

HORSEHEATH ROAD S/2553/16/OL

Thank you for your consultation on the above application. Our response is as follows:

Holding Objection

We respond again with a holding objection, for at least the following reasons:

1. This is a Major application outside the development framework, which will potentially have a significant effect upon Linton and the environs, yet the documents provided do not comply with the basic Local and National requirements and no reason is given for the failure to provide the required information,
2. It is a SHLAA assessed site, where development was rejected, but the application does not mention or address this material consideration and does not provide the specified documentation,
3. The submission has significant elements of conflict and inconsistency (see below),
4. The submission does not suitably deal with the elements of the previous refusal, which are material to any new application, and does not address the significant material planning updates and considerations that have happened since the last application,
5. It does not address the elements of the previous scheme which were then unacceptable because they were out of date (such as the traffic assessment), which are now more than another year out of date,
6. The site is part of a cumulative group of sites, which together have a severe impact. S/1963/15/OL has recently been approved by Planning Committee. No cumulative impacts have been considered. The proposals should have been Scoped again under the EIA Regulations, to include:
 - a. The cumulative size and demands of the developments,
 - b. The absorption capacity of the natural environment and the environmental sensitivity of cumulative flooding caused by the developments (Schedule 3 part 2c),
 - c. The environmental sensitivity of these sites within a cumulative landscape of historical, cultural and archaeological importance (Schedule 3 part 2viii), and
 - d. Cumulative contribution of traffic from these sites on noise levels along A1307 in the village, already in excess of EU environmental quality standards (Schedule 3 part 2vi).
7. There was no pre-application community consultation process and therefore the application does not comply with the criteria of the Localism Act,
8. The S106 list is incomplete, appears to apply to a previous scheme prior to the provision of a LEAP and is without a Planning Obligation, and
9. The declarations and certificates are incorrect and obscure the lead role of one of the applicants, Cllr Burkitt, whose employment, personal and investment banking interests potentially conflict with his influential roles in government and County and District planning processes.

The assessments are mostly a selection of the conflicting reports used in the previous application S/1969/15/OL, which now also do not refer to the correct site layout.

Our initial request is for the applicant to be asked to provide the local residents' pre-application consultation and then resubmit with the material clarification and information

above, for re-consultation. Also, that, in light of Cllr Burkitt's repeated failure and reluctance to declare his interests in the applications, there should be a full independent investigation of the influence Cllr Burkitt has had (and can have) over the planning decision, including in meetings with Councillors and employees of the relevant Councils and Statutory Consultees. The requests are in accordance with the Local Government Act, the Localism Act, relevant Planning Acts, NPPF 192 and 193, and are in the public interest, relevant and necessary to this application.

Subject to this, our comments on the application so far are:

Context

The site is an arable field in the countryside on the eastern side of the village of Linton. It abuts the existing settlement but is outside the village envelope. It is on the valley edge, sloping down to the River Granta and the lower parts of the village.

The latest archaeological survey is the latest confirmation that the current village is located in a landscape of substantial historical, cultural and archaeological importance, which has not been adequately surveyed to date.

The historic settlement of Linton is highly significant. It is the District's only Outstanding Conservation Area and has more listed buildings than any other village in the District.

The village has a close beneficial relationship to the countryside that surrounds it and the green spaces and river at its heart. As a result, the views between countryside and village and the rural landscape, backdrops, tree-lines, long views, sloping hillsides and river valley, prominent trees, hedging, large fields, small fields and water meadows are important to its character, tourism and enjoyment.

Road safety and highways are a significant issue, hence the recognition of Linton as a Special Policy Area in the current Local Plan. The A1307 passes close by and into the village and the centre of the village is usually very congested. The A1307 also has a poor safety record. A crossing has been installed at the High Street junction, but this has also exacerbated congestion issues elsewhere on the approaches to Linton and within the village.

Traffic noise is very audible despite the trees along the low lying road edge. The A1307 runs above the tree-line, so the noise of additional traffic is not screened. Increased traffic is also a significant problem where the A1307 crosses the High Street, where the recent Police Houses noise monitoring (S/2420/12/FL) showed that noise levels already significantly exceed those suitable for residential amenity, and also exceed the levels directed by the EU. This junction is within the Outstanding Conservation Area and is surrounded by housing, including groups of Listed Buildings, so the impact of more traffic and higher levels of noise will affect lives, homes and the enjoyment of this Special area.

The village is designated a Minor Rural Centre, and lacks infrastructure and support for significant development. The existing infrastructure is at or nearing capacity. Through the recent SHLAA process a ring of proposed development was considered around Linton, and rejected for the reasons above, and they included the impact on the limited local facilities and infrastructure.

Sustainability

The site is outside the village envelope and local framework. Taken individually and cumulatively, the proposed development would exceed the limit of 30 houses based on the local constraints.

The premise of sustainability in the Planning Statement, also used by the Council in decision-making on S/1969/15/OL, is flawed because it was based on the assertion that Linton had more facilities than Waterbeach and was one contested bus point away from being a Rural Centre, so should be considered a borderline Rural Centre, making it a sustainable location in principle for major housing schemes. That is flawed because this adopted SCVS report actually concluded that the village is not capable of being a Group Village because of its specific local constraints, and that conclusion is consistent with the conclusions of all other relevant studies of Linton's capacity, which consistently concluded that Linton may have shops and schools, but its specific local conditions meant it was incapable of taking more than a small number of new houses.

The sustainability premise is also flawed because it does not follow the direction of the NPPF. The NPPF gives specific criteria for the assessment of sustainability, and they relate to the specifics of the proposals, and whether they fulfil 3 main criteria. Assessing NPPF14 sustainability on a blanket designation of the village, rather than on a site-by-site basis, conflicts with the principles of NPPF.

Housing development of the scale and numbers proposed is not sustainable in this location in principle because:

1. The development is outside the village and remote from village facilities. The homes are beyond the Design Guide and Urban Task Force specified distances for a sustainable local neighbourhood. Just taking the centre of the site, it is $\frac{3}{4}$ mile (1km) from the village centre with its shops and further from recreation areas, Medical Centre and other amenities, and nearly 2km from the Village College, and the criteria also takes into account that residents have to negotiate a long hill and busy roads. We note that the Planning Statement is misleading in taking its dimensions from the closest corner of the site, whereas the criteria is taken from the homes themselves. It also states that there are 29 shops, which is an exaggeration. Both policy documents confirm that, if further than the specified distances, residents will be discouraged from walking and be more inclined to use private cars to access those facilities, and once people have opted to use a car to access facilities, they may not automatically use the local facilities,
2. This site suffers from the same issues of capacity already identified through the SHLAA process considering this location. The SHLAA identified that reinforcements and additional provision would be needed at least to the existing electrical, water and gas supplies, the sewerage network, health care facilities and schools. The recent studies into Linton's infrastructure such as road networks, schooling, recreation and drainage all show that it is substandard or borderline, and incapable of taking significant new development,
3. The significant increased use of cars from this site at the edge of the village will add to the identified traffic problems, congestion and safety issues of the A1307 and village centre.

Landscape and Appearance

The landscape of Linton and the relationship between the semi-rural village and its surrounding rural countryside is positive and of importance. Paragraph 2.16 of the Design Guide notes that the continuous occupation of this locality is an extensive legacy of built and natural heritage, which creates a many layered, historic landscape of great beauty and diversity that helps establish local identity.

The Design Guide and LVIA confirm that the local landscape character is of a permeable form, where the landscape, village and river valley relate closely to one another and provide important long views, and crucially that the area has a surprisingly remote rural character. The landscape is undulating so the village is very prominent within its surroundings of fields on village approaches, on skylines and from higher ground. The scale is both large and small, with wide vistas on the uplands and small scale intimate character along the river valley. There are distinctive historic field boundaries with intermittent trees, which give a soft edge to the village and provide attractive long views and a small scale even to the large upland fields.

The Landscape and Visual Statement is based on landscape definitions rather than the Design Guide, and relates to a previous application scheme, rather than the one being consulted on.

Key viewpoints requested to be assessed under S/1969/15/OL are still unassessed. Those positive characteristics of the landscape and village setting are likely to be adversely affected in at least:

1. The views from the east, views out of the village and the setting of the Conservation Area.
2. Long views from high ground on the northern and eastern approaches to the village, where the site can be seen in the context of the rest of the village and its surrounding countryside, and where the viewpoints are much higher than the site so cannot be screened by planting.
3. The impact on the skyline and from the footpath running along the edge of the site, where again development would be seen up the slope and on the skyline. The LVIA is incorrect in assuming that the hedge is continuous between the footpath and field, as it is open to the site along all of the southern end of that field boundary.

