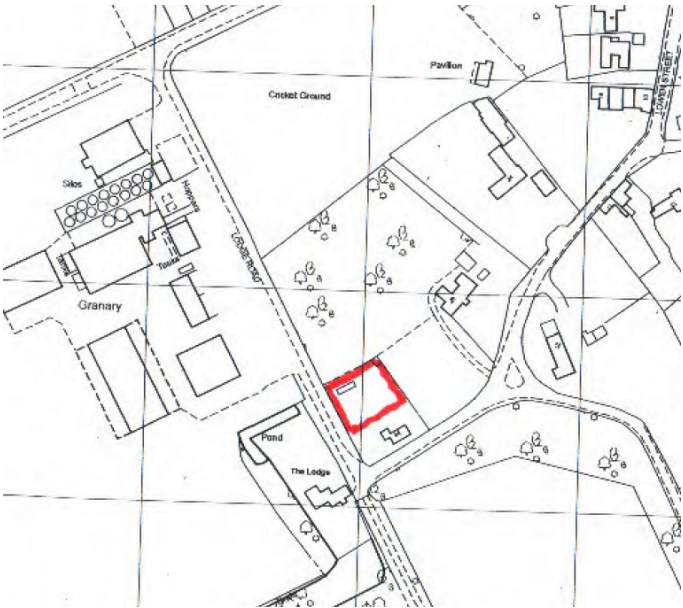



Heathfield and Thriplow Neighbourhood Plan

Site assessment – 08 December 2020

1. Site Details	
1.1 Site Reference/Name	Site 2
1.2 Site plan	 <p>Map showing 34 Lower Street</p>
1.3 Site address/location	<p>34 Lower Street, Thriplow, SG8 7RN</p>  <p>A view of site submitted as 34 Lower Street. Photo taken on Lodge Road 2 November 2020</p>
1.4 Gross site area (hectares)	<p>0.045 hectares</p> <p>(as measured using google earth).</p>
1.5 Greater Cambridge Site Submission (if applicable)	No.

1.6 Existing land use	Garden use including outbuilding.
1.7 Land use being considered (housing, community use, commercial, mixed use)	Residential
1.8 Development capacity	1
1.9 Site identification methods (NP level call for sites/Greater Cambridge call for sites)	Thriplow and Heathfield NP call for sites 2020.
1.10 Planning history	1. Minor householder planning application and consent in 2004.
1.11 Neighbouring uses	Open countryside to the south Protected village amenity area to the north Green field to the east Residential to the west.

Assessment of suitability

2. Environmental constraints		Assessment: red/amber/green rating.
2.1 Is the site is predominantly, or wholly, within or adjacent to a Site of Special Scientific Interest?	Three SSSIs (1. Whittlesford/Thriplow Hummocky Fields 2. Thriplow Meadows and 3. Thriplow Peat Holes)	Green. No
2.2 Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Three SSSI impact zones in the parish.	Amber. Yes site falls just within the SSSI impact risk zone for Thriplow Meadows. Natural England to be consulted.
2.3 Is the site predominantly, or wholly, within or adjacent to public open space?	Thriplow: Village Green, play ground, allotment.	Green. No
2.4 Flooding. Is the site predominantly, or wholly, within Flood Zones 2 or 3?	Some areas in fluvial Flood zone 3. Follows Hoffer Brook North South down to Crows Parlour (north of Heathfield). Also follows drain from Brook Road to School Lane.	Green. No
2.5 Flooding. Is the site is at risk of surface water flooding?	Some areas at risk of surface water flooding in the parish.	Green. Low

<p>2.6 Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</p>	<p>Referring to the East Region Agricultural Land Classification Map, it looks as though the parish is largely in very good agricultural land (pale blue) (Grade 2). Map may be too high level to be reliable for site specific assessment? Magic Mapping indicates Grade 3a alongside the A505</p>	<p>Green. Not applicable</p>
<p>2.7 Does site contain habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); wildlife corridors (and stepping stones that connect them); and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The parish includes areas of deciduous woodland three SSSIs. According to magic.gov.uk the parish includes the following additional habitats:</p> <ul style="list-style-type: none"> • Purple moor grass and rush pasture • Floodplain grazing marsh <p>In addition, there are two areas of land surrounding and in between the Whittlesford/Thriplow Hummocky Fields, Thriplow Meadows and Thriplow Peat Holes SSSI. These have been identified by Natural England in 2020 as network enhancement zones (2). These are defined by Natural England as <i>Land within close proximity to the existing habitat component that are unlikely to be suitable for habitat re-creation but where other types of habitat may be created or land management may be enhanced including delivery of suitable Green Infrastructure</i>. See https://data.gov.uk/dataset/0ef2ed26-2f04-4e0f-9493-ffbdbfaeb159/habitat-networks-england</p>	<p>Amber. Site includes broadleaved woodland.</p>

