

**South Cambridgeshire Strategic Housing Land Availability
Assessment (SHLAA) Report
August 2013**

**Appendix 7ii: Assessment of sites arising from the Issues &
Options 1 Consultation**

Index of Linton Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 318	Land to the east of Linton	419 dwellings	2294

South Cambridgeshire Local Plan Review
Site Assessment Proforma

Proforma Created	December 2012
Proforma Last Updated	December 2012
Location	Linton
Site name / address	Land to the east of Linton
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary (Sustainable villages focus)
Description of promoter's proposal	Residential and open space
Site area (hectares)	27.95 ha.
Site Number	318
Site description & context	<p>The site is on the north and eastern edge of Linton and is made up of a number of arable fields that wrap around the built edge of the village:</p> <ul style="list-style-type: none"> • North of Balsham Road – an extensive field that slopes up from the road towards Rivey Hill. No hedge along this boundary. Housing is along the western boundary. The northern extent of the site does not follow a field boundary. • South of Balsham Road / North of Horseheath Road – two fields on undulating slopes between these two approach roads to Linton. A belt of trees forms the eastern boundary. Housing is on the western boundary • Bartlow Road – a field north of the road with housing to the west. Hedges enclosing whole site • Bartlow Road – a field south of the road sloping down to the A1307. Part of site within River Granta flood zone. <p>Note: Previously submitted as part of larger SHLAA site 120.</p>
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No

Allocated for a non-residential use in the current development plan?	No
Planning history	<p>LDF 2007 - Two sites were promoted for residential uses in the Site Specific Policies DPD – Objection sites 69 and 75.</p> <p>Local Plan 2004 Inspector previously considered two of these sites and rejected them, finding no reason to support development in these locations.</p> <p>There have in the past been applications for residential development on land on either side of Bartlow Road – all were refused because the land was outside of the existing village and would cause harm to the appearance and character of the landscape.</p>
Source of site	Issues and Options Consultation 2012

Tier 1: Strategic Considerations	
Green Belt	The site is not within the Green Belt.
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> Flood Zone - A very small part of the south western part of the land south of Bartlow Road is within Flood Zones 2 and 3. Minerals and Waste LDF designations (Core Strategy designations only) – A very small part of the south western part of the land south of Bartlow Road is within a mineral safeguarding area for sand and gravel.
Tier 1 conclusion:	0 No impacts / neutral impacts or adverse impacts capable of full mitigation

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> Conservation Area - Setting of Linton Conservation Area - Major adverse effect on CA as very prominent countryside site in views across valley and village and on approach. Listed buildings - Settings of numerous Listed Buildings - Major adverse effect on functional manorial and countryside setting of closest listed properties at Barham including Barham Hall (Grade II*), (315metres) views of Water Tower (Grade II) on Rivey Hill, vista along High Street and as backdrop to listed

	<p>buildings.</p> <ul style="list-style-type: none"> • Non-statutory archaeological site - Extensive archaeological remains are known in the area and in the vicinity, including enclosures of probable late prehistoric or Roman date and a possible Roman cemetery associated with a villa to the south. The County Archaeologists would require further information in advance of any planning application for this site. <p>It would not be possible to mitigate impact on the historic environment as the sites lie within undulating landscape with views into Linton. Development would impact on the setting of the Conservation Area and Listed Buildings.</p>
<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Public Rights of Way – A bridleway follows part of the western boundary of the most northern field. Another bridleway goes north from Horseheath Road. A footpath follows a hedgerow on the western edge of the land north of Bartlow Road. • Biodiversity Features - Chalklands support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. <p>With careful design it should be possible to mitigate any impact on the natural environment.</p>
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 2. • Noise issues - The southern sites are very close to the busy A1307. Traffic noise will need assessment in accordance with PPG 24 and associated guidance. The impact of existing noise on any future residential in this area is a material consideration in terms of health and well-being and providing a high quality living environment. However residential use is likely to be acceptable with careful noise mitigation. Noise likely to influence the design / layout and number / density of residential premises. No objection in principle but may be prudent to assess noise constraint.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Linton as being set in a chalkland landscape lying within the valley of the River Granta, enclosed by rising arable land. To the north the land rises steeply from the village edge to Rivey Hill, creating a dominant backcloth. This is one of the key attributes of the</p>