The Planning Statement concludes that the development would bring an improvement to the appearance of the landscape, but this is based on the premise that blocking long views and the views of the village in general would be an 'exemplary' enhancement.

The location of the proposed development would adversely affect the long views from the east, out of the village, and the rural setting of the village in the open landscape. Building over the prominent field on the approach to the village will neither conserve nor enhance the amenity of the village's natural, built and historic environment and resources. It weakens the belt of countryside that surrounds Linton and its development would be prominent in views of the village from surrounding countryside and from the higher ground around, and on the skyline from lower in the valley, despite these attempts to screen it. The landscape objections in principle of the SHLAA would remain.

The indicative layout of the development is also contrary to local character. The proposal to run a prominent second road along the frontage of the site would have a particularly unattractive appearance at odds with the existing building line and village. The proposed houses and their number and density provide a very cramped appearance in contrast with the existing pattern of development and at odds with their surroundings. The larger scale indicative plan shows that the development is so cramped that it does not fit its site, so that

the promised screening would be punctured by views of car parking, roads and other development that encroach on it.

It certainly would not "improve" the edge of Linton, and would detrimentally impact on the Conservation Area and character of the village. Housing will encroach on the countryside at the approach to the village and obscure the skyline from the lower slopes and village. The proposal would therefore not respect and retain or enhance the local character and distinctiveness of the individual Landscape Character Area in which it is located, so would not comply with Local Plan Policy NE/4 and NPPF 109.

Agricultural land

Policy DPD ET/9 5.22 notes that farming still makes an important contribution to the South Cambridgeshire economy, and that in order to protect the quality and distinctiveness of the local landscape, the Council wishes to prevent uncoordinated development in rural areas and the piecemeal stripping of assets from farms without regard for the viability of the holding.

NPPF 112 requires the Local Planning Authority to take into account the economic and other benefits of the best and most versatile agricultural land, and where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The application has not provided assessment of the impact on the agricultural holding and on the value of the land lost. The proposal involves the permanent loss of high quality arable agricultural land. It is also a loss of a source of local food production and economic benefit to the area.

Layout

The proposed layout is a revision in response to previous refusal of S/1969/15/OL, a material consideration in this application. The current layout does not overcome the issues:

1. The two indicative plans are inconsistent with one another and neither is to a defined scale so the scheme and annotated distances between properties are unreliable. For instance, the distance between Unit 9 and the nearest Lonsdale property appears significantly less than annotated and there is no indication of the distances between this development and Wheatsheaf Barn, which is at the proposed entrance to the site.
2. The distances are generally well below the minimum distances required in Design Guide section 6.67. Few meet the criteria for 15M to the boundary, and those with back-to-back distances less than 25M include Plots 7,8,9,14,18, 33 and 34. This will not protect privacy and will not avoid overlooking of adjoining properties.
3. The distances do not take into account the topography and the substantial difference in level between the proposed houses and their existing neighbours. There is about one storey difference, so 2 storey houses at the southern edges would create overlooking comparable to a 3-storey building. But it is unclear what height parameters are being used, where the larger houses are on the site, and how they relate to the existing and proposed bungalows. This is a critical and necessary part of determining the impact of the outline application and should be provided. Cross sections through the site accurately showing the relationship of this indicative housing to the existing dwellings are critical.

4. The layout shows that the housing is significantly more cramped than neighbouring housing.
5. There is no provision for car parking on the southern part of the proposed site, so it conflicts with the Design Guide para 6.86. It would encourage widespread blockage of the road or pavements with parking and the indicated 'allotment parking' being used by occupants of the houses instead of allotment holders. A number of car parking spaces are shown encroaching over the 'strategic landscape buffer', so reinforce the conclusion that the proposed level of development cannot be accommodated within the site area provided.
6. The allotments have now reduced by 50% to 20 in number, so the application description is misleading. On the larger scale plan nearly half of these allotments are shown encroaching onto the 'strategic landscape buffer' and the existing hedge, so either the hedge screening or the allotments, or both, would be substandard. The number has been sequentially reduced to less than half the allotment need of the village and there is no clarity over the final numbers and over Parish Council ownership of these allotments. Direct village ownership is essential to ensure they stay allotments and are not lost to outside development as the previous 3 allotments sites have been. As a result of the shortcomings of the allotment proposals, they do not comply with the basic requirements of the National Society of Allotment and Leisure Gardeners, nor with the requirements of Design Guide part 6.193.

