

Land At Linton

Cambridgeshire

Vision Document



March 2025

BLOOR HOMES



PLACE MAKING IS A PROCESS AND WAY OF THINKING AIMED AT ACHIEVING BETTER QUALITY PLACES FOR LIFE IN CITIES, TOWNS AND VILLAGES. IT IS ABOUT RESPONDING TO THE CONTEXT OF A PLACE, THROUGH AN UNDERSTANDING OF ITS EVOLUTION, ITS FUNCTIONALITY AND ITS IMPACT.

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The Vision



The development of Land North of Cambridge Road presents the opportunity for delivering **new sustainable development including much needed new market and affordable homes and community facilities to complement Linton**, all within convenient walking and cycling distance of the village.

The proposal has the potential to support the **delivery of a new, modern doctor's surgery to benefit local residents**. The Site will also connect directly to the new Linton Greenway planned to connect Linton with Granta Park and other villages and destinations into Cambridge.

The masterplan provides a strong landscape-led approach, **supporting and enhancing ecology, biodiversity, natural play and sustainable drainage**, while at the same time preserving the setting of existing Listed Buildings.



The Bloor Homes Story

Bloor was founded in 1962 by John Bloor. We have over 60 years continuous experience in promoting and developing major housing schemes across the UK.

Bloor Holdings Limited incorporates Bloor Homes, Triumph Motorcycles and Pickering Plant. We are family owned, financially independent and unencumbered, producing a combined turnover of £2bn per annum.

These decades of family ownership and simple management structure provide certainty, which is not susceptible to change, disruption or pressure from the city.

The business operates across the country, with a head office based in Measham. The company builds over 4,500 new homes annually and has a significant focus on Customer Care and Build Quality.

This has enabled us to become a 5 Star house builder rated number one by the HBF in the 8 week build quality survey with a 96.5% satisfaction score. Bloor is also number one rated in the nine month customer satisfaction survey with a score of 89.4 %.

Our customers confirmed they would recommend us to a friend. This is testament to the places we create, the Bloor Homes product, our build teams and ongoing customer care.



About Bloor Homes

50 YEARS
& COUNTING



Bloor's Unique Position in the Market

Bloor has built a good reputation for the identification, promotion and delivery of major strategic Sites across the country. The business delivers in excess of 70% of its plots from strategic land.

In this regard, Bloor is both a major housebuilder and a strategic level promotion company operating under a streamlined single management structure.

When promoting land, Local Authorities are reassured that they are dealing with a responsible house builder who will deliver a high quality scheme, maintaining accountability throughout the project's entirety, and a company who secure the majority of our planning permissions at a local level.

We have good working relationships with Local Planning Authorities and work with them to achieve a shared ambition of boosting the supply of new homes while creating attractive and enduring places.



Strategic Connectivity

Linton village lies approximately 16km south-east of Cambridge in the River Granta Valley and at the southeastern corner of South Cambridgeshire District. It is located close to the county border with Essex and some 8km west of Haverhill in Suffolk along the A1307.

Linton is one of the larger villages in South Cambridgeshire, with a population of around 4,850 (2021 census). It is surrounded on all sides by agricultural fields and the River Granta flows through the village and provides an attractive setting to much of the historic core. The tree-topped Rivey Hill, with a Grade II listed Water Tower, overlooks the village from the north, with a distinct change in topography seeing elevations rise from 40-45m AOD (Above Ordnance Datum) in the village, to 112m AOD on top of Rivey Hill.

The village is bypassed by the A1307 (Cambridge Road), which diverts traffic away from the centre of the village, and the High Street. The historic growth of the village occurred in and around the High Street, with onward connections to the north and north-west including to Balsham and Hildersham, respectively.

Linton is located in close proximity to a number of major employment campuses including Granta Park and Babraham Institute.



Site Location



Cambridgeshire boundary



Key employment areas:

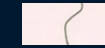
1. Babraham Research Campus
2. Granta Park - The Centre of Science
3. Wellcome Genome Campus
4. Chesterford Research Park
5. Haverhill Research Park



