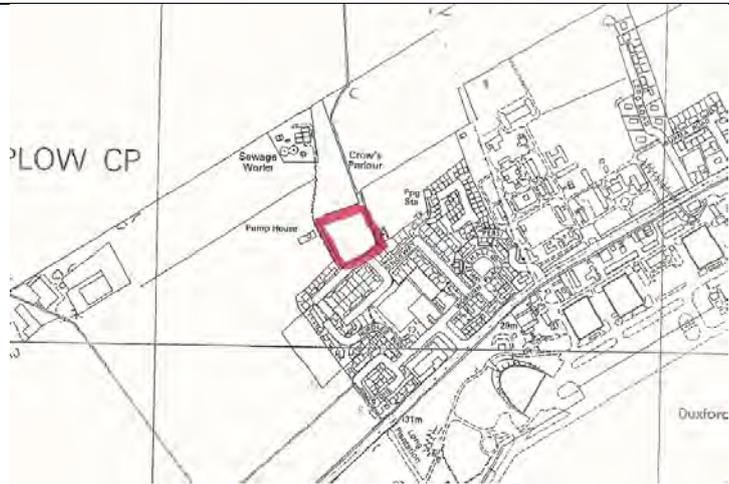


Heathfield and Thriplow Neighbourhood Plan

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1.10 Planning history	2 withdrawn planning applications 1.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. See</i></p> <p>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>

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.
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	<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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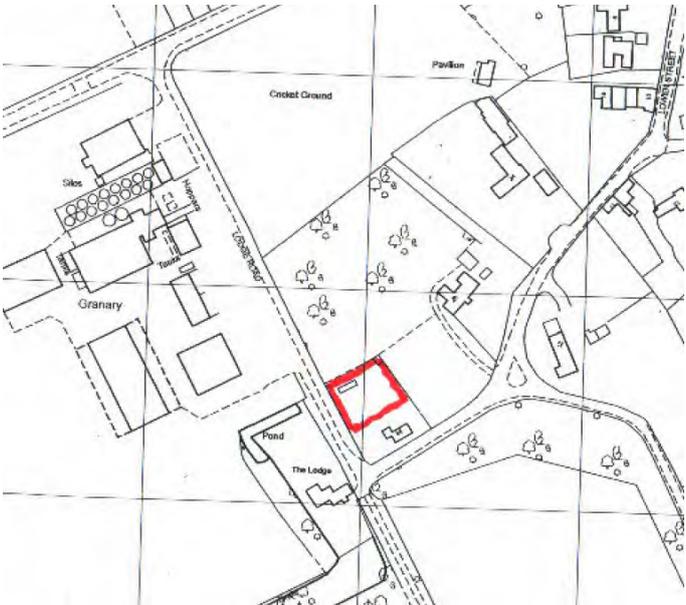
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| | 5. Achievement of net biodiversity gain in particularly in relation to its location in close vicinity to Thriplow Meadows to the north east and Thriplow Hummocky Fields to the west |
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Lodge Road 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.

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>

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="549 490 956 781"></div> <div data-bbox="549 891 1142 1498"></div> <p data-bbox="571 1554 976 1659">Note the site extent submitted as part of planning application S/3975/18 is different</p>

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	Amber. The site is available and achievable. Subject to constraints the site is suitable.
<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 	
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

Heathfield and Thriplow Neighbourhood Plan

Site assessment – 8 December 2020

1. Site Details	
1.1 Site Reference/Name	Site 5
1.2 Site plan	<p>Map showing the Manor House site as submitted by land owner.</p>
1.3 Site address/location	<p>The Manor House, Thriplow, Middle Street</p> <p>The frontage outside the Manor House, Thriplow. Photo taken 2 November 2020</p>

1.4 Gross site area (hectares)	Approx 0.6 hectare
1.5 Greater Cambridge Site Submission (if applicable)	No.
1.6 Existing land use	Residential garden
1.7 Land use being considered (housing, community use, commercial, mixed use)	Residential garden
1.8 Development capacity	Land promoter states 3 dwelling
1.9 Site identification methods (NP level call for sites/Greater Cambridge call for sites)	Neighbourhood plan level call for sites
1.10 Planning history	Historic planning consents at site adjacent to the north at garages. 1991 and 2004 for dwelling and garage.
1.11 Neighbouring uses	Open countryside (green belt) to the east. Residential north, west 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 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 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,	No. (green)

