

Heathfield and Thriplow Neighbourhood Plan

Site assessment – 8 December 2020

1. Site Details	
1.1 Site Reference/Name	Site 1
1.2 Site plan	 <p>Map showing 1 – 3 Lodge Road in Thriplow parish</p>
1.3 Site address/location	<p>1 – 3 Lodge Road, Thriplow, SG8 7RN</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>The Grainstore Site. 1 – 3 Lodge Road, Thriplow. Photo taken 02 November 2020</p> </div> </div>
1.4 Gross site area (hectares)	<p>1.28</p> <p>(as measured using google earth). It is noted the land promoter states 1.88 but it is assumed this applies to a larger extent of land to include green belt land to the west (where the existing farm building is).</p>
1.5 Greater Cambridge Site Submission (if applicable)	<p>Yes.</p> <p>Form ID: 47379</p>
1.6 Existing land use	Brownfield including farm and vehicle repair shop and greenfield

1.7 Land use being considered (housing, community use, commercial, mixed use)	Residential
1.8 Development capacity	Landowner has put in for 36 residential homes across brownfield and greenfield including green belt land. At 30 dph, the site area of 1.28 could achieve 38 homes. However, this density would be considerably higher than current densities in the village.
1.9 Site identification methods (NP level call for sites/Greater Cambridge call for sites)	Greater Cambridge call for sites
1.10 Planning history	1. Application for 36 residential units with parking, drainage infrastructure and POS refused in 2018 (S/3591/17/FL). 2. Application for residential units was refused in 2005 (S/0713/05/O).
1.11 Neighbouring uses	Cricket ground to the east (across Lodge Road). Open countryside to the west. Residential to the south. Open countryside to the north.

Assessment of suitability

2. Environmental constraints		Assessment: red/amber/green rating.
2.1 Is the site 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 is 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. Site is across the road from Thriplow Cricket ground. This is not considered likely to impact the cricket ground

<p>2.4 Flooding. Is the site predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>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.</p>	<p>Green. No</p>
<p>2.5 Flooding. Is the site is at risk of surface water flooding?</p>	<p>Some areas at risk of surface water flooding in the parish.</p>	<p>Green. Low</p>
<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. No. Existing land is not farmed as comprises agricultural buildings and vehicle repair shop.</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. Not known without ecology survey which habitats present on site.</p> <p>Site falls within network enhancement zone. The user guidance published last in March 2020 by Natural England describes Network Enhancement Zone 2 as “Land connecting existing patches of primary and associated habitats which is less likely than zone 1 to be suitable for creation of the primary habitat. Natural England identifies appropriate action in zone 2 to be to target improvements to biodiversity through land management changes and/or green infrastructure provision.”</p>

<p>3. Physical Constraints</p>	<p>Assessment: red/amber/green rating.</p>
<p>3.1 Is the site:</p> <ul style="list-style-type: none"> • Flat or relatively flat 	<p>Green. Flat or relatively flat</p>

<ul style="list-style-type: none"> • Gently sloping or uneven • Steeply sloping 	
3.2 Is there existing vehicle access, or potential to create vehicle access to the site?	Green. Yes Lodge Road.
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? 	Green. Yes
3.4 Are there any known Tree Preservation Orders on the site?	Green. No
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? 	Green. No
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?	Amber. Yes. The site includes a number of agricultural farm buildings including a vehicle repair area. Will need to be investigated and appropriately remediated prior to any development.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	Low voltage power lines across the site.
Would development of the site result in a loss in land use of social, amenity or community value?	Amber. Yes. The current site includes an established and busy car repair shop, Revivals. This is a locally valued amenity/business

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. 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	
4.2 Shop		In walking distance to the shop on Middle Street (circa 450 m)	Amber. 400 m – 1200 m
4.3 Community meeting spaces:		In walking distance to the village hall on Middle Street (circa 450 m)	Amber. 400 m – 1200 m
4.4 Open space/recreation facilities			<ul style="list-style-type: none"> • Green. Less than 400 m from the Green • Green. Less than 400 m from the Cricket ground • Green. Less than 400m from the Childrens formal play space on Fowlmere Road. • Green. Less then 400 me from the allotments in Thriplow.
4.5 Cycle Route	Cycle path connecting Thriplow with Heathfield		<ul style="list-style-type: none"> • Green. Cycle access to Heathfield and beyond via cycle path.
4.6 Bus stop	Thriplow: <ul style="list-style-type: none"> • No 31 Bus Service to Cambridge (from Barley) 		Green. On the route of the No 31 bus. Bus stop outside the village agree.

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	Green. Low for physical and natural landscape features Amber. Medium 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	Low (green) for relationship to settlement High (red) for visual sensitivity Low (green) for 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/	Amber. Grade II listed Lodge to the south of the site. Assess potential impact. Mitigation may be required.
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. Adjacent to Thriplow Conservation Area. Assess potential impact. Mitigation may be required.