The failure of many of the houses to comply with the specified back to back distances, the positioning of parking and allotments within the hedge zone, and the cramped nature of the layout indicates that there is not enough space for the 50 houses and the specified number of allotments. It therefore does not demonstrate sustainable and appropriate design and overcome the previous material design issues leading to refusal of S/1969/15/OL. The indicative scheme indicates that the development would be unneighbourly, and potentially overbearing.

Conservation Area

The developer fails to assess the impact of this application on the Conservation Area, which would be predominately also visible in the long views from the east. It therefore does not comply with policy 128 and Annexe 2 (Significance) of the NPPF. The interrelationship of landscape and Conservation Area is significant in preserving the character and setting of the village and its Conservation Area. There would be incremental harm in expanding development into the countryside in these prominent views. It would not comply with policies 132 & 134 of the NPPF.

Archaeology

The submission is incomplete and contradictory. It comprises two reports. One is an out-of-date main report dating from the previous scheme and the period of refusal to survey, and the other an Appendix document which dates from another period more recently. So, for instance, 1.2.4 of the Archaeological Statement states that it was impossible to gain access for trial trenching, when the Appendices contradict this.

The reports on the archaeological dig do not include the significance of the finds. There is no overall conclusion of sensitivity, significance, effect and impact. The Planning Statement interprets the finds to have been of little significance, but there is no evidential link between the Appendices and this conclusion.

The finds included significant evidence of Bronze Age barrows and burials, including a central crouched burial, and a Neolithic processional route or cursus, along with other remains that contribute to the understanding of the landscape and development of the area. They complement other significant discoveries of the period elsewhere on this side of the village, including more barrows that confirm the findings of Lord Braybrooke, a major early archaeologist, that this was an important group that reflected the nationally important barrows at Bartlow.

There is no clarity about what is proposed, how (and whether) the missing areas are to be recorded, and the extent of protection or total destruction, or whether (like the previous application) it will lead to the inadvertent future digging up of remains in gardens and allotments. As the impact cannot be assessed on the basis of the material provided, the application still fails NPPF 135, which requires that the effect of the proposal be taken into account having regard to the scale of any harm or loss and the significance of the heritage asset. It also fails policy CH2 of the Local Plan and it is material that this was a reason for previous refusal.

Local people also noted for the record that this archaeological dig did not appear to be carried out in conducive conditions, and that at least one point a group of large farm vehicles drove up to and onto the site in a stalemate position whilst they were carrying out the survey.

Flooding

Clarity is needed in order to properly assess it, but we disagree in principle with the statement that this proposal will not increase the flood risk elsewhere:

The site is on a sloping valley edge, with existing housing located lower on the slopes, directly below the application site, and further housing is located on the River Granta flood plains, and the village centre is downstream of that. There is a significant slope downwards at the lower edge of the site adjoining the existing housing.

The River Granta regularly floods the lower properties and historic village core. This includes the flooding of numerous businesses, shops and houses. The permanent loss of the existing permeable agricultural ground will reduce the ability of the upper fields to absorb rainwater runoff. The design concept, together with the central road, the amount of hard surfacing and built area of the proposal will exacerbate the ongoing problems of flooding of this highly important historic village centre and the homes and properties there.

The application site is subject to significant surface water flooding from the road and fields above. The surface water section (page 9) of the Flood Risk Assessment describes the surface water area of flooding on Map Figure 5-2 incorrectly. The darker Medium / High Risk area extends significantly northwards and westwards of the small plot of open land in the south west corner, so is actually within the areas allocated to housing and roadway. That plot is called 'land reserved' on one indicative layout but neither layout describes it as being set aside for flood relief or drainage. Likewise the report still states incorrectly that the flooding is mitigated by the position of allotments along the southern boundary, referring to a different layout than the application scheme. There are no allotments shown along the southern boundary between the proposed houses and existing houses.