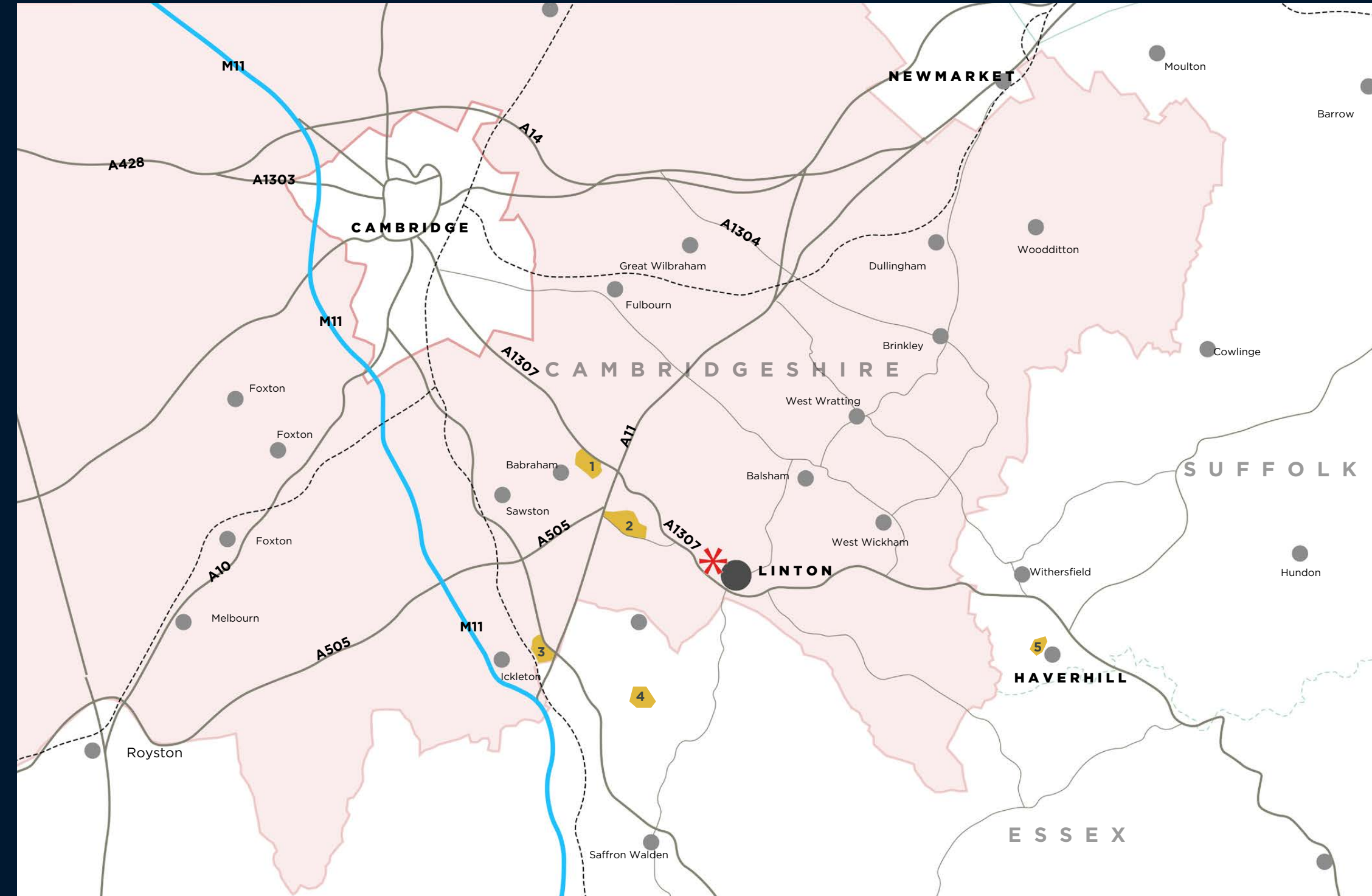
Motorways



Railway line



A Roads



Public Transport Infrastructure

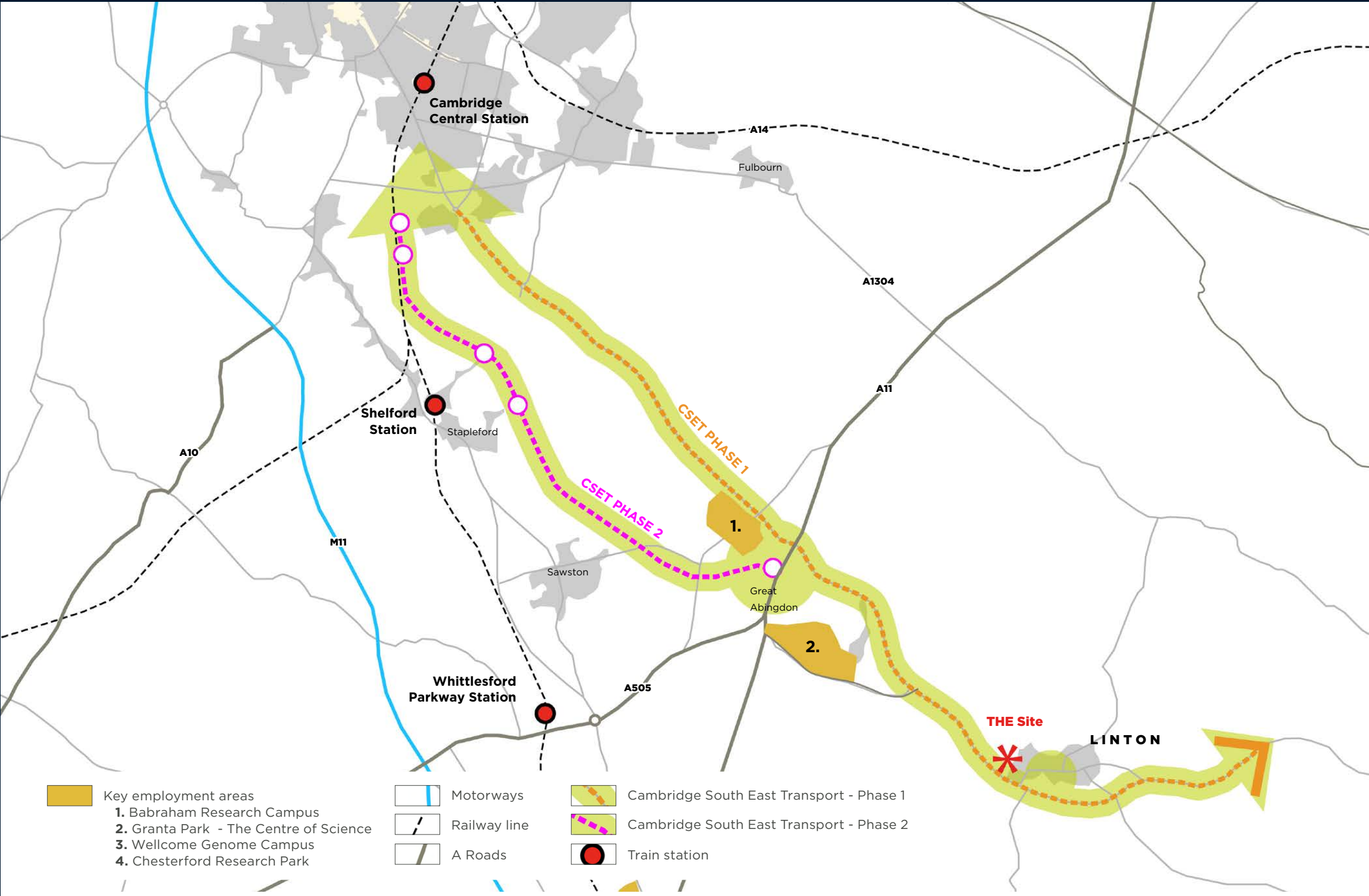


Cambridge South East Transport (CSET) is a two-phased project led by Greater Cambridge Partnership, which proposes improvements to public transport, pedestrian and cycle routes from the areas south east of Cambridge into the city centre.

