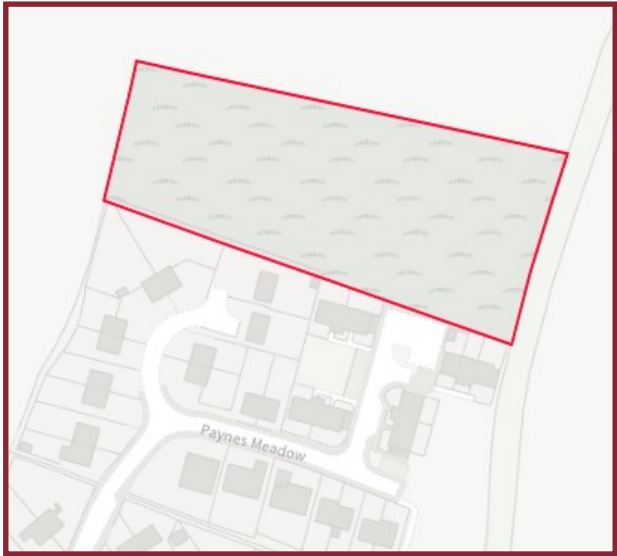


Land Rear of 24-27 Paynes Meadow,
Linton, CB21 4JP



SITE AREA

0.8ha



CURRENT LAND USE

Vacant overgrown land



EST NUMBER OF UNITS

9



FLOOD ZONE

1



0.6 miles



0.5 miles



0.3 miles



0.6 miles



0.4 miles



5 miles
(Granta Park)



Public Benefits of the Site

Residential development of the site will aid the delivery of housing in the district, whilst providing additional vibrancy and vitality to the village. The additional spending power of new residents will provide a boost to local services and facilities.



Deliverability and Viability of the Site

There is a willingness from the landowners to see the site developed. There are no apparent constraints which with appropriate mitigation are likely to affect the deliverability or viability of the site.



Suitability and Constraints of the Site

The site is located within Flood Zone 1 and is at low risk of surface water flooding.

There are no listed buildings or heritage assets within the vicinity of the site.

The site is very well enclosed by existing tree and hedgerow coverage and this is proposed to be retained as part of any development.



Proximity to Local Services

Linton has an array of local services and facilities including shops, primary schools, secondary school, restaurants and public houses, a GP surgery and pharmacy, and more. A regular bus service is available from several bus stops throughout Linton on routes to Haverhill, Cambridge and more. The nearby town of Haverhill provides further services and facilities.



Potential Yield

The site is proposed to yield up to 9 dwellings. The site will be able to achieve a net gain in biodiversity of +10%. It must be noted that the landowner is flexible in the number of dwellings proposed in order to keep in line with the scale of the village.



Access to and from the Site

Access to the site is available via Paynes Meadow and will be upgraded as part of any development scheme.

Contact Details:

Simon Tindle 







