 85 new homes at an average density of 30 dwellings per hectare. Homes will be orientated to frame the important vista towards the Linton Water Tower, anchoring the new homes into the urban fabric of Linton.
- **“Homes for All”:** Creating an inclusive environment with a range of property types to suit people in all stage of their lives. [REDACTED] are committed to providing new homes for those most in need. Therefore, the new homes will include a mix of affordable tenures, including social rent, affordable rent, affordable home ownership and shared ownership to meet, and where possible, exceed policy requirements.
- **“Walkable neighbourhood”:** Connecting to the village, both visually and physically allows for appropriate pedestrian, cycle and vehicular routes into and across the development. A number of pedestrian and cycle connections will link the development to the existing settlement and surrounding public footpath network and encourage “active travel”,
- **Respecting and enhancing wildlife habitats:** 4.05ha, or 60%, of the Site will be delivered as new public open space and will provide recreational opportunities, children’s play facilities, Trim-Trails, community orchards and ecological enhancements. A large wetland meadow walk with a boardwalk will allow the area to be accessible all year round, even when wet. This area will enhance the River Granta Corridor and link the woodland to west to the Pocket Park in the east, creating a wildlife corridor for both wildlife and people to enjoy.
- **Sustainable Drainage Systems:** A network of SuDS in the form of attenuation basins will manage the flow of surface water runoff.



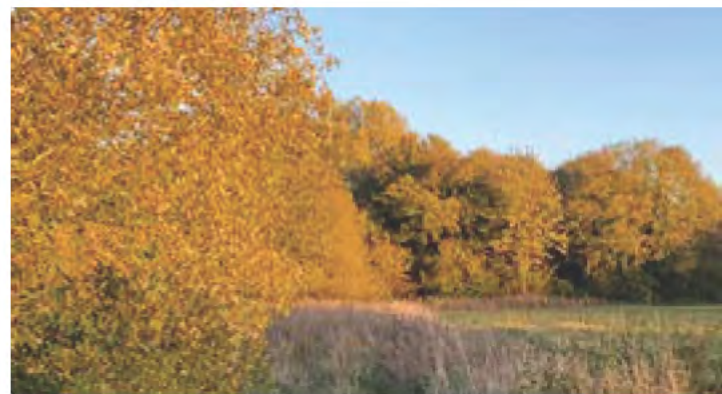


Artist Impression of the Wetland Meadow Walk 1

View looking east to south from where Public Footpath PF146/15 meets Public Footpath PF146/14



Concept Masterplan showing Visual location (V1)



















Current line of sight











CONCEPT MASTERPLAN

-  Site Boundary
-  Potential Vehicular Access Point
-  Developable Area Aprx. **2.75ha**
Up to **85 units @ 30dph**
-  Public Open Space to include Thicket, Tree and Wildflower Planting
-  Orchard and Wildlife Areas
-  Location for Children's Play Area
-  Location for Trim-Trail Stations
-  Potential Location for Sustainable Drainage Features (SuDS) with New Habitats
-  Location for Wildlife Ponds
-  Viewing Platforms over the River Granta
-  Primary Street
-  Secondary Streets within the Development
-  Lanes and Private Drives
-  Avenue Tree Planting
-  Pedestrian and Cycle Routes
(Routes w thin wetland meadow to be boardwalks)
-  Landscaped Gateway Features

Influences & Context

-  Existing Vegetation
-  Local Road Network
-  Public Rights of Way
-  Existing Contours
(AOD: Above Ordnance Datum)
-  Water Bodies and Watercourses
River Granta
-  Listed Building

A children's play area at the centre of the development and set within the public open space will be overlooked by the new residential routes. Its central location will ensure it is accessible to all, including both new and existing residents of Linton, promoting an active and integrated community. The play area will be sympathetically designed with a natural characteristic to respect the edge of settlement location and the immediate character of the development.

Retaining the woodland habitat in the western part of the Site will form part of a wildlife area, where a number of ecological enhancements could be implemented to help the Site work towards achieving a biodiversity net gain. Wildlife ponds, bat and bird boxes, log piles and wildflower woodland meadows will create a space where wildlife can thrive. Interpretation boards will inform residents of the wildlife area's ecological offering. The wildlife area will also connect into the wetland meadows walk, creating a river corridor and connection into the heart of Linton.

Proposed vehicular access point to be taken from Cambridge Road.

New boundary planting will strengthen the existing vegetation along the Site's boundaries, and will enhance the development's strong green framework, benefiting wildlife corridors and support its continued visual containment.

Potential location for two large SuDS basins designed to provide wildlife and habitat benefits forming an integral part of the Site's green infrastructure offering. The basins will be located at the end of the vista through the development and will create a link to the River Granta.

The new wetland meadow walk will utilise the flood plain, turning this constraint into an opportunity. Wetland habitats will be created, with new woodland, thicket and tree planting tolerant of wetter ground conditions, wetland wildflower meadow mixes and informal mown footways will create a landscape which will have both social and environmental benefits. The recreational routes will connect into the public footpaths, linking the new homes with the open space and beyond to Linton. These spaces will link the woodland to the east and the west of the development and will provide the opportunity for informal play, dog walking and picnicking, with potential viewing platforms over the River Granta, further creating a holistic environment for both people and wildlife to flourish.

New recreational footways meander through the open space and wetland meadows, providing opportunities for informal play and recreation. Trim-trail stations along these routes will also promote a healthy and active community, providing a range of play opportunities for all ages and abilities.

Orientating the new homes to overlook the areas of more formal open space, strengthened with avenue tree planting, will frame the important vista across the Site towards Linton Water Tower.

New community orchards will provide further habitat enhancements at the heart of the development, as well as social benefits, including a space to 'pick your own' an informal recreation.

New homes along the Site's southern boundary adjacent to Cambridge Road will need to be designed to mitigate against any acoustic impacts associated with Cambridge Road. Fronting the road, deeper rear gardens and new tree thicket planting will help in achieving this.

Potential landscaped area at the junction of Mill Lane and Cambridge Road will create a gateway feature along the A1307. This space will provide glimpsed views across the development, creating a sense of arrival to Linton.

Artist Impression of the Wetland Meadow Walk 2

View looking south to west from where Public Footpath PF146/15 meets Public Footpath PF146/14



Concept Masterplan showing Visual location (V2)



Current line of sight



04. Benefits of the Proposals

The Site is deliverable. [REDACTED] would welcome continued discussions with the Council and other consultees through the Call for Sites and Local Plan Review process at this early stage, as we look to realise this exciting development opportunity, and deliver a carefully integrated and sustainable extension to Linton. This development will deliver significant and lasting social, environmental and economic benefits to the local community.

- Significant opportunity to help meet Linton's housing need, widening the range and choice of new homes;
- [REDACTED] are able to support an affordable housing target to meet the emerging policy requirement;
- Large amounts of new public open space, including community orchards and wildlife areas will create an integrated and connected neighbourhood that people want to visit and enjoy; and
- More spending power in the local area to enhance the vitality of local services.



Social

- Residential development in a key, popular settlement within the District;
- A number of ecological enhancements, including a designated wildlife area with new woodland planting, ponds, orchards, wildflower meadows, large green corridors, and the retention of the vast majority of the existing vegetation would help to achieve a 20% BNG.
- High-quality public open space, new planting, wetland meadow and landscaping will be enhanced with a range of formal and informal play opportunities;
- Sustainable pedestrian and cycle routes connecting into the surrounding public footpath network;
- Provision of Sustainable Drainage Systems (SuDS) which will also provide ecological benefits; and
- [REDACTED] commitment to a Net Zero 'compatible' scheme recognises the current limitations, but reaffirms its commitment to sustainability.



Environmental

- Provision of jobs through the construction period;
- New Homes Bonus payments;
- Additional residential expenditure in the local economy; and
- Additional s106 payments to support local infrastructure.



Economic

05. Delivering the Vision

██████████ proposals for the Site have carefully considered the economic, social and environmental dimensions set out in the NPPF and Building for a Healthy Life principles, and responds to the technical opportunities and influences of the Site.

Through this Vision Document, it has been demonstrated how the Site has the potential to support a sustainable residential development:

The Site is within the control of a developer who is committed to progressing a proposal as soon as possible;

- In ██████████, the Site has the benefit of a company with the necessary experience and expertise to successfully guide a proposal through to implementation;
- The Site is well located in relation to Linton's services and facilities, and there are opportunities for sustainable means of travel into the centre of the settlement, and also beyond to nearby towns and cities; and
- There are no technical impediments or environmental constraints that could not be addressed through a sensitive and successful design, to deliver a high-quality proposal in this location.