The Linton Greenway, (CSET Phase 1) is a new and improved active travel path for pedestrians, cyclists and horse riders from Cambridge to Linton. Improved connections are proposed to other transport hubs including the Babraham Road Park and Ride, Babraham Research Campus, Granta Park and Cambridge Biomedical Campus.

CSET Phase 2 proposes a new public transport route between the A11 and the Cambridge Biomedical Campus via Sawston, Stapleford and Great Shelford, a new travel hub near the A11 / A1307 junction with connections to Babraham, the Babraham Research Campus and Granta Park, a new active travel path for walkers, cyclists and horse riders along the new public transport route.

Pedestrians, cyclists and public transport users can take advantage of these improvements in both phases of CSET to make sustainable journeys to Cambridge and the surrounding area.



Local Connections

Pedestrian and cycle network

The new greenway will become a significant arterial route for cycles and pedestrians into central Linton and can directly and conveniently serve future residents of the Site.

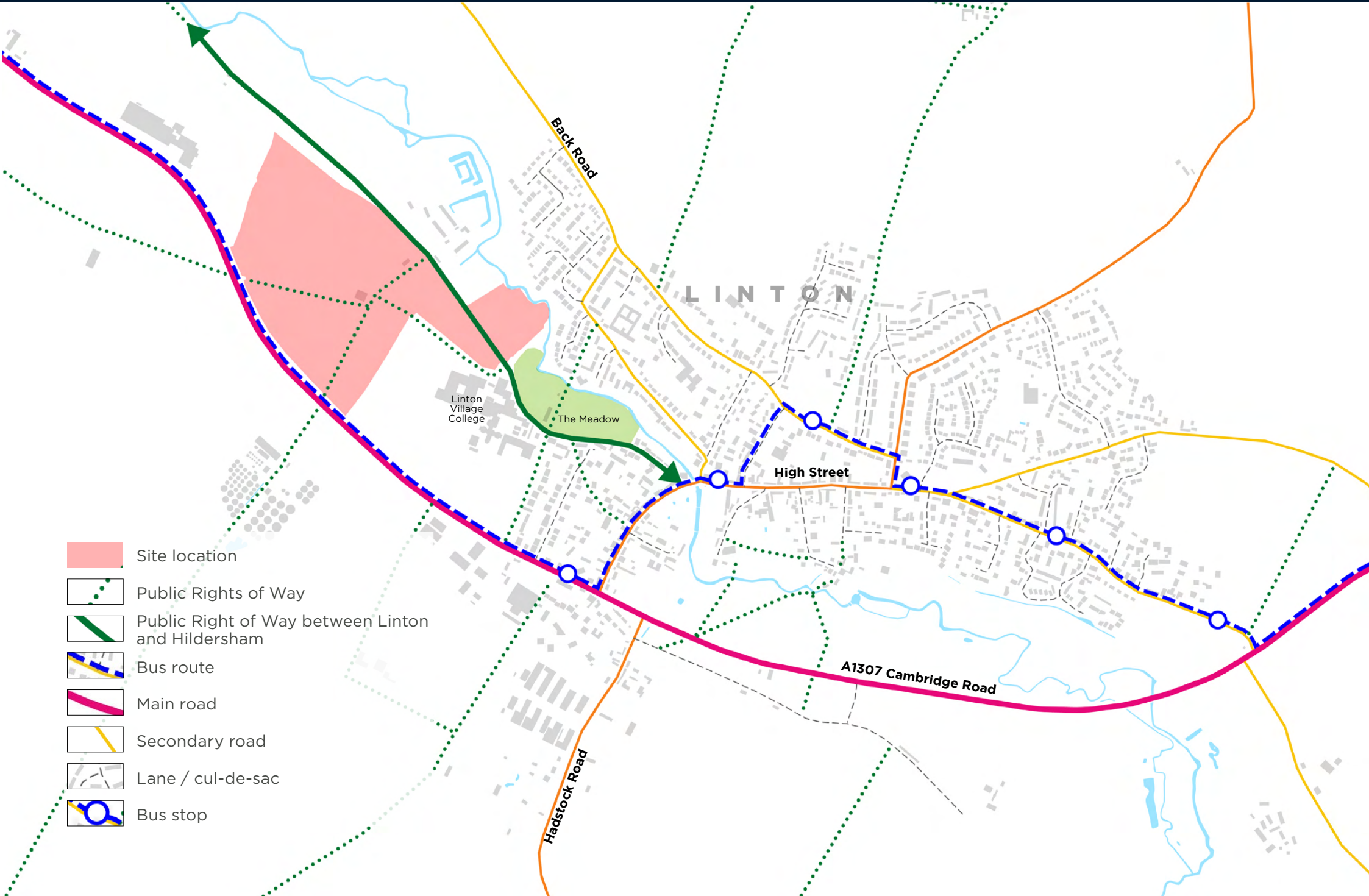
A further pedestrian and cycle link is available which runs along Cambridge Road to the south, connecting with Linton High Street. A Public Right of Way also connects from the northern most corner of the Site to the High Street and secondary school in less than 5 minute walk.

Public transport

A regular half-hour bus service connects Cambridge and Haverhill. There is also a service to Newmarket and Saffron Walden as well as surrounding villages.

The closest bus stop is located along Cambridge Road. However, we propose a new stop off Little Linton Lane.

Stansted Airport just 30 minutes away, provides flights to European destinations. Fast trains are available from Cambridge to London, cities in the Midlands and the North of England.



Supporting Community Infrastructure

Linton has many community facilities and is well served by a range of shops and recreational offerings.