3. Physical Constraints	Assessment: red/amber/green rating.
<p>3.1 Is the site:</p> <ul style="list-style-type: none"> • Flat or relatively flat • Gently sloping or uneven • Steeply sloping 	<p>Green. Flat or relatively flat</p>
<p>3.2 Is there existing vehicle access, or potential to create vehicle access to the site?</p>	<p>Green. Yes although this will impact adversely on the character of the rural lane in this location Lodge Road.</p>

3. Physical Constraints	Assessment: red/amber/green rating.
3.3 Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site? <ul style="list-style-type: none"> • Pedestrian? • Cycle? 	Amber. Whilst there is potential to create pavement/cycle path this would have a harmful urbanising effect.
3.4 Are there any known Tree Preservation Orders on the site?	Green. No However, site is in conservation area so trees present are protected
3.5 Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? <ul style="list-style-type: none"> • Significant trees? • Potentially veteran or ancient trees present? 	Amber. Site is in conservation area so trees present are protected
3.6 Are there any Public Rights of Way (PRoW) crossing the site?	Green. No
Is the site likely to be affected by ground contamination?	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Amber. Low voltage power lines along the boundary of the site.
Would development of the site result in a loss in land use of social, amenity or community value?	Green. No

4. Accessibility			Assessment: red/amber/green rating.
4.1 What is the distance to the following facilities (measured from the edge of the site)	Comments on parish wide facilities	Distance	
4.1 Thriplow Village Primary School	Located on School Lane	Just under 800m along Fowlmere Road and School Lane.	Amber. 400 m – 1200 m
4.2 Shop	Thriplow: <ul style="list-style-type: none"> • Located on Middle Street near junction with School Lane 		Amber. 400 m – 1200 m
4.3 Community meeting spaces:	Thriplow: <ul style="list-style-type: none"> • Village Hall located on Middle Street near 		Amber. 400 m – 1200 m

4. Accessibility			Assessment: red/amber/green rating.
4.1 What is the distance to the following facilities (measured from the edge of the site)	Comments on parish wide facilities	Distance	
	junction with School Lane		
4.4 Open space/recreation facilities	Thriplow <ul style="list-style-type: none"> • The Green Informal Open space • Cricket ground (also designated as LGS in the Local Plan) • Children’s formal play space (also designated as LGS in the Local Plan) • Allotment Gardens along western edge of village in green belt. 		Amber. 400 m – 1200 m from the Green Green. Less than 400 m from the Cricket ground Green. Less than 400m from the children’s formal play space. Green. Less than 400m from the allotment gardens.
4.5 Cycle Route	Cycle route between Heathfield and Thriplow village		Green. Access to cycle route to Heathfield and beyond.
4.6 Bus stop	Thriplow: <ul style="list-style-type: none"> • No 31 Bus Service to Cambridge (from Barley) 		Amber. Bus stop along Fowmere Road along green. This is on the route of the No 31 bus.

5. Landscape and Visual Constraints	Assessment: red/amber/green rating
5.1 Is the site in low, medium or high sensitivity in terms of landscape	Medium (amber) sensitivity for physical and natural landscape factors High (red) sensitivity for historic and cultural landscape factors Refer to separate assessment by Lucy Batchelor-Wylam.
5.2 Is the site in low medium or high sensitivity in terms of visual	High (red) sensitivity for relationship to settlement/settlement form and edge Low (green) sensitivity for views Medium (amber) for perceptual aspects

5. Landscape and Visual Constraints	Assessment: red/amber/green rating
	Refer to separate assessment by Lucy Batchelor-Wylam.

