Linton is a village, set low and making little impact on the long views and valued landscape. This development would change that by placing tall, two to two-and-a-half storey houses at the frontages and entrance to the village, dominating existing low profile housing, and creating a highly visible and obstructive skyline. Your site visit and the independent landscape report show what damage there would be to key views, the skyline, valley and setting of our village. It’s less sustainable and materially different to the Outline consent. (wave Liz Lake report).

The tall houses, tower and “farmsteads” are based on city edge designs that have nothing in common with local architecture but are in conflict with it. There is simply nothing in the village remotely like them.

The drawings create the impression that this is an almost flat development, neglecting the substantial, 5 to 7m rise. By leaving out steep slopes this misrepresents the impact of such tall buildings on the landscape. It is seriously misleading.

The plans do not respect the limits of the area to be developed, extending beyond its boundaries and the zone of tree screen, and spreading across the no-dig area of the major gas main. Mounds of earth have appeared, without permission, looming over and overlapping planned houses and gardens.

There are many more access points to the site than in outline – destroying the mediaeval frontage hedge, encroaching on public highways and the proposed GCP transport hub.

The transport assessment is 8 years out of date and traffic and noise is very/rather different now.

The developers’ own Ecology Design Strategy (2.22) states that a full reptile report will be necessary - this has not been done and is a statutory duty. The effect on adjacent wildlife areas has been ignored. The river is an EU protected chalk stream - effects of pollution and run-off water are not evaluated. The area is part of managed floodplain, restored by LPC to reduce the risk of flooding on the valley and Linton. The effect on the flood surges has not been assessed.

The drainage design has been rejected by Highways. It’s a high maintenance scheme, based on misleading data taken in the wrong season after an unusually dry spell. It directs water down the roads, toward affordable houses and then into our river. Conditioning cannot address such a serious issue.
This is not a strategic development and not part of any allocation. It is overdevelopment that spreads beyond the red line of the Outline consent and, as it stands, not deliverable. The proposed designs are cramped, overbearing, tall and bulky, damaging to amenity - not meeting local needs nor the District’s own design guidance.

LPC has responded to every amendment and our latest submission fairly criticised the officer report.

This development has no positive role in the life of Linton (economic, social, environmental) but would be substantially damaging to this valley, village and landscape. We therefore ask that it is refused.