The Site is well positioned to take advantage of these, with the following locations within a 5-20 minute walk.



1. Linton Village College



2. The Meadows sports and recreation

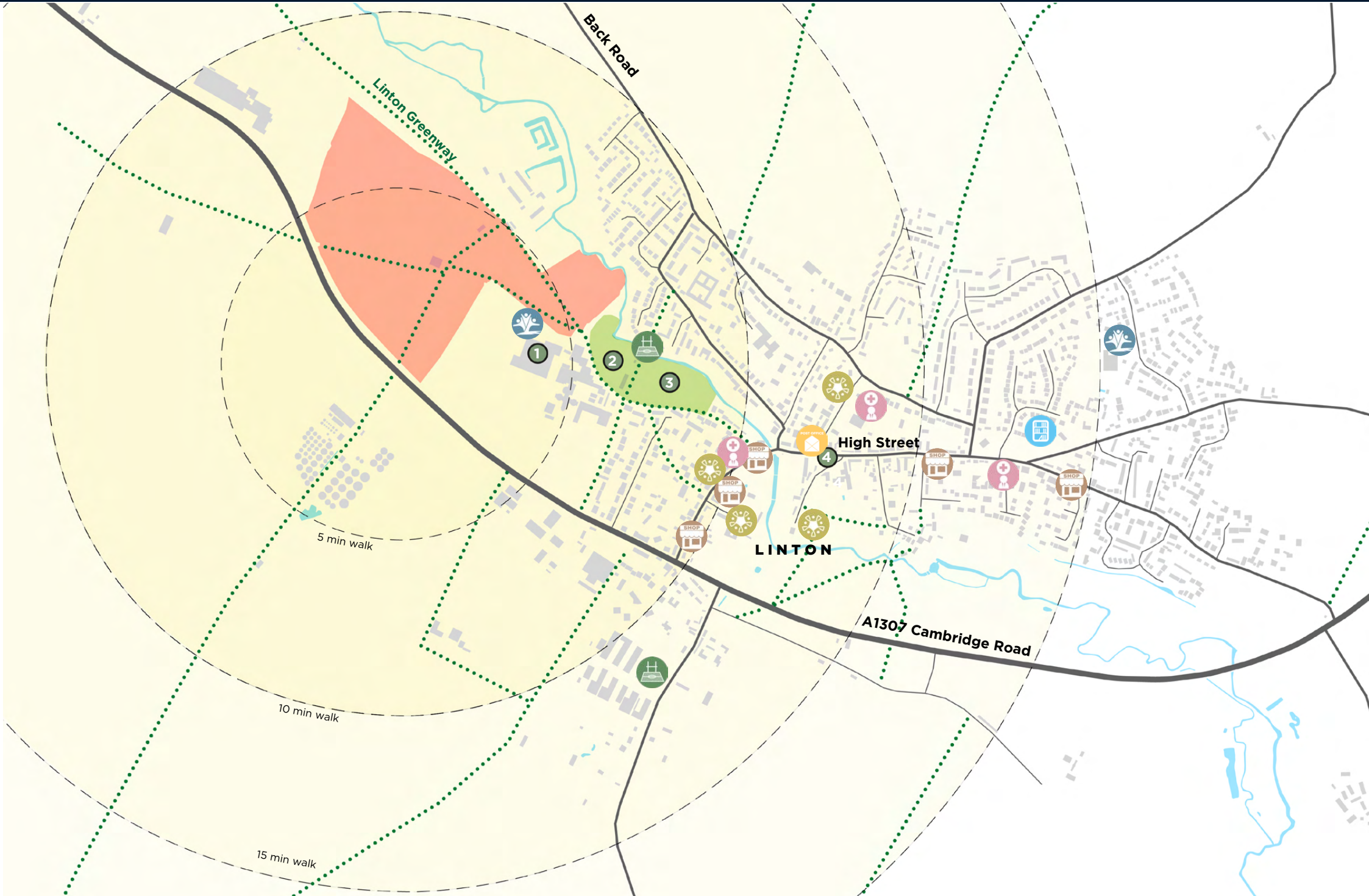


3. The Meadows play ground



4. Post Office & convenience Store

- Site boundary
- Urban areas
- Public open spaces
- River Granta
- Primary road (A3017)
- Secondary and local roads
- Walking distances
- Church / community hall
- Education
- Pub / bar / shop
- Hotel / B&B
- Sports / fitness
- Surgery / pharmacy / optician
- Library



The Site

The Site measures 20.83 hectares and currently comprises arable fields, paddocks and grassland. Existing vegetation includes a few large trees located within the north-western corner of the Site, a mixture of trees and hedgerows along the Site edges and the boundary with Linton Lane.

Little Linton Lane transverses the Site and provides access from the existing junction with Cambridge Road to the south, to Little Linton Farm and cottages north of the Site.

The Site is well connected by existing footpaths. A public footpath runs diagonally across the northern boundary, connecting Linton Village College and the village centre with the wider countryside and Hildersham. Importantly, this footpath is planned to form a “greenway” as part of Greater Cambridge Partnerships’ (GCP) program of greenways proposed to connect Cambridge and South Cambridgeshire.

A high voltage overhead power line is located along the western Site boundary.

The Site is not subject to any Green Belt or planning designations, however part of the recently extended Linton Conservation Area is located to the west of the Site, which needs to be protected.



History & Evolution

History of Linton

Linton has a rich history dating back hundreds of years. The settlement of Linton can be dated back to the 6th century and the Romans settled nearby in Bartlow and Hadstock. The Icknield Way runs through the western part of the village along the High Street, Meadow Lane, across the Meadow, and then north across Back Road. The route is unique among long distance tracks because it can claim to be “the oldest road in Britain”, extending from the Dorset coast to Norfolk, the ancient route of the Icknield Way consists of a number of prehistoric pathways.

Linton had a bustling market in the Middle Ages, and the town, as it was referred to at the time thrived during the Tudor and Stuart era. However, Linton ceased to be a town by the end of the 19th Century and had experienced mixed fortunes beforehand, with the advent of railways and the decline of agriculture.

The Sites landscape has changed over the past few centuries. The maps provided here reveal the gradual, but later, expansion of the village in a north-westerly direction towards what is now Symonds Lane, along with a gradual increase of infill development beyond the High Street.

Linton Village College, which was originally established in 1937, has since expanded to include sports pitches and other facilities. In recent years, a new Granta school was also built

on the site. The college’s gradual expansion has added to the overall development on the western edge of the village.

Linton Street pattern

The historic part of Linton is highly influenced by the north-south, then east-west, alignment of the High Street where a series of lanes run perpendicular to the High Street. More recent developments along Horseheath Road, Balsham Road and Back Road are more modern in character and include many cul-de-sacs with wider streets and lower levels of building enclosure.

The area on and around the High Street exhibits the most interesting and “walkable” street pattern, with several attractive lanes to be discovered beyond such as Horn Lane, Market Lane, Meadow Lane, Church Lane, Coles Lane, Mill Lane and Green Lane.

In addition, The Grip, located just south of the A1307, forms another form of lane. All of these lanes form slow speed, relatively enclosed routes and include many historic, listed buildings. What makes them especially appealing is the fact that walking or cycling is both practical and enjoyable, with minimal amounts of vehicular traffic and varied, interesting and colourful building facades and materials.