6. Heritage Constraints		Assessment: red/amber/green rating
6.1 Would development of the site cause harm to the significance of a designated heritage asset or its setting	As per national heritage listing in the parish accessed at https://historicengland.org.uk/listing/the-list/	Amber. Grade II listed Lodge to the west and south of the site. Assess potential impact. Any development must conserve or enhance the significance of this heritage asset. Amber. Adjacent building (to the south) at number 34 Lower Street Grade II listed. Any development must conserve or enhance the significance of this heritage asset.
6.2 Would development of the site conserve or enhance the significance of the Conservation Area	Most of Thriplow village designated as conservation area.	Red. Site is in the Thriplow conservation area. Any development must conserve or enhance the conservation area. As part of this the trees have the same status as a tree with TPO

7. Planning Policy constraints	Site assessment: red/amber/green rating
7.1 Is the site in the Green Belt	Green. The site extent shown above is not in the green belt but the site is surrounded by green belt to the south.
7.2 Existing Local Plan designations.	Green Within the development framework. Green. Local Plan Policy S/10 Group Villages only allows for schemes of 8 dwellings within the development framework or as an exception 15 dwellings where this makes the best use of a single brownfield site. Amber. Site is adjacent to a protected village amenity area (the woodland north of the site).

7. Planning Policy constraints	Site assessment: red/amber/green rating
	Amber. Adjacent to the Green Belt. Policy NH/8 Mitigating the impact of development in and adjoining the green belt states that development on the edges of the settlement which are surrounded by Green Belt must include careful landscaping and design measures of a high quality.
7.3 Is the site allocated for a particular use in the Local Plan	Green. No
7.4 Is the site within, adjacent or outside the existing the village settlement boundary (the development framework)?	Green. Within
7.5 Is the size of the site large enough to significant change the size and character of the existing settlement	Amber. This is a sensitive location set within woodland, within the setting of Grade II listed building at 34 Lower Street and in the Thriplow Conservation Area. Even small-scale development could adversely impact the character in the immediate vicinity.

8. Assessment of Availability	
8.1 Is the site available for development?	Green. Yes. Through parish level call for sites.
8.2 Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Green. No.
8.3 Is there a known time frame for availability? Available now? / 0 – 5 years/ 6 – 10 years / 11 – 15 years.	Not known

9. Viability	
9.1 Is the site subject to any abnormal costs that could affect viability such as demolition, land remediation or relocating utilities? Evidence?	Not known

10. Conclusions	
10.1 Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • Site is in the Thriplow Conservation area • Site is adjacent to protected village amenity area • Site is in the setting of the grade II listed building at 34 Lower Street • A number of trees which have protection due to the location in the conservation area. This restricts the development potential of the site considerably.

10. Conclusions	
	<ul style="list-style-type: none"> Lodge Road has a strong rural character with wide grass verges in this location.
10.2 What is the estimated development capacity of the site	1 dwelling
10.3 What is the likely timeframe for development? (0 – 5 years, 6 – 10, 11 – 15, 15 +)	?
10.4 Other key information	
10.5 Overall rating <ul style="list-style-type: none"> Green: the site is suitable, available and achievable Amber: the site is potentially suitable, available and achievable Red: the site is not currently suitable, available and achievable 	<p>Amber. The site is available and potentially achievable. Subject to constraints regarding the sensitivity of this site on heritage grounds, this site is potentially suitable for the development of one small single storey dwelling on the footprint of the existing outbuilding.</p>
10.6 Summary of justification for the rating	<p>The site is located within the defined Thriplow village development framework and in reasonably close proximity to village services.</p> <p>This site is however highly sensitive in terms of heritage assets and village character.</p> <p>The site is located in the Thriplow conservation area, in the setting of Grade II listed building at 34 Lower Street and is adjacent to an area of woodland defined in the Local Plan as a protected village amenity area. The neighbouring dwelling to the west is also a Grade II listed building. The build form in this part of the village is very low density with single buildings set within large garden plots.</p> <p>The site could be suitable for development for one sensitively designed small single storey dwelling subject to:</p> <ul style="list-style-type: none"> Careful landscaping and design measures to ensure the development does not have an adverse effect on the rural character in this part of the village; Design and layout to conserve or enhance the significance of the Grade II listed dwelling to the south at 34 Lower Street. Design and layout to conserve or enhance the Thriplow Conservation Area and Grade II

10. Conclusions	
	<p>listed Lodge building (latter located to the west).</p> <ul style="list-style-type: none">• Protection of trees• Appropriate landscaping (the landscape and visual sensitivity assessment states some degree of mitigation is conceivable through assimilation within vegetive boundary)• Access to the site off Lodge Road but to be sensitively designed. Due to strong rural character it will not be appropriate to design in wide junction or to meet normal highways standards (including pavement access to normal standards).• Undertaking of ecology survey to identify presence of habitats and species. Mitigation measures to be secured as appropriate• Achievement of net biodiversity gain in particularly in relation to its location in close vicinity to the adjacent woodland. <p>Note: The site could come forward as a planning application and be determined against the policies in the 2018 adopted Local Plan.</p>