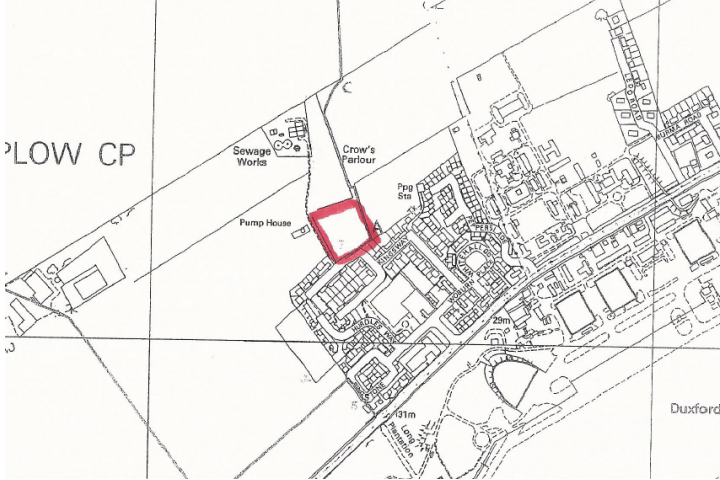



Heathfield and Thriplow Neighbourhood Plan

Site assessment – 08 December 2020

1. Site Details	
1.1 Site Reference/Name	Site 3
1.2 Site plan	 <p>A map showing land to the west of Heathfield recreation ground.</p>
1.3 Site address/location	 <p>Site is north of Kingsway. There is a fence and treeline separating the site from the residential area. This photo shows the southern boundary of the site. Photo taken 2 November 2020.</p> <p>Land to the west of Heathfield recreation ground.</p>
1.4 Gross site area (hectares)	0.57 hectares
1.5 Greater Cambridge Site Submission (if applicable)	No.
1.6 Existing land use	Greenfield.
1.7 Land use being considered (housing,	Community use/village hall/ pavilion/ affordable housing

community use, commercial, mixed use)	
1.8 Development capacity	Not applicable.
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1.10 Planning history	2 withdrawn planning applications 1. Relating to application for dual carriageway 2. Relating to use as a recreation ground.
1.11 Neighbouring uses	Open countryside (green belt) to the north, east and west. Residential to the south

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 Peakholes SSSI Natural England to be consulted.
2.3 Is the site predominantly, or wholly, within or adjacent to public open space?	Heathfield: Heathfield Recreation Area.	Green. Site is adjacent to Heathfield recreation area.
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
2.6 Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)	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).	Amber. Possibly Grade 2 but land is not farmed.

	<p>Map may be too high level to be reliable for site specific assessment? Magic Mapping indicates Grade 3a alongside the A505</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. Area to the north is area of deciduous and 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>Amber. No current access. Kingsway is a single carriage way and not adopted by the highways authority. The upkeep of the roads is funded by Heathfield Residents Association.</p> <p>To create a safe access without adversely impacting the existing carriageway the site</p>

	<p>would need to include sections of road access.</p> <p>Amber. Generally, road safety is a key local concern for all Heathfield residential areas. The only way to do this by car is off the A505 which residents report as hazardous.</p>
<p>3.3 Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?</p> <ul style="list-style-type: none"> • Pedestrian? • Cycle? 	<p>Amber. There is pedestrian access from Kingsway into the site albeit there is a raised curb. There is no cycle way although this could be incorporated.</p>
<p>3.4 Are there any known Tree Preservation Orders on the site?</p>	<p>Green. No (green)</p>
<p>3.5 Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</p> <ul style="list-style-type: none"> • Significant trees? • Potentially veteran or ancient trees present? 	<p>Green. No</p>
<p>3.6 Are there any Public Rights of Way (PRoW) crossing the site?</p>	<p>Green. There is a bridleway running alongside the eastern extent of the site 234/8</p>
<p>Is the site likely to be affected by ground contamination?</p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</p>	<p>Amber. The Amber. Site to the north including a corridor of land along the western extent of this land is allocated as a Waste Water Treatment Works in the Cambridgeshire and Peterborough Minerals and Waste Development Plan 2012. Heavy goods vehicles need to access the waste water treatment works on a regular basis.</p>
<p>Would development of the site result in a loss in land use of social, amenity or community value?</p>	<p>Red. Yes. This site currently provides visual amenity to residents as well as access through to the adjacent recreation ground.</p> <p>Residential amenity for potential future occupiers is also a concern as the current area is adversely impacted by noise, vibration and air pollution resulting from A505 and nearby M11. In addition the track alongside the site is used by heavy goods vehicles travelling to and from the waste water treatment works.</p>

4. Accessibility			Site assessment: red/amber/green
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		Red. Over 1200 m
4.2 Shop	Heathfield <ul style="list-style-type: none"> Along A505 BP garage and shop 		Red. There is a BP garage located within 1200 m along the A505 to the east which has a shop. This is nevertheless rated red since the shop is a facility for car drivers passing through as opposed to a local facility. In addition in order to access the shop, residents would need to drive or walk along a dangerous and busy road where there are no pedestrian barriers in place.
4.3 Community meeting spaces:			Red. There are no community meeting spaces available.
4.4 Open space/recreation facilities	Heathfield <ul style="list-style-type: none"> Football Pitch 2 formal childrens play spaces (one of these is owned by Heathfield Residents Association so is not available for general use) 1 informal open spaces 		Green. Less than 400 m from the football pitch Green. Less than 400 m from to children's play space 1. Green. Less than 400 m to informal space Amber. 400 m – 1200 m to children's play space 2
4.5 Cycle Route	Cycle path between Thriplow and Heathfield		Green. Cycle path to Heathfield village and village services via cycle path
4.6 Bus stop	Heathfield: <ul style="list-style-type: none"> City 7/7a Bus services. Bus stop in Heathfield and also along A505? 		Green. A505 has route for Citi 7 /7A Bus service.

5. Landscape and Visual Constraints	How to assess green, amber or red?
5.1 Is the site in low, medium or high sensitivity in terms of landscape	Green. Site has low sensitivity in terms of physical and natural landscape Green. Site has low sensitivity in terms of historic or 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	<p>Green. Site has low sensitivity in terms of relationship to settlement/settlement form and edge.</p> <p>Amber. Site has medium sensitivity in terms of views</p> <p>Green. Site has low sensitivity in terms of perceptual aspects</p> <p>Refer to separate assessment by Lucy Batchelor-Wylam.</p>

6. Heritage Constraints		Site assessment: red/amber/green
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/	Green. No
6.2 Would development of the site conserve or enhance the significance of the Conservation Area		Green. Not applicable

7. Planning Policy constraints		Site assessment: red/amber/green
7.1 Is the site in the Green Belt		Red. Yes. Site is in green belt
7.2 Existing Local Plan designations.		<p>Amber. Site is in the green Belt. Local Plan Policy S/4 states that new development will only be approved in the green belt in accordance with green belt policy in the NPPF. Paragraph 143 of the NPPF states that inappropriate development is by definition harmful to the green belt. Paragraph 145 states that the construction of new buildings in the green belt is inappropriate but lists some exceptions to this including criteria b) which allows for the provision of appropriate facilities for outdoor sports, outdoor recreation, cemeteries and burial grounds and allotments as long as the facilities preserve the openness of the green belt and criteria f) which identifies limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites) as one of the exceptions to what is termed inappropriate development in the green belt.</p> <p>Amber. Local Plan Policy H/11 allows for rural exceptions housing on small sites adjoining a development framework boundary including sites</p>

7. Planning Policy constraints	Site assessment: red/amber/green
	<p>within the Green Belt where no alternative sites exist which would have less impact on the openness of the green belt. (amber)</p> <p>Red. Site is outside development framework. Residential development (other than rural exception sites) would be contrary to Policy S/7 of the Local Plan.</p> <p>Red. Heathfield is an infill village in the Local Plan. Policy S/11 Infill Villages states that residential development and redevelopment within the frameworks will be restricted to 2 dwellings.</p> <p>Amber. Site to the north including a corridor of land along the western extent of this land is allocated as a Waste Water Treatment Works in the Cambridgeshire and Peterborough Minerals and Waste Development Plan 2012.</p>
7.3 Is the site allocated for a particular use in the Local Plan	No
7.4 Is the site within, adjacent or outside the existing the village settlement boundary (the development framework)?	Red. Outside
7.5 Is the size of the site large enough to significant change the size and character of the existing settlement	Green. No

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?	Owned by Russell Smith Farms.
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?	Not known

9. Viability	
Evidence?	
10. Conclusions	
10.1 Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • The site is located in the green belt and outside the development framework in Heathfield. • Heathfield is identified as an Infill Village in the Local Plan meaning development larger than 2 dwellings is not supported. • Heathfield is not currently well connected to Thriplow village (by car residents need to travel via the A505 to access Thriplow) and residents are not considered to have straightforward access to services in Heathfield (primary school, village shop, village hall, pub and recreation facilities). However, there is a cycle path connecting Heathfield to Thriplow village services. • Facilities in or near to Heathfield itself are present via the large recreation area with play facilities and outdoor gym (adjacent to this site), a further play area on the western edge of Heathfield and further informal amenity spaces provided as part of residential areas. Residents can also access limited range of groceries at the BP garage on the A505, albeit not likely by foot.
10.2 What is the estimated development capacity of the site	?
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 	Red: the site is not suitable for allocation in a Neighbourhood Plan other than for a community meeting space that is required in association with outdoor recreation space.
10.6 Summary of justification for the rating	This site identified is in the green belt and national policy is clear that new buildings in the green belt is inappropriate. Exceptions do apply including for the provision of affordable housing and buildings needed to support outdoor recreation areas where the buildings to not impact on the openness of the green belt.

9. Viability	
	<p>Site could be allocated but only for a community meeting space that is required in association with outdoor recreation space.</p> <p>Other than outdoor recreation areas, there are no other amenities (no shop and no community meeting space). Also, of importance is that Kingsway is an unadopted road (not maintained by the Highways Authority), local safety concerns regarding access into the site off the A505 and the use of the track alongside the site for heavy vehicles accessing the waste treatment plan. This site could be considered suitable for affordable housing to meet needs in this part of the parish only if there is an identified need in this part of the parish for affordable housing and only if additional community amenities are provided alongside it, the impact of this loss of open space is compensated for itself (e.g. through alternative provision of open space) and the constraints relating to the unadopted road and local safety and amenity concerns relating to road safety are satisfactorily addressed.</p>