The report applies the sequential test but uses a simplistic assessment which ignores all but the flooding in the south west corner and does not take into account the flooding at the entrance of the site and the flooding crossing the site, where development is proposed. It also does not consider alternatives using adjoining sites which have a lower probability of flooding.

It appears that the report is not based on a site based survey, nor on the most up-to-date EA flood information. One issue is that the reproduction of the surface water mapping used in this report is very poor, so any desk-based assessment is not very accurate. The updated EA mapping better reflects the extent of flooding as it reflects closer study and local evidence, which describes significant additional flood at the entrance and across the site, with boggy patches along much of the southern boundary, as well as discharge from this field flooding the properties below. The Flood Risk Assessment should be updated by site survey and reference to the updated EA Map.

The Statutory Consultee pre-application letters in Appendix D require the storage and soakaway systems to be no deeper than 2 metres. Three out of four of the percolation test positions failed every test, and the other became progressively worse, indicating that this 'sand' and 'chalk' are likely to be subtypes of the local heavy clay soil unsuitable for soakaway drainage. That has been confirmed during the recent archaeological trenching. The pre-application advice from the Statutory Consultee in Appendix D was that alternatives would have to be submitted, but they have not been. The recommendation of the report to investigate going deeper to chalk would breach the 2 metre depth safety limit, without evidence it would find the chalk, and that it would work without flooding the properties below.

The Flood Strategy in Appendix F shows a substantial reservoir in the south west corner, which is fundamental to the recommendation of the report and the principle of development on the site. It appears to be a substantial engineering water storage structure and is shown to be taking all flood water and much of the proposed surface water for the development, yet is not shown on the indicative plans. We are most concerned that this reservoir is located directly above an existing property (Beggar's Roost), and that it was not openly indicated as part of the design scheme. There is no clarity about its future management and responsibility and no funding in the proposed S106 for its maintenance.

The report does not comply with the requirements in Appendix D for the Applicant to "demonstrate that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate the additional flows, generated as a result of the development, without causing pollution or flooding". The application should be updated to take into account the Drainage Study commissioned by the Parish Council and provide the necessary calculations and proposals, giving sufficient clarity so that local people and decision-makers know what is proposed, whether it is likely to be deliverable without pollution or flooding, and who will take responsibility for it.

Local Plan policy NE/9 specifies that Planning permission will not be granted where there is inadequate water supply, sewerage or land drainage systems (including water sources, water and sewage treatment works) available to meet the demands of the development unless there is an agreed phasing agreement between the developer and the relevant service provider to ensure the provision of the necessary infrastructure. There is no funding in the S106 and no clarity in the application that there is a viable scheme, openly consulted on, with deliverable phasing and funding in place.

The application therefore fails to demonstrate that the development is safe in flood risk terms; and it is highly likely that it will increase flood risk on the site and elsewhere. It therefore fails Local Plan DPD policy DP/1 for sustainable development, which requires that flood risk be minimised. It also does not comply with the requirements of NE/9, NPPF 100-103 and Policies 4.3, 4.6, 4.8 and 5.1 of the emerging Cambridgeshire Flood and Water SPD.

Traffic and Highways

The website has no Traffic Assessment and Transport Statement, no scale details of the proposed road entrance and its visibility splays, and no mitigation demonstrated in this application. There is no evidence of an updated traffic survey and no clarity about how much of the species rich hedging would be removed to provide visibility splays.

The layout shows an entrance that is immediately opposite Wheatsheaf Barn, a property right on the road edge. This existing house would be located on the new substantial junction, without pavements. Its amenity and the safety of users of the existing access would be substantially and detrimentally affected by the proposals, yet there is no assessment of its sensitivity and of impact of the proposals, and the property is omitted from the larger scale indicative plan.

The proposed site access is on the outer curve of a narrow road within a 60 mph zone. This road is also part of the Safer Routes to School, used by children and the 'walking bus'. These are very sensitive receptions and very vulnerable to traffic risk. The road alignment means that it is unlikely that the entrance can achieve the necessary visibility. The position of the proposed entrance is narrowed further by parked cars along this stretch, and the proximity of the existing and proposed entrances makes it likely that access and egress cannot be achieved without harming the safety and amenity of the existing residents.

The proposal will lead to a significant increase in cars trying to access the A1307 at an accident blackspot and trying to find a safer route through the historic village core and High Street. There is no provision within this application for any Highways improvements or mitigations to try to overcome the safety, noise and amenity problems resulting from the scale and type of development.

NPPF 35 requires that developments be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists and pedestrians, and the application site does not do that.

The SHLAA assessment concluded that the Highway Authority has severe concerns with regards to the accident record of the A1307 and how the scheme would access this road. There is nothing within the application that would demonstrate this can be mitigated, and in our view the issues about safety, amenity, congestion, parking and unsustainability would be exacerbated rather than mitigated by the proposals.

Schooling

The housing, together with the cumulative development at Bartlow Road, will exceed the number of spaces available at the three local schools, which are already full to capacity. This is confirmed by all three schools. During the previous consultation, Cambridgeshire County Council did not comply with the relevant Government Guidance directing calculations of capacity. This requires that the calculations should assess each school individually (not extrapolated from other schools), and should add the demand for places from inside the catchment area to the demand for places from outside the catchment area, in deciding what the actual total demand will be. It is likely that Linton would also require a new Infants' School as the existing has minimal capacity for expansion. A suitable site and proposals should be identified to ensure this is deliverable and suitable contributions should be provided to make this unacceptable impact on local school provision acceptable.

Housing need

As a minor Rural Centre, policy ST/5 of the Local Plan allows a maximum of 30 houses in any development. This application exceeds that development limit.

The report and advice from the previous Statutory Consultee does not appear to be based on specific village needs. Evidence such as census material gathered in carrying out the Neighbourhood Plan shows that Linton has a significantly higher proportions of older and younger occupants than the norm in the District and nationally, and that there is a similarly high proportion of residents living on their own. To satisfy the local housing need, developments should provide accessible easy maintained homes such as bungalows suitable for older residents, starter homes for younger residents, and 1-bedroom homes for starters and those who live alone. The mix proposed does not reflect this need and therefore does not comply with Local Plan Policy HG/1 and NPPF 50.

The proposed development does not suit local needs and does not include potential for employment within the village, so would probably attract incoming commuters, so not helping towards retaining a vital and thriving community

Conclusion

The scheme does not comply with the economic role of sustainability because it does not provide development of the right type in the right place and it does not identify and provide the necessary infrastructure.

The scheme does not fulfil the social role as it does not provide the type of housing necessary to meet the needs of present and future generations of local people, and it does not create a high quality built environment with appropriate design and scale for its context because the site is too cramped, and it does not provide development that reflects the community's needs with accessible local services.

The scheme does not provide environmental sustainability as it does not protect the natural, built and historic environment due to the destruction of the historic archaeological environment and a location and design that increases flood risk and does not preserve the specific natural environment characteristic of the area. The increase of traffic would add to the burden of noise and air pollution of people living along the A1307.

The very outline nature of this application ensures that there is no certainty that significant benefits or mitigation specific to this scheme would be provided.

The items identified as benefits in the conclusions of the Planning Statement do not seem to be at a level to outweigh the conflicts with policy and sustainability. Summarising the points above, this is because:

1. The house types and types of affordable homes proposed in the supporting Statement do not meet the locally identified housing needs and do not include starter homes.
2. The Allotments indicated on plan are fewer than described and are shown substandard. There are no permanent village ownership proposals so they do not comply with the basic criteria for village allotments (all issues previously raised under S/1969/15/OL).
3. There is only one landscape benefit described in any detail and it is not an enhancement.
4. Funding the Diocese for community work is not a planning policy consideration and there is no sound legal framework provided to ensure there is funding for items that have planning benefit in the public interest to offset harm.

In conclusion, in principle, development on the site would harm the character, setting and infrastructure of the existing village, and is contrary to the policies of the Local Plan and NPPF, and the overriding principles of the NPPF, as described above.

The impact of this application on Linton would be significant and damaging, due to the location, size, design and density of the proposed development.

On the basis of the current submission, the Parish Council agrees with the conclusions of the SHLAA that the site has no development potential. Building here will neither conserve nor enhance the amenity of the village's natural, built and historic environment and resources. It certainly would not "improve" the edge of Linton (as it is described in the application), compared to the open countryside we now have. It would detrimentally impact on the landscape, townscape, Conservation Area, above and below ground heritage and community facilities, and would exacerbate the traffic and infrastructure issues of the village and this part of the A1307.