The Site is deliverable. ██████████ would welcome continued discussions with the Council and other consultees through the Call for Sites and Joint Local Plan Consultation process at this early stage, as we look to realise this exciting development opportunity, and deliver a carefully integrated and sustainable extension to Linton.



06. About

are one of the UK's largest residential developers. As a responsible developer they are committed to working with local people and communities.

build a wide range of homes in the UK, from apartments to six-bedroom houses with prices ranging from under £70k to over £3m. They completed 15,520 new homes in 2019, excluding joint ventures. In addition, they build affordable housing across the UK, which represented 23% of the total 2019 completions.

Culture & Values

have a strong culture of doing the right thing throughout the business which underpins the purpose and strategy with the key values being; **Respectful and fair; Take responsibility; Better tomorrow; and Be proud.**

Environment Strategy

From climate change to biodiversity loss, the scale of the environmental crisis is clearer than ever. Urgent action is needed and want to be part of the solution.

In 2021, they launched their new environment strategy, setting out how they will help protect our environment for future generations, partner with suppliers to reduce the impact of the homes and developments built, and make it easier for their customers to live a sustainable lifestyle. The strategy focuses on the key environmental impacts for the business: **climate change, nature, resources and waste.**



“Our purpose is to build great homes and create thriving communities.”



Climate change

Defend the planet and our future by playing our part in the global fight to stop climate change.

Key target

Achieve our science-based carbon reduction target:

- Reduce operational carbon emissions intensity by 36% by 2025.
- Reduce carbon emissions intensity from our supply chain and customer homes by 24% by 2030.

Key metric

- Greenhouse gas emissions per 100sqm completed homes (scope 1, 2 and 3) Tonnes CO₂e/100m².

Nature

Improve access to and enable enjoyment of nature for customers and communities by regenerating the natural environment on our developments.

Key target

Increase natural habitats by 10% on new sites from 2023 and include our priority wildlife enhancements from 2021.

Key metrics

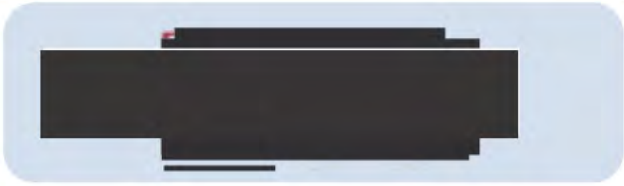
- Percentage increase in natural habitats on new sites.
- Percentage of new sites with our priority wildlife enhancements and number of enhancements implemented.



“Our strategy focuses on climate change, nature, and resources and waste. We have set ambitious quantitative targets to help drive progress in each area up to 2030.”



Our purpose is to create great homes and create thriving communities”





Allocate space for nature



Partner with conservation organisations to develop our approach





Integrate wildlife friendly features, like ponds



Landscape our sites with wildlife friendly plants




Include enhancements such as hedgehog highways



Engage customers on nature



07. Planning Policy Context

National Planning Policy

The National Planning Policy Framework was revised on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied.

The NPPF identifies a presumption in favour of sustainable development and one of its key objectives is to significantly boost the supply of housing to address the national housing shortage and promote economic growth. The NPPF also sets out that small and medium sized sites can make an important contribution to meeting housing requirements of an area as they can be built out relatively quickly. Furthermore, the NPPF recognises that housing can enhance and maintain the vitality of rural communities, allowing villages to grow and thrive through support of local services.

The publication of the 'Building Beautiful Places' Plan is at the centre of change within the UK Planning system. The recent update to the NPPF ensures that 'beautiful, environmentally sustainable, and life-enhancing communities' are created. This means good quality design is paramount, with local communities put at the very heart of decision-making to help shape the places they live.

National Design Guide

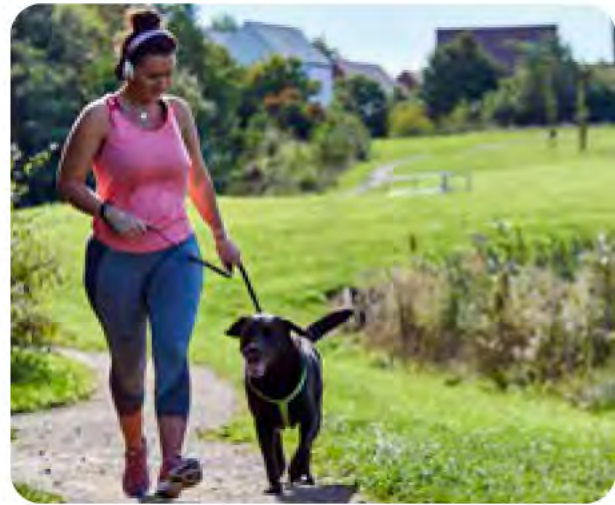
The National Design Guide was published in October 2019 and illustrates how well-designed places should be created. It sets out the characteristics of well-designed places and demonstrates what good design means in practice. Good design is set out in the National Design Guide under the following 10 characteristics:

- **Context**
- **Identity**
- **Built Form**
- **Movement**
- **Nature**
- **Public spaces**
- **Uses**
- **Homes & Buildings**
- **Resources**
- **Lifespan**

The Oxford-Cambridge Arc

The Oxford-Cambridge Arc is a national economic priority area with the ambition to build a better economic, social and environmental future for the area. The spatial framework is intended to be a long-term strategic plan, to help coordinate the infrastructure, environment and new developments in the area up to 2050. It will become national planning policy.

The Government held a consultation which closed on 12 October 2021 seeking views on the vision for the Arc. The Government plan to follow this with further consultations, on policy options in Spring 2022, and the draft spatial framework in Autumn 2022 prior to its final publication in 2023.



Adopted Local Plan

The adopted Development Plan includes the South Cambridgeshire Local Plan 2018, adopted on 27th September 2018. The Local Plan's policies and proposals cover the period 2011 to 2031. On the Adopted Policies Map the Site is located adjacent to the Development Framework for Linton, with a marginal area (western extent of the Site) sitting just within Linton Conservation Area, to the south of Local Green Space and within a Sand and Gravel Mineral Safeguarding Area.

Linton is identified as a Minor Rural Centre under Policy S/9, with the policy subtext setting out that:

'Minor Rural Centres have a lower level of services, facilities and employment than Rural Centres, but a greater level than most other villages in South Cambridgeshire, and often perform a role in terms of providing services and facilities for a small rural hinterland.'

Emerging Local Plan

Cambridge City Council and South Cambridgeshire District Council are working together as the Greater Cambridge Shared Planning Service to create a joint Local Plan. This is the first joint Local Plan for the two authority areas, with the aim to provide a consistent approach to planning and building across both areas up to 2041.

Preparation is in the early stages, with the Council having carried out their Call for Sites in 2019 and subsequent 'First Conversation' public consultation in early 2020. In August 2021 the 'First Proposals' Preferred Options were published, with the public consultation in response to this taking place between November and December 2021. The authorities are aiming to publish their Draft Plan in 2022.

The authorities propose that the new Local Plan will meet the following objectively assessed needs for development in the period 2020-2041:

- **58,500 jobs**
- **44,400 homes, reflecting an annual objectively assessed need of 2,111 homes per year, which is rounded for the plan.**

The strategy proposes 19 additional sites for development, along with sites already in the adopted 2018 Local Plans, in order to meet this housing need.

Linton is currently identified in the 'First Proposals' as a Minor Rural Centre, but there are currently no proposed allocations within the village. Whilst the consultation document does not provide a definition of a Minor Rural Centre, this hierarchy is consistent with the adopted policy.

The 'First Proposals' document has been informed by the Greater Cambridge Housing and Economic Land Availability Assessment (September 2021). The Site (reference: 51721) is identified as not currently being 'suitable, deliverable or developable'. The assessment utilises a traffic light system, with landscape harm and heritage harm identified as 'red'. This Vision Document aims to respond on these points, by demonstrating that a suitable scheme can be delivered that addresses these matters and the other considerations.

It is highlighted that for the vast majority of submitted sites in and around Linton, Landscape and Townscape is identified as a 'red', but as set out within this document, the proposal Site is considered to be of minimal harm, particularly in comparison to other promoted sites in the village.

Neighbourhood Plan

A Neighbourhood Plan is currently being prepared for Linton, with the area having been designated in 2014, including the Site. Preparation is still at relatively early stages, with no draft document having been published as yet.

