

Planning application S/2553/16/OL Ely Diocesan of Finance, Horseheath Road – Outline planning application with all matters reserved for up to 50 houses and 24-28 allotments. **Not Supported.**

- This site is outside the village envelope and local framework, was not considered suitable for development as part of the Local Plan and was rejected in the SHLAA assessments, as having no development potential. The shortcomings of the site have not been addressed.
- The assessments in the application are essentially re-submissions of those used in the earlier application, with the previous lack of clarity where many issues have not been rectified.
- The assessments remain out-of-date. For example, the cumulative nature of recent and proposed developments, and their effects, have not been taken into account.
- The landscape and visual assessment has not changed, so this still fails to consider the adverse effect on the views from the east, views out of the village, views out of Linton's Outstanding Conservation Area, and Linton's setting in the open landscape.
- Housing here will impact upon the skyline and impose upon the historic village.
- A 5m landscape strip would not compensate for the loss of the "soft edge" approach to Linton, and its effect on the setting of the village
- It will neither conserve nor enhance the amenity of the village's natural, built and historic environment and resources.
- The scheme would detrimentally impact on the landscape, townscape, the outstanding Conservation Area, above and below ground heritage, and the community facilities
- There is no Heritage Assessment
- The site was rejected previously on archaeological issues. It is now known to contain significant evidence of Bronze Age barrows and a Neolithic cursus monument along with more evidence of Saxon and Roman occupation: such remains should be preserved. It is not clear what the extent of destruction might be as the impact of building has not been properly assessed. Linton is a village of historical significance with the only outstanding conservation area within South Cambridgeshire. This is used to promote the village through things such as the 'heritage trail'.
- Sections 1, 2 and 4 of the Archaeological Statement state that it was impossible to gain access for trial trenching, however the site is an open field so there should be no reason as to why access was not gained.
- The depth of soil is variable due to slippage downhill; the depth of the artefacts is not determined, nor is the viability of allotments in the proposed sites as these are of a location where the soil quality is poor and access to the sites will be restricted as it must be gained through the new development.
- The Flood Report is essentially the same as before, and has not taken into account the updated EA flooding Assessment Mapping report, which also shows flooding potential from higher ground and surface water flooding
- Surface water flooding is an issue affecting several areas of Linton. At this site, water run-off caused by loss of green area would affect neighbours, especially those to the south and downhill of the site.
- Flood water from the surrounding rising ground eventually feeds into the Granta affecting the floodplain (which will be further compromised by recently approved applications on Bartlow Road). This will increase flooding to the village centre and will have an adverse effect upon villages downstream.
- The failed porosity tests and an independent report show this part of the village is lacking in drains capacity and flow

- This development would exacerbate the traffic and parking issues of the village and this part of the A1307. There are already serious concerns over the junction with the A1307.
- The S106 does not include Planning Obligation. The scheme would not provide sufficient contribution to compensate for the increased demands on local infrastructure, roads, schools, and other facilities including flood abatement.
- The status and permanence of the proposed allotments has not been made clear.
- In the absence of lack of up-to-date and clear reports, the Holding Objections of s/1969/15/OL remain.
- This development would bring significant harm to the character of the landscape, its historical significance and the environment, that far outweighs any benefit the housing would bring, and there are likely to be more suitable sites elsewhere within the district for such development.
- The schools are at capacity currently and due to a restriction on space there is little physical scope for an extension, this is particularly applicable to the Linton Infants School located on Church Lane. Travel to other schools is not viable due to the additional costs that it would incur to the County Council.
- The Localism Act requirements have not been met
- The proposed site is $\frac{3}{4}$ a mile from the village centre and local amenities, safer routes to school must be considered

Conditioning Requested by the Council-

- Discussion between the developers and the PC is needed before full plans are submitted.
- The designs would have to be in keeping with village character and of an appropriate mix to help meet current housing needs.
- Preservation of Archaeological sites is needed.
- Hedges must be retained to reduce visual impact.
- Careful design needed to preserve the biodiversity and character of the landscaped area, with enough suitable screening to diminish the effects of any building.
- Flood amelioration would be needed, not just on-site, but to mitigate the effects of lost soak-away and reduce the increased surface water reaching the river.
- Noise and light abatement would be needed to counteract the effects of so many houses.
- Any site traffic would have to access site by the A1307, not through the village.
- Allotments should be sited to give good soil depth, decent drainage and access for all users.
- The allotments should be village owned, or have a very long lease (99 years suggested).