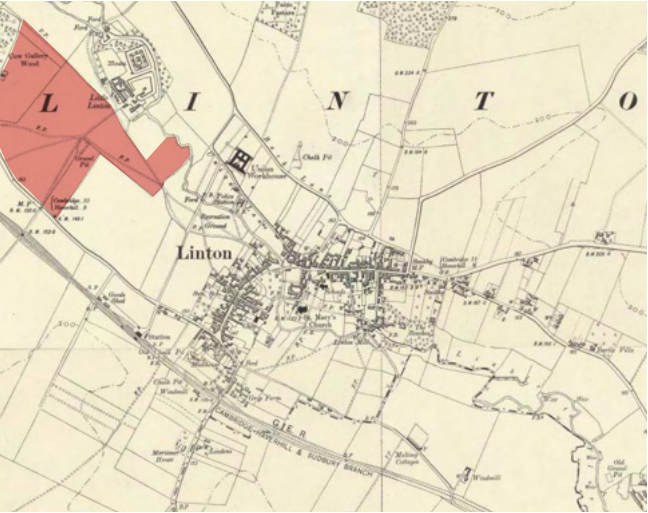


Fig 12: 1885 OS map of Linton

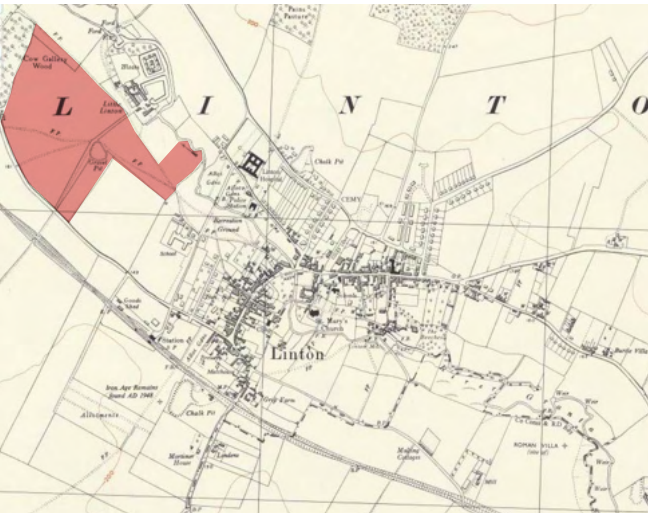


Fig 13: 1946 OS map of Linton

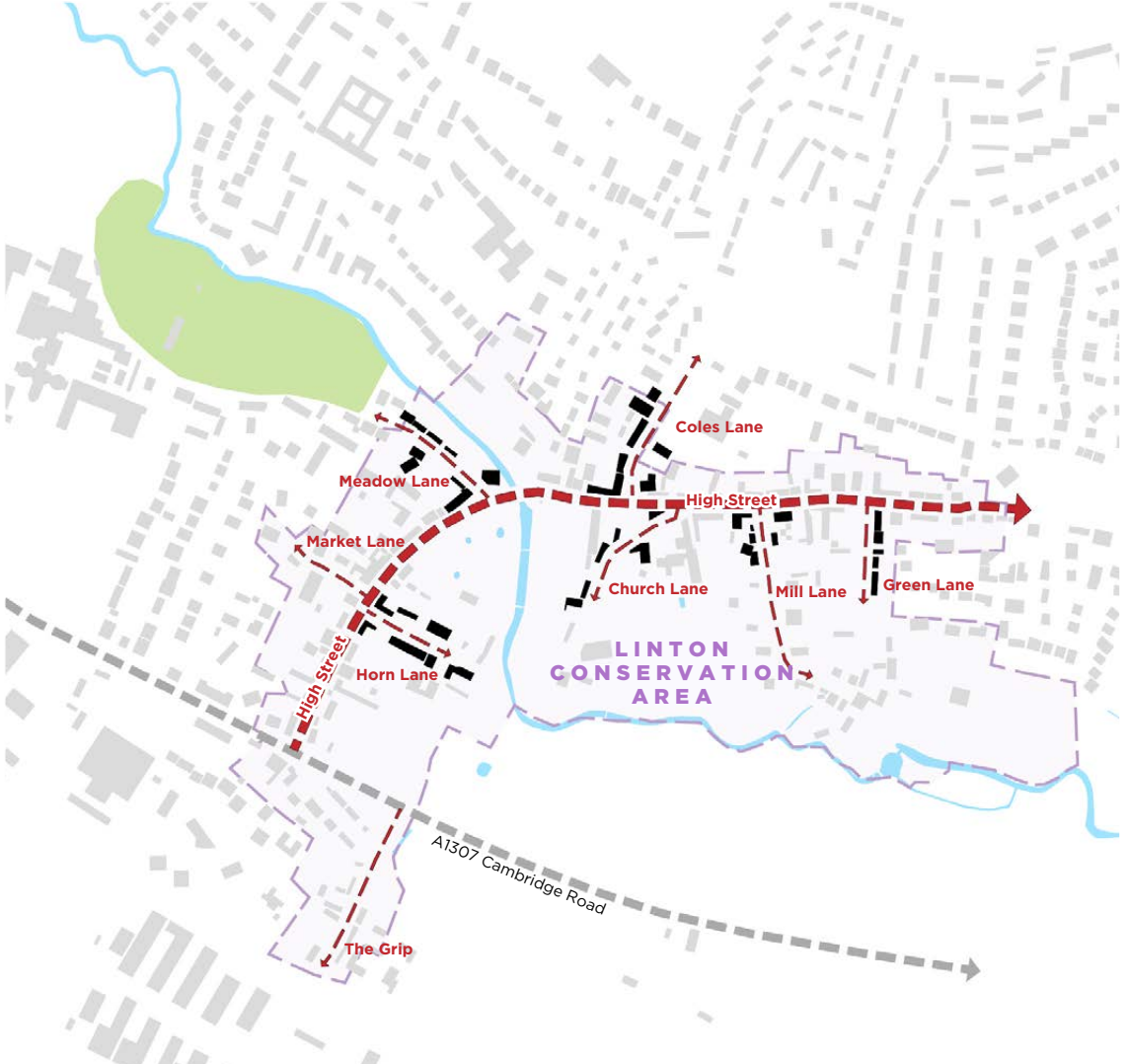


Fig 10: Linton's street pattern



Local Character

Character of Linton

Linton is an attractive village nestled along the Granta River and located below Rivey Hill to the north. It exhibits a number of characteristics that are relevant to any future development proposals, and which can act as inspiration and precedents for future built form. This applies especially to the historic Conservation Area which approximately follows the High Street, the River Granta and The Grip.

Linton has a generally low-rise character, with the predominant land use represented by two-storey residential dwellings. The village, at a very high level, may be divided between two main building forms: the older heritage building stock that line much of the High Street and seven or so lanes that form the Linton Conservation Area; and the more recent neighbourhoods to the north and east of the historic core. The former is characterised largely by brick and rendered clad homes, shops and restaurants/pubs. In most cases painted and unpainted brick, render and timber is used on facades together with pantile or slate roof material. Flint with limestone and/or clunch walling also exists within some of the more historic buildings.

Listed Buildings of Little Linton

- 1 Barn to west of 'east west range of barns' west of Little Linton Farmhouse
- 2 Two barns to east of 'east-west range of barns' west of Little Linton Farmhouse
- 3 The gazebo to east of Little Linton Farmhouse
- 4 Little Linton Farmhouse
- 5 Barn to north of Little Linton Farmhouse

- Site boundary
- Listed Building (Grade II)
- Linton Conservation Area



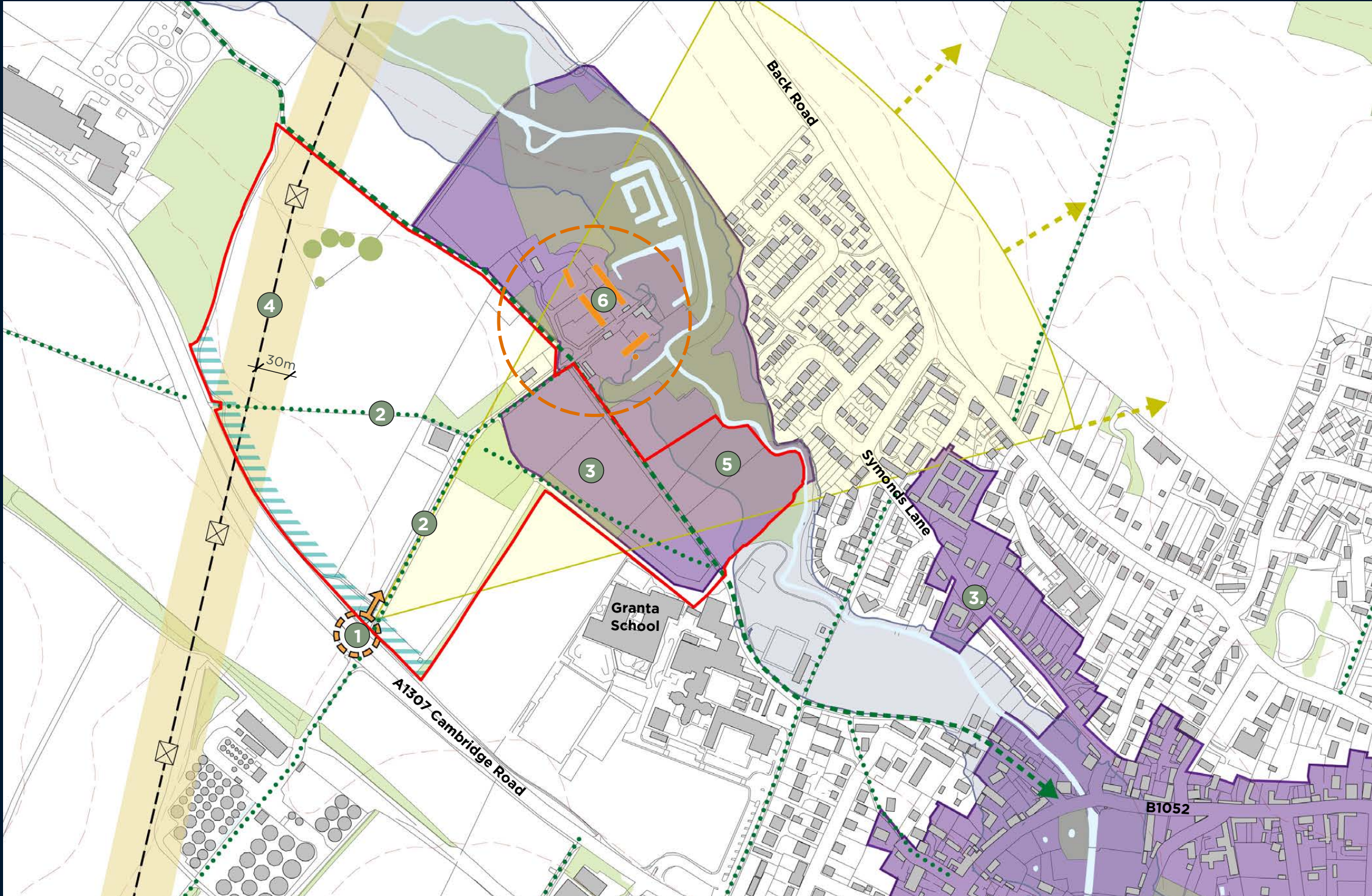
*Images source: Historic England and Alamy

Site Suitability

Opportunities and considerations have been identified which need to be addressed through the masterplan design process:

- 1 Access is to be taken off Cambridge Road, which runs to the south of the Site.
- 2 Two Public Rights of Way (PRoWs) transect the Site from north to south and east to west.
- 3 Linton Conservation Area covers the north eastern part of the Site.
- 4 An existing overhead power line runs from north to south on the western part of the Site.
- 5 The north-eastern part of the Site is covered by flood zones 2 and 3.
- 6 There are several Listed Buildings which sit to the north of the Site.

- Site boundary
- Potential noise buffer along A1307
- Proposed Linton Greenway
- Potential primary access
- Existing overhead power line
- Extent of flood zones 2 and 3
- Views to high ground
- Listed buildings at Little Linton
- Setting of Little Linton listed buildings
- Linton Conservation Area
- Existing trees
- Public Right of Way



Existing Site Influences

1. Topography



- 45-50m
- 40-45m
- 35-40m

2. Veteran Trees & PRow



- Veteran tree
- Buffer to veteran tree
- Public Right of Way

3. Buffers to Infrastructure



- A1307 Cambridge Road
- Noise constraint to A1307
- 30m easement to O/H lines

4. Heritage



- Grade II Listed Building
- Heritage setting
- Conservation area

Design Approach

- Primary road access off A1307 Cambridge Road
- Forming green corridors along retained field boundaries and hedgerows
- Respecting the buffers to the veteran trees and overhead power lines
- Potential location for community allotments - setting development away from Little Linton
- Structural planting / landscape buffer to the A1307 and Little Linton
- Potential attenuation basin located in the lower part of the Site
- Potential location for a GP surgery - more easily accessed for existing residents of Linton
- Potential residential area
- Promoting connections with Linton Greenway



Masterplan

The Concept Masterplan will feature a series of character areas which comprise key spaces within the overall plan.

These spaces will act as “set pieces” within the Site and help orient residents and visitors, assist with wayfinding, and build on the existing positive assets of the location.

The character areas will include the following:

KEY FACTS:

Total Site area	20.83ha*
Number of homes	Circa 250*
GP Surgery Site	0.47ha*
Open Space	12.80ha*

* All areas are approximate and subject to change at the detailed design stage.



Case Studies



1 Basildon

Outline Planning application for 269 homes

Despite facing challenges with the local authority's stance on development in Green Belt areas, Bloor's perseverance and strategic planning ultimately led to the successful appeal decision in December 2023.

The site in question was initially identified and promoted by Bloor Homes in collaboration with a local farming family landowner. Despite facing resistance from the local authority in Basildon, known for its anti-development stance in Green Belt areas, Bloor Homes saw the potential of the site and actively pursued its development.

Bloor Homes demonstrated resilience and adaptability in response to the challenges encountered during the planning process. Acting swiftly, they submitted an outline planning application in 2020 based on the draft site allocation, anticipating the potential obstacles ahead. When the Local Plan was withdrawn, Bloor Homes revised their approach to align with existing policies and immediately prepared an appeal to contest the refusal.

Following a public inquiry held in November 2023, the appeal decision in December 2023 favoured Bloor Homes, allowing the proposed development to proceed. The approved scheme includes the construction of 269 homes, with 40% designated as affordable housing, provisions for play space, improved public transport infrastructure, and high-quality homes for the residents of Basildon.

Bloor Homes' successful planning approval on the Green Belt site in Basildon serves as a testament to the importance of persistence, strategic planning, and community engagement in navigating complex planning processes. By overcoming challenges and leveraging. The development not only addresses the housing needs of the community but also enhances the local infrastructure and amenities.



2 Rochford

Planning Granted for 662 Homes

Following a thorough competitive selection process, Bloor Homes was awarded a conditional contract to work with the landowners to secure a planning permission for a large housing project in Rochford. The main goal of this partnership was to enhance the value of the land, which had already been earmarked for development in the Rochford Local Plan.

The decision to choose Bloor Homes was based on our proven expertise in navigating complex planning authorities and delivering top quality residential projects while actively engaging with key stakeholders to increase the chances of obtaining a satisfactory planning permission quickly. Bloor Homes collaborated closely with the landowners to create a detailed initial planning application that aligned with the requirements of the Rochford Local Plan.

This involved conducting in-depth feasibility studies, consulting with local stakeholders, and addressing any potential obstacles to ensure a well considered planning application was submitted. Despite the support of the Local Authority Planning Offices for the application, it was ultimately rejected at committee due to opposition from local pressure groups that had created a contentious environment around the proposals.

Following the rejection of the initial application, Bloor Homes appealed the decision and instructed a KC and their experienced team of consultants to represent them through the process. Through a collaborative effort between everyone involved, the appeal was successful in overturning the planning committee's decision, resulting in the granting of a Hybrid planning permission for the construction of 662 homes.

③ Elsenham

Planning Granted for 200 Homes

Bloor Homes entered into an option agreement with a local farming family to promote their land through the Local plan process. An opportunity to submit an early application on part of the land for up to 200 homes was identified and an outline application was prepared and submitted within 6 months of entering into the option agreement.

It was clear that any significant objections would come from landscaping and highways capacity. We instructed consultants who we considered to be robust in appeal conditions and ensured that a thorough review of these issues was undertaken to support the planning application.

Following the submission of the application direct to the Planning Inspectorate (PINS), a short process and cross examination process was undertaken and we were successful in securing an outline planning permission for up to 200 homes.

We submitted our reserved matters application within 3 months of approval of the outline permission being granted.

The scheme will follow on from our first phase at Elsenham/Henham, with a draft allocation identified on the landowners remaining land under our option agreement.

Despite submitting a planning application direct to PINS for consideration, we made significant effort to keep the Local planning Authority updated of our plans and progress to ensure that a future reserved matters application would be treated as if they had consulted with us fully at the outline stage. The reserved matter permission was granted within the 13 week time period and we aim to commence construction on Site by the end of 2024.



④ Broomfield, Chelmsford

Resolution to Grant for 512 Homes

The development was successfully promoted and allocated through the Chelmsford Local Plan. The development for up to 512 dwellings includes affordable housing, a local centre, formal and informal open space, and associated infrastructure. The successful allocation and subsequent resolution to grant planning permission was achieved through close working, negotiation and co-operation with the City and Parish Councils.

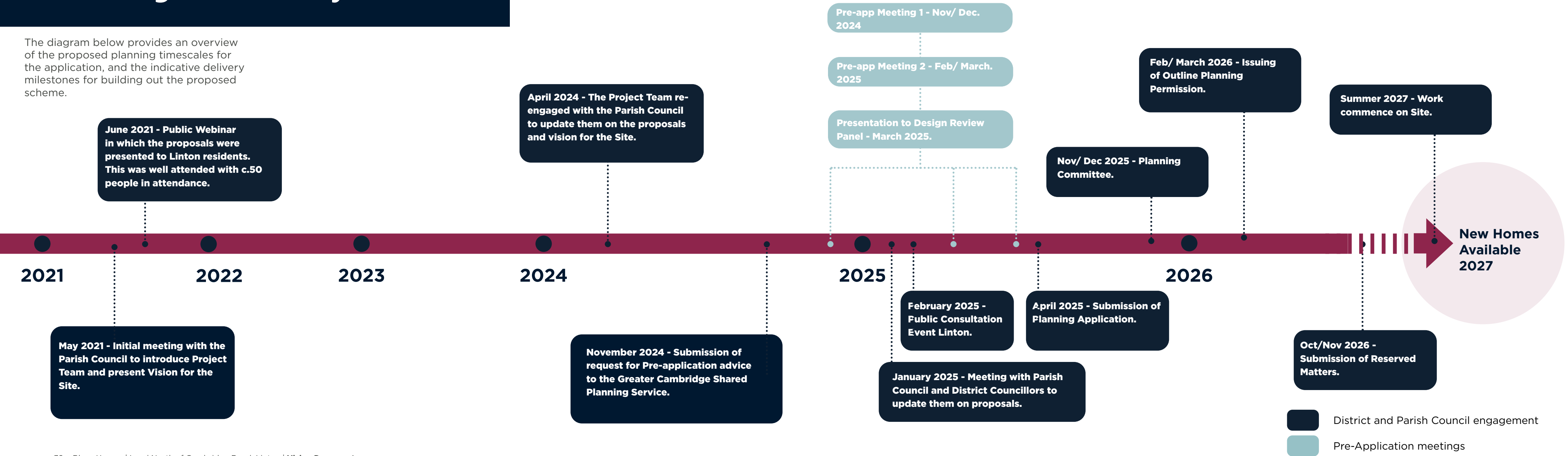
The team has worked to develop strong relationships to facilitate the delivery of this Site. This included getting a masterplan framework approved prior to planning submission.

Work on the first Reserved Matters application is underway. This Site will provide much needed housing to the area and create an attractive and desirable place to live.




Planning and Delivery Timeline

The diagram below provides an overview of the proposed planning timescales for the application, and the indicative delivery milestones for building out the proposed scheme.




Scheme Benefits

The scheme will deliver a range of environmental and social benefits for the new and existing communities at Linton, some of which are outlined below and opposite.



MIX OF NEW HOMES

New homes to meet a range of needs, including first time buyers, families and older people.



GP SURGERY SITE

Land for a new, modern, purpose built GP surgery for the village.



OPEN SPACE AND PLAY SPACES FOR CHILDREN

Play spaces within a ten minute walk of every home. Extensive areas of amenity space and green infrastructure to meet identified local need.



CLOSE TO EXISTING LOCAL FACILITIES

Schools, shops and community infrastructure close by in Linton, and nearby employment sites including Granta Park and Babraham Research Campus.



AFFORDABLE HOMES

A proportion of much needed new affordable homes.



PUBLIC TRANSPORT

Convenient access to existing bus routes. Local infrastructure improvements to be secured through a S106 agreement.



LANDSCAPE AND DESIGN LED

High quality scheme which responds to its landscape and environmental context.



PEDESTRIAN AND CYCLE ROUTES

Direct connection to the proposed Linton Greenway, together with walking and cycling infrastructure to allow residents to use active travel routes.



ALLOTMENTS

Provision of on-site allotments providing an opportunity for residents to grow their own food.



ECOLOGY & WILDLIFE

Ecological enhancements and an overall Biodiversity Net Gain.



RETAINED VEGETATION

Existing trees and hedgerows retained and enhanced within green corridors and new native planting.

BLOOR HOMES

Carter Jonas

One Station Square
Cambridge
CB1 2GA