08. Building for a Healthy Lifestyle

This Vision Document has been structured to follow Building for a Healthy Life (BHL) principles. BHL is one of the most widely used design tools in England for creating places that are better for people and nature. It was written in partnership with Homes England, NHS England and NHS Improvement and is structured to set clear expectations for new developments. By following BHL's structure, the following Vision offers a clear set of design qualities and 'testable' principles for Land North of Cambridge Road, which will be followed by a subsequent outline planning application.

By following BHL, a critical aspect of the Vision for the Site is to design for active travel and access to green space. The ability to be able to walk and cycle within the new neighbourhood and further afield to essential services and work is key in order to minimise traffic and mitigating climate change. Equally, and as BHL sets out, the COVID-19 pandemic has reinforced the importance of designing for active travel. This is in recognition that design choices that help people feel disposed to walk or ride a bicycle in their neighbourhood are critical to supporting a sense of well-being from outdoor exercise.

The development of the Site will also respond positively to climate change. The principles embedded in the Vision Document as a whole create the basis for a sustainable development, including in relation to designing for active travel, maximising access to green space, working with the existing landscape and securing biodiversity enhancements.

The Vision set out on the following pages is a visual and written declaration of the place that the Land North of Cambridge Road team collectively wish to be created, in order to provide a lasting legacy that existing and new residents will be proud of for many generations to come. Ensuing the principles set out in the BHL, has created six key principles, which are explored further in the following pages:

1. **Visual and Physical Connections**
2. **Respecting and Responding to the Local Landscape**
3. **Respecting and Reflecting the Scale and Character of Linton**
4. **Creating an Inclusive Environment**
5. **Respecting and Enhancing the Natural Environment**
6. **Recreation for the Wider Community**





AN INTEGRATED NEIGHBOURHOOD

NATURAL CONNECTIONS

The development of the Site will create a place that is well-integrated into its immediate context and wider natural and built surroundings. This will create a visually and physically well-connected place that is easy to move through and around. The masterplanning of the Site will look beyond its boundaries to provide connections to adjacent streets, create a well-connected street and path network, and respond to how water flows and nature moves across the Site and the wider surroundings.



- **Edge to edge connectivity** - clear and direct routes will be provided across the Site, with safe linkages between them.
- **Pedestrian and cyclist desire lines** will be responded to, including the relationship of new recreational routes to the existing public footpaths (146/13, 14, 15, and 16) which cross the Site, connecting Long Lane, Cambridge Road and to Mill Lane and the green space adjacent to the Site, beyond the River Granta to the north.
- **Creating a vista to Linton Water Tower** through the centre of the development, will create a visual connection and anchor the proposed new homes to the settlement of Linton, itself.
- **A connected street pattern** will be created throughout. These will include straight or nearly straight streets to make pedestrian and cycle routes as direct as possible.
- **The principles of filtered permeability** will be achieved - a useful technique that designs out 'rat running' and creates a pleasant, low traffic environment around people's homes, whilst still allowing pedestrian and cycle movement.
- **Movement corridors** will be made between existing and new habitats. Existing trees and hedgerows are to be retained within the public realm, safeguarding their future retention and management. The protection and enhancement of the River Granta corridor and areas prone to flooding is a key consideration

AN INTEGRATED NEIGHBOURHOOD

WALKING, CYCLING AND PUBLIC TRANSPORT

The opportunity for short trips for local journeys on foot or bicycle will be maximised by providing safe and convenient routes, helping to maximise healthier lifestyle choices. The nearest bus stop is located at the junction of Cambridge Road and the High Street, approximately 300m to the west of the proposed Site access, which will provide a sustainable transport option for those less able to walk and cycle, and where distance cannot be reduced to enable active travel.



- **A network of safe, convenient and direct pedestrian and cycle paths**, which follow desire lines, will be provided.

- **Short and direct walking and cycling connections** will make public transport an easy choice to make to existing bus routes located along Cambridge Road and within the centre of Linton, to the north and west of the Site.

- **20mph design speeds**, designations and traffic calming will create safe streets which encourage walking and cycling.

AN INTEGRATED NEIGHBOURHOOD

DELIVERING FACILITIES AND SERVICES TO CREATE VIBRANT NEIGHBOURHOODS

The new neighbourhood will offer a range of recreational opportunities for both new residents and the wider community, just a short walk or cycle from the new homes. The pedestrian and cycle connections within the Site will maximise accessibility to the open space assets, creating more vibrant streets and public spaces by virtue of people travelling to these uses by foot or bicycle.