<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>NA. residential use.</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. See</i></p> <p>https://data.gov.uk/dataset/0ef2ed26-2f04-4e0f-9493-ffbdbfaeb159/habitat-networks-england</p>	<p>Amber. Not identified as such using magic mapping tool. However, mature tree and vegetation coverage will be of value to biodiversity</p>

3. Physical Constraints	Assessment: red/amber/green rating
3.1 Is the site: <ul style="list-style-type: none"> • Flat or relatively flat • Gently sloping or uneven • Steeply sloping 	Green. Flat or relatively flat
3.2 Is there existing vehicle access, or potential to create vehicle access to the site?	Green. Yes
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? 	Amber. Yes. Aerial views using google earth show several established trees. All trees are protected due to the location in the Thriplow conservation area.
3.6 Are there any Public Rights of Way (PRoW) crossing the site?	Amber. There is a public footpath (234/2)¹ running east west to the north of the site and public footpath (234/3) running east west to the north of the site.
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?	None identified
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		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

¹ These are the numbers as per the definitive public rights of way map recorded by Cambridgeshire County Council

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	
4.3 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 from Heathfield to Thriplow	None in parish?	Green. Access to cycle route into Heathfield
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 on the green on Fowlmere Road

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	<p>Red. Site has high landscape sensitivity with respect to physical and natural landscape factors</p> <p>Red. Site has high landscape sensitivity with respect to historic and cultural landscape factors</p> <p>Refer to separate assessment by Lucy Batchelor-Wylam.</p>

5. Landscape and Visual Constraints	Assessment: red/amber/green rating
5.2 Is the site in low medium or high sensitivity in terms of visual	<p>Red. Site has high visual sensitivity in terms of relationship with settlement form and edge</p> <p>Amber. Site has medium visual sensitivity in terms of views</p> <p>Amber. Site has medium visual sensitivity in terms of perceptual aspects</p> <p>Refer to separate assessment by Lucy Batchelor-Wylam.</p>

6. Heritage Constraints		Assessment: red/amber or 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/	<p>Amber. The Manor House (Grade II* listed) is immediately adjacent</p> <p>Amber. The garden and boundary wall to the Manor house is listed.</p> <p>Amber. The garden ornaments A, B and C are Grade II listed.</p>
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 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. Check for: Protected Village Amenity Areas, Local Green Space, Important Countryside Frontages,	<p>Red. Most of the site submitted by the land promoter is outside the development framework. Local Plan Policy S/7 allows for development outside development frameworks only where allocated through a completed neighbourhood plan.</p> <p>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.</p> <p>Amber. Adjacent to the Green Belt. Policy NH/8 Mitigating the impact of development in and adjoining the green belt states that development</p>

7. Planning Policy constraints	How to assess green, amber or red?
	<p>on the edges of the settlement which are surrounded by Green Belt must include careful landscaping and design measures of a high quality.</p> <p>Amber. Local Plan Policy NH/14 Heritage Assets. This states development proposals will be supported where they sustain and enhance the significance of heritage assets including their settings.</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)?	Amber. The site is outside but adjacent to 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. 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?	no
8.3 Is there a known time frame for availability? Available now? / 0 – 5 years/ 6 – 10 years / 11 – 15 years.	Unknown

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 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. Lies in the Thriplow Conservation area

10. Conclusions	
	<ul style="list-style-type: none"> • Site is in the setting of the Grade II* listed Manor House • Site is sensitive in landscape terms • Possible presence of priority habitats and species
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 	<p>Red. This site is in a highly sensitive area in both landscape and heritage terms. The site is outside the current development framework. The site is not considered suitable for the proposed development.</p>
10.6 Summary of justification for the rating	<p>The site is conveniently located in relation to the village and village services.</p> <p>However, the site is also highly sensitive due to:</p> <ul style="list-style-type: none"> - Grade II* Manor House - Existing mature tree coverage across the site and their value as part of the Thriplow Conservation area - Other important landscape features including moat - Location adjacent to the green belt - Location adjacent to characterful part of open land enjoyed from public footpaths 234/2 and 234/3 <p>In addition the site lies outside the Thriplow development framework.</p> <p>This site is not considered suitable for development other than for very small scale development that would not compromise significance of heritage assets or current important landscape features. Were this scenario to apply, the site would need to secure community support through the Neighbourhood Plan (a site outside the development framework is otherwise not compatible with the Local Plan).</p>



View towards the Manor House Thriplow, across the open green belt land from public footpath number 234/2. The Manor House is hidden from view in amongst the trees. Photo taken 