

Our ref: EH/Fairey

05 March 2025

Planning Policy Team
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

St Neots Office

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Dear Sir or Madam,

**REPRESENTATION ON BEHALF OF THE LANDOWNERS OF LAND REAR OF 24-27 PAYNES MEADOW
LINTON CB21 4JB**

We write on behalf of the landowners as part of the Call for Sites Update 2025 to advocate for the development of Land to the Rear of 24-27 Paynes Meadow, Linton, CB21 4JB.

The site is sustainably located to the north of the village of Linton, a Minor Rural Centre with a good level of services and facilities, including shops, public houses, a GP surgery and pharmacy, nursery, two primary schools and a secondary school, and more. The village is located in proximity to Haverhill which provides further services and facilities including employment opportunities. There is a regular bus service from several bus stops throughout Linton on routes to Haverhill, Cambridge and more.

The site is wholly located within Flood Zone 1 and is well screened by existing hedgerow, which will be retained as part of any development. There are no public footpaths crossing the site.

The site has previously been dismissed at appeal for 26 affordable dwellings due to the design of the scheme and its impact on the character and appearance of the area and the landscape. The site is now being put forward in the Call for Sites for a lower density of 9 dwellings, in keeping with edge of settlement character discussed by the appeal Inspector.

Overall, the allocation of this site would allow for the creation of a small development in a village with good services and facilities, resulting in the continued vitality of the village. The small nature of the site would allow the site to be built out relatively quickly, in the early part of the plan. Therefore, we urge the planning policy team to consider the allocation of this sustainable site in the emerging Local Plan.

Yours faithfully,

[REDACTED]

Simon Tindle [REDACTED]

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