- **‘Play on the way’ - Trim-Trail** exercise equipment will be located on key routes to the children’s play area and informal open space to make the whole experience of going to play more exciting and inclusive for everyone.

- **Frequent benches along key routes** to the new recreation and ecological assets will help residents with mobility difficulties to walk more easily between places.

AN INTEGRATED NEIGHBOURHOOD

HOMES FOR EVERYONE

A range of homes are to be provided at the Site that meet local community needs. This is likely to include first time buyer homes, family homes and homes for those wishing to downsize.



- **Homes and streets are to be designed to be difficult to determine the tenure of the properties.**

- **A range of housing typologies** supported by local housing needs and policies will help create a broad-based community.

- **Affordable homes** will be distributed across the new neighbourhood as a whole.

- **2 Storey apartments and maisonettes** will be provided with private outdoor amenity space such as semi-private garden spaces for ground floor homes; balconies and terraces for homes above ground floor.

DISTINCTIVE PLACES

MAKING THE MOST OF WHAT IS THERE

The masterplanning of the Site will be based upon a strong understanding of the Site and its surroundings. The layout of the masterplan proposals will respond to the unique opportunities the Site possess.



- **Visual connections** out of and through the Site have been identified and responded to, such as framing views across the Site towards Linton Water Tower and green space adjacent to the River Granta.

- **Strengthening of existing hedgerow** planting and green corridors, to tie the Site's landscape framework into the immediate context and wider landscape.

- **Retaining and strengthening the woodland** habitat in the western part of the Site, strengthening the hedgerow along the Site frontage, and creating wetland meadows in the flood risk zone. These low-lying areas would allow for the creation of wetland habitats to enhance the setting of the development and to provide Biodiversity Net Gain (BNG).

- **A sensitive transition between existing and new development** is to be achieved so that building heights, typologies and tenures sit comfortably next to each other.

- **Particular care has been paid to the surrounding Listed Buildings and Conservation Area.** The locations of the new homes have been influenced by the flood zone, however in doing so, this has allowed them to be set behind generous areas of public open space, enhanced with new native tree and thicket planting to help respect the existing setting and character of these assets.

DISTINCTIVE PLACES

WELL-DEFINED STREETS AND SPACES

A network of streets and spaces are to be created that are well enclosed by buildings and/or landscaping, with the principal frontages of buildings facing the streets and public spaces to provide overlooking, natural surveillance and attractive aspects.



- **Streets and open spaces will be fronted by active frontages.** Active frontages will be created by front doors, balconies, terraces, front gardens and bay windows to enliven and add interest to the street and create a more human scale.

- **Streets and spaces will be well-defined,** using buildings, landscaping and/or blue infrastructure to enclose and define spaces.

- **Dual-aspect homes** will be used on street corners with windows serving habitable rooms.

- **Perimeters blocks** will create the basis of well-defined and overlooked streets and spaces with clearly defined public fronts and private backs.

- **Well thought out internal vistas** should be terminated by new key buildings and groupings. Key buildings should be marked by a range of features, including a change of building material, composition or building height.

DISTINCTIVE PLACES

CREATING A MEMORABLE CHARACTER

The Site will be designed to create a place that is memorable, through being inspired by the local character which is both evident within Linton and the rural areas to the east and south of the settlement. Local character will come from an understanding of architectural style and details, blocks and plots (urban grain), green and blue infrastructure, land uses, building form, massing and materials.



- **A locally inspired palette of materials,** including white timber cladding, red brick and grey slate or orange clay pantiles to the roofs. By using these materials, it will connect the new development with place and key historic buildings within Linton. This does not mean that traditional architectural styles and detailing will be simply mimicked, but rather that the opportunity will be explored to interpret and develop traditional styles in a more contemporary manner befitting of the 21st Century.

- **Character will also be created through the social life of the new neighbourhood's public spaces.** The creation of new places that maximise walking and cycling to public spaces, the potential new recreational and ecological uses and a new vista to Linton Water Tower, will create the physical conditions for activity to happen, and bring the new neighbourhood to life.

STREETS FOR ALL

CREATING HEALTHY STREETS

The design of the new neighbourhood at the Site will recognise that streets are places which need to accommodate the movement of vehicles, alongside the need for people to move along and cross streets with ease. Activity in the streets will be an essential part in creating a series of vibrant and lively new neighbourhoods. This will create streets which will make it more attractive for people to choose to walk or cycle for short trips.