	<p>village.</p> <p>The SCVCS study highlights the importance of the long views across the village from surrounding hills and particularly highlights the views across the village to the water tower and woods of Rivey Hill as being important to the setting of Linton.</p> <p>The northern site is an extensive arable field rising up from Balsham Road towards Rivey Hill and therefore part of the setting of the village. There are open views into and from this site across the village into the surrounding countryside to the south. Given the open nature of this landscape development of this field is likely to impact on the village.</p> <p>The land located between Balsham Road and Horseheath Road and north of Bartlow Road is part of the gently rolling farmland characteristic of this eastern edge of Linton. Hedgerows enclose them and there are extensive views across them towards the village and out into undulating countryside.</p> <p>The land south of Bartlow Road is a field that slopes down toward the A1307 within the River Granta valley. A very small part of the site is within the floodplain. This field can be seen from the A1307 across the water meadows of the river. The mature trees and hedgerows in the meadows form a strong feature in the landscape setting of Linton. The important role of views across these meadows towards the village was recognised in the SCVCS study.</p> <p>Development of these sites as a whole would have a significant adverse effect on the landscape setting of Linton since the fields that make up this site are all on the edge of the village - many in locations where development would have significant impacts on the views from the historic centre and long views across the village. There would be an impact on the setting of many Listed Buildings within Linton if development were to take place.</p> <p>The promoter has submitted a Landscape Capacity Assessment which concludes that development can be accommodate without impact on the Conservation Area and Listed Buildings.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts on the setting of Linton. The sites lie within an undulating landscape, within which it would not be possible to mitigate the impact on the setting of the Conservation Area and Listed Buildings.</p>

Infrastructure	
Highways access?	<p>Regarding sites in Balsham / Castle Camps / Great Abington / Linton / Sawston area the Highway Agency comment that while some additional impacts could be felt on the SRN, particularly the M11 corridor, this group is perhaps less likely to threaten the efficient operation of the strategic road network (SRN).</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and therefore before the proposed scheme comes forward a detailed analysis of access points onto the A1307 will need to be completed.</p> <p>The promoter has provided a Transport and Access Appraisal. It concludes “The proposed allocation...provides an opportunity for significant improvements to access for the strategic A1307 route via a new roundabout junction at Horseheath Road and either a roundabout or signalised crossroad junction at Bartlow Road.</p> <p>The traffic generated...in association with the mitigation proposed can be accommodated on the local road network without compromising the interests of highway safety or capacity. Indeed the proposed junction improvements on the A1307 provide a significant opportunity to address highway safety concerns on that route, particularly in respect of its junctions with Bartlow Road and Horseheath Road.</p> <p>In conclusion the assessment demonstrates that there are no significant access issues that would be likely to preclude the development of the proposed allocation site for residential purposes of at least 400 dwellings at Linton East.”</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - Likely to require local and upstream reinforcement • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Linton reservoir, within which there is a minimum spare capacity of 3490 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Linton Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – Linton is a settlement served by gas and since the proposed site is for more than 150 dwellings this may require greater system reinforcement. • Mains sewerage - There is sufficient capacity at the Linton wastewater treatments works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any

	mitigation is deemed necessary the developer will fund this.
Drainage measures?	FRA provided.
School capacity?	<p>Linton has an infant school with a PAN OF 60 and school capacity of 180 and also a junior school with a PAN of 60 and school capacity of 240, and lies within the catchment of Linton Village College with a PAN of 165 and school capacity of 825 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were 48 surplus primary places in Linton taking account of planned development in Linton, and a small deficit of 3 secondary places taking account of planned development across the village college catchment area.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	Some capacity at the Health Centre in Linton.
Any other issues?	
Can issues be mitigated?	<p>Upgrades will be required to local infrastructure, including reinforcement of utility services (electricity, mains water, gas and sewerage), school capacity and health.</p> <p>The Highway Authority has severe concerns with regards to the accident record of the A1307 and how scheme would access this road. The promoter claims these can be adequately addressed. The scale and likely cost of measures proposed would require a significant level of development.</p>

Tier 2 Conclusion:	--- Significant adverse impacts which cannot be effectively mitigated
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (14.00 ha if unconstrained)
Site capacity	420 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	Site promoted by multiple landowners.
Legal constraints?	No known constraints
Is there market interest in the site?	The site has not been marketed, but there is thought to be interest in the site.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site in 2011-16
Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	Unknown
Economic viability?	<p><u>Viability Category 4 Least viable sites</u></p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p>

	<p>Having undertaken an assessment of this site the local planning authority have concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site may not be sufficiently attractive for developers to be interested in acquiring it in the current market. The necessary changes to planning policy requirements to help ensure site viability would be more significant but could allow development during the plan period.</p>
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Tier 3 Conclusion:	--- No potential suitability, serious availability concerns, serious achievability concerns
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Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework.