




Heathfield and Thriplow Neighbourhood Plan

Site assessment – 08 December 2020

1. Site Details	
1.1 Site Reference/Name	Site 4
1.2 Site plan	<div data-bbox="549 490 957 781"><p>RECTORY FARM PRIVATELY OWNED BROWNFIELD SITE</p><p>Refurbishment of listed barn and new build residential houses Possible 7max houses?</p></div> <div data-bbox="995 510 1279 640"><p>Map showing extent of Rectory Farm, Thriplow as shown on Feb 2020 consultation boards.</p></div> <div data-bbox="549 891 1145 1500"><p>Rectory Farm</p><p>WINDLE STREET</p><p>Pond</p><p>Drain</p></div> <div data-bbox="571 1554 976 1659"><p>Note the site extent submitted as part of planning application S/3975/18 is different</p></div>

1.3 Site address/location	Rectory Farm, Thriplow  Rectory Farm, Middle Street. Photo taken 2 November 2020
1.4 Gross site area (hectares)	0.8 hectares
1.5 Greater Cambridge Site Submission (if applicable)	No.
1.6 Existing land use	Farm buildings
1.7 Land use being considered (housing, community use, commercial, mixed use)	Farm buildings, agricultural use
1.8 Development capacity	3 – 7
1.9 Site identification methods (NP level call for sites/Greater Cambridge call for sites)	Current planning application and listed building consent application: S/3975/18
1.10 Planning history	S/3975/18/FL Part demolition of existing barns extensions alterations and conversion of three barns to dwellings and erection of four new dwellings and widening of access
1.11 Neighbouring uses	Open countryside (green belt) to the west. Residential north, east and 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	Three SSSIs (1. Whittlesford/Thriplow Hummocky Fields 2. Thriplow Meadows and 3. Thriplow Peat Holes) Green. No

Site of Special Scientific Interest?		
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 SSSI 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
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). Map may be too high level to be reliable for site specific assessment? Magic Mapping indicates Grade 3a alongside the A505	Amber. Probably Grade 2
2.7 Does site contain habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: <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 	The parish includes areas of deciduous woodland three SSSIs. According to magic.gov.uk the parish includes the following additional habitats: <ul style="list-style-type: none"> Purple moor grass and rush pasture Floodplain grazing marsh 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</i>	Unknown Surveys will need to be undertaken at planning application stage.

<p>connect them); and/or</p> <ul style="list-style-type: none"> An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p><i>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. See</i></p> <p>https://data.gov.uk/dataset/0ef2ed26-2f04-4e0f-9493-ffbdbfaeb159/habitat-networks-england</p>	
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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 (green)</p>
<p>3.2 Is there existing vehicle access, or potential to create vehicle access to the site?</p>	<p>Green. Yes</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>Green. Yes</p>
<p>3.4 Are there any known Tree Preservation Orders on the site?</p>	<p>Green. No</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>Amber. Yes. There are at entrance to the site. Large Scots Pines (check). These will be protected due to location in conservation area.</p>
<p>3.6 Are there any Public Rights of Way (PRoW) crossing the site?</p>	<p>Amber. There is a public footpath running east west to the north of the site (southern side of number 14) which provides attractive views across open green belt land towards the back of this site.</p>
<p>Is the site likely to be affected by ground contamination?</p>	<p>Amber. Likely.</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>Low voltage power lines</p>
<p>Would development of the site result in a loss in land use of social, amenity or community value?</p>	<p>Green. No</p>

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		Amber. 400 m – 1200 m to the primary school.
4.2 Shop	Thriplow: <ul style="list-style-type: none"> Located on Middle Street near junction with School Lane 		Green. Less than 400 m – to shop
4.3 Community meeting spaces:	Thriplow: <ul style="list-style-type: none"> Village Hall located on Middle Street near junction with School Lane 		Green. Less than 400 m – to village hall
4.4 Open space/recreation facilities	Thriplow <ul style="list-style-type: none"> The Green Informal Open space (also designated as LGS in Local Plan). 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. 		<ul style="list-style-type: none"> Green. Less than 400 m to the Green Amber. 400 m – 1200 m to Cricket ground Amber. 400 m – 1200 m to play space Amber. 400 m – 1200 m to allotments
4.5 Cycle Route	Cycle path between Heathfield and Thriplow village		Green. Access to cycle route into Heathfield and beyond.
4.6 Bus stop	Thriplow: <ul style="list-style-type: none"> No 31 Bus Service to Cambridge (from Barley) 		Green. No 31 bus route. Bus stop is opposite the green on Fowlmere Road. (less than 400 m)

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	Amber. Site has medium sensitivity in terms of physical and natural landscape Red. Site has high (red) sensitivity in terms of 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	Green. Site has low (green) sensitivity in terms of relationship to settlement /settlement form and edge. Amber. Site has medium (amber) sensitivity in terms of views Amber. Site has medium (amber) sensitivity in terms of perceptual aspects 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/
6.2 Would development of the site conserve or enhance the significance of the Conservation Area	Most of Thriplow village designated as conservation area.
	Amber. The Tithe Barn in the site at Rectory Farm is Grade II listed.
	Amber. The site is in the Thriplow village conservation area.

7. Planning Policy constraints	How to assess green, amber or red?
7.1 Is the site in the Green Belt	Amber. No. The site abuts the green belt.
7.2 Existing Local Plan designations.	Red. Part of site is outside the development framework. Local Plan Policy S/7 allows for development outside development frameworks only where allocated through a completed neighbourhood plan. 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. (red). Amber. Adjacent to the Green Belt. Policy NH/8 Mitigating the impact of development in and

7. Planning Policy constraints	How to assess green, amber or red?
	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	no
7.4 Is the site within, adjacent or outside the existing the village settlement boundary (the development framework)?	Amber. Part of site is outside the development framework.
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. Subject of ongoing planning application (green)
8.2 Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	no
8.3 Is there a known time frame for availability? Available now? / 0 – 5 years/ 6 – 10 years / 11 – 15 years.	Green. Now. Current planning application.

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"> • Contrary to 2018 Local Plan due to location of part of the site outside the development framework. To be policy compliant must be allocated as part of the Neighbourhood Plan and no development on Green Belt land. • Site is adjacent to the green belt and otherwise sensitive in landscape terms • Potential land contamination • Grade II listed Tithe Barn on entrance to site • Established trees on site and adjacent to site • Potential presence of protected species and habitats

10. Conclusions	
	<ul style="list-style-type: none"> • Within the zone of influence of the Thriplow Meadows SSSI.
10.2 What is the estimated development capacity of the site	Up to 7
10.3 What is the likely timeframe for development? (0 – 5 years, 6 – 10, 11 – 15, 15 +)	?. Planning application in at present would indicate the site is available now.
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 	Amber. The site is available and achievable. Subject to constraints the site is suitable.
10.6 Summary of justification for the rating	<p>The site is conveniently located in relation to the village and village services. Development could be suitable subject to following constraints being overcome at planning application stage:</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 and openness of the Green Belt. <u>This could limit the extent to which the developments wraps around the back of properties along Middle Street.</u> • Assessment of land contamination and any necessary investigation and remediation undertaken prior to occupation or use of the site for resident use • Design and layout to conserve or enhance the Thriplow Conservation Area and Grade II listed Title barn which is in the site. • Undertaking of ecology survey to identify presence of habitats and species. Mitigation measures to be secured as appropriate <p>Achievement of net biodiversity gain in particularly in relation to its location in close vicinity to Thriplow Meadows to the north east</p>



View over green belt land behind
Rectory Farm from footpath 234/1.
Photo taken 2 November 2020