- **Streets to be designed to incorporate street furniture** to facilitate a 20mph (or lower) design speed with 20mph designations.

- **Principal streets to be tree-lined** where possible or set within pockets of green spaces to break up the built hard landscape – trees to have sufficient space to grow above and below.

- **The street network** will anticipate and respond to pedestrian and cycle desire lines and where these meet, shared surfacing will aid priority to pedestrians and cyclists.

- **New landscaping** will combine with existing landscaping to create layers that add sensory richness to a place – visual, scent and sound.

STREETS FOR ALL

SUCCESSFULLY ACCOMMODATING CYCLE AND CAR PARKING

The proposals will provide sufficient and well-integrated car and cycle parking serving both the new homes and the supporting non-residential uses. The design of the new neighbourhood will anticipate realistic levels of car parking in order to guard against the issues of insufficient car parking being provided whereby car parking 'overspills' onto the street to dominate streetscenes, and conflict with safe pedestrian and cycle movement.



- **A range of creative parking solutions** are to be used to respond to different character areas and the function of the dwellings.

- **Secure and well-overlooked cycle parking** is to be provided in locations that are closer than the car parking spaces to the entrances of apartments and maisonettes.

- **New landscaping will be used to 'settle' parked cars into the streetscenes.** Where frontage car parking is used, space is to be provided to allow for new landscaping to be incorporated at approximate intervals of every four bays.

- **Where used, car parking courtyards are to be limited in size,** with dwellings located within the courtyards to provide natural surveillance.

- **Through the lifetime of the design and construction phase of the new neighbourhood,** the proposals will stay up to date with rapidly advancing electric car technology.

STREETS FOR ALL

GREEN AND BLUE INFRASTRUCTURE

The new neighbourhood will have creative surface water management at its heart to enrich the public realm, particularly the green infrastructure, and help to improve a sense of well-being and offer residents and visitors alike interaction with nature. As one of the richest habitats for a range of flora and fauna, the new drainage features will play a key role in maximising biodiversity enhancements. The green spaces will be defined by a connected network of different open space typologies, which will be overlooked by the new dwellings to afford strong levels of natural surveillance.



- **The green spaces** are to be defined by a range of specific characters and functions, such as 'woodland' and 'wildflower wetland meadows', rather than simply 'P.O.S'.
- **The structure of the new neighbourhood** will be defined by a connected and accessible network of green spaces incorporating the existing public footpaths, new paths for walking and cycling and connections to key destinations such as the new community orchards, wildlife areas and play spaces.
- **Creating a children's play area** accessible to all, will be designed with natural materials, with a rustic character and will respect the edge of settlement setting.
- **The new paths will create circular routes** in places in order to encourage higher levels of physical activity and social interaction, enhanced by Trim-Trail stations which will further promote active lifestyles.
- **The connected nature of the green spaces** will provide wildlife movement and feeding corridors. This will provide plentiful opportunities for residents and visitors alike to interact with nature on a day-to-day basis.
- **Using the low-lying areas to create wetland habitats** to enhance the setting of the development and to provide Biodiversity Net Gain Opportunities. With the addition of boardwalks and viewing/river dipping platforms to allow people to get closer to nature.
- **Surface water run-off** will be captured and managed creatively and close to where it falls using features such as swales, basins and permeable surfaces.

STREETS FOR ALL

BACK OF PAVEMENT, FRONT OF HOME

Clear demarcations between public and private spaces will make it obvious what is public space and what is private, which is key to creating a safe and well-used public realm. Well-defined front gardens will play a particularly important role in the character of the new neighbourhood as they will encourage residents to personalise the front of their homes, whilst offering opportunities to sensitively integrate utility boxes.



- **The new neighbourhoods will provide defensible space** and strong boundary treatments to create the basis for a safe environment that minimises opportunities for crime.
- **Hedgerow planting to front garden boundaries** will be used in sensitive locations such as interfaces with the new wetland meadows and green spaces.
- **Waste storage** is to be located away from front boundaries wherever possible.
- **Wherever possible and where used, ground floor apartments** will have their own front doors and semi-private amenity spaces to help enliven the street.
- **Balconies (including Juliet balconies)** to above ground floor apartments and maisonettes will help to enliven the streets of the new neighbourhood, increasing natural surveillance and providing access to the open air.