7. Planning Policy constraints	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 north, west and south. It is noted the land promoter states in the Greater Cambridge Plan call for sites that about half of the site is in the green belt. It is assumed this applies to the land immediately to the west where there is an existing farm building.
7.2 Existing Local Plan designations.	Red. Outside the development framework. Local Plan Policy S/7 allows for development outside development frameworks only where allocated through a completed neighbourhood plan. Red. 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.

7. Planning Policy constraints	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	No.
7.4 Is the site within, adjacent or outside the existing the village settlement boundary (the development framework)?	Amber. Adjacent.
7.5 Is the size of the site large enough to significant change the size and character of the existing settlement	Amber. Potentially due to is location at the village entrance.

8. Assessment of Availability	
8.1 Is the site available for development?	Green. Yes
8.2 Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners?	Amber. Yes. Southern part of the site is leased to Revivals, an established and busy car repair garage.
8.3 Is there a known time frame for availability? Available now? /0 – 5 years/ 6 – 10 years / 11 – 15 years.	0-5 years

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?	Amber. Requirements to remediate the land if contaminated.

10. Conclusions	
10.1 Summary of key development constraints affecting the site	<ul style="list-style-type: none"> • Contrary to 2018 Local Plan. 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. • Land is potentially contaminated.

	<ul style="list-style-type: none"> • Site is adjacent to Grade II listed Lodge building located to the south • Site is adjacent to the Thriplow Conservation Area • Key village gateway site • Potential presence of species and habitats. • Site is located within the SSSI impact zone for Thriplow meadows. • Current use of site by local business Revivals.
<p>10.2 What is the estimated development capacity of the site</p>	<p>Land promoter has indicated 36 but this is likely to be too high considering other constraints on this site and densities in neighbouring areas.</p>
<p>10.3 What is the likely timeframe for development? (0 – 5 years, 6 – 10, 11 – 15, 15 +)</p>	<p>Estimated: 0 – 5 years subject to vehicle repair shops being successfully relocated (or if retained on site successfully screened in terms of noise, visual fumes).</p>
<p>10.4 Other key information</p>	
<p>10.5 Overall rating</p> <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 subject to an alternative site found for the vehicle repair shops or the vehicle repair shop is retained on site with mitigation designed in to secure a high level of residential amenity.</p> <p>Subject to constraints the site is suitable.</p>
<p>10.6 Summary of justification for the rating</p>	<p>This site is well related to Thriplow village with good access to existing village facilities (including primary school, allotments, cricket ground, play ground, village green, village hall, village shops and bus stop).</p> <p>The vehicle repair shop located on the site is a successful and valued local business. An alternative site will need to be found for this business if the whole site is to come forward for residential. Alternatively, it may be possible to retain the use if the number of homes were reduced and dwellings were adequately screened to protect them from noise, fumes, disturbance and other residential amenity issues.</p>

	<p>This is an important site to the village because it is located right at the village entrance on Fowlmere Road and also because this site is directly adjacent to the Thriplow conservation area. Currently, due to vegetated bunding and hedgerows, combined with agricultural land use, the current site provides a rural setting at this village entrance. However, the collection and bulk of agricultural buildings along Lodge Road do not provide an ideal setting to the Thriplow conservation area.</p> <p>Redevelopment of the site has the potential to reduce the bulk and height of the built form currently present at this site. There is potential to improve the attractiveness of this site and there is potential to not only conserve but also to enhance the setting to the Thriplow conservation area. However, there is also a risk a residential development has a damaging urbanising effect at this important village entrance site and there is a risk that a poorly designed scheme will harm the setting to the Thriplow conservation area further.</p> <p>This site is considered suitable for residential development but (for the reasons set out above) subject to:</p> <ol style="list-style-type: none">1. delivery of design-led scheme incorporating suitable landscaping that ensures:<ol style="list-style-type: none">a) the current rural character along Lodge Road (currently achieved through wide grass verges, trees and hedgerows) is retained on the one hand and strengthened (through further greening);b) the development is sensitively designed and visually screened from Fowlmere Road through retention and enhancement of current bund and hedgerow along (together with suitable building heights and build form) Fowlmere Road;c) the setting to the Thriplow conservation area is enhanced; andd) the development does not have an adverse effect on the rural character and openness of the Green Belt.2. Assessment of land contamination and any necessary investigation and remediation undertaken prior to occupation or use of the site for residential use3. Securing community support through the Neighbourhood Plan (a site outside the development framework is otherwise not compatible with the Local Plan).4. Undertaking of ecology survey to identify presence of habitats and species. Mitigation measures to be secured as appropriate
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| | 5. Achievement of net biodiversity gain in particularly in relation to its location in close vicinity to Thriplow Meadows to the north east and Thriplow Hummocky Fields to the west |
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Lodge Road looking north. The entrances (on the west) to the grainstore site and Revivals car repair shops are not evident from here. The green verges, hedgerows and trees combined with no road signage and single carriage way give this road a strong rural character providing important setting to the Thriplow Conservation Area which this road abuts. Photo taken 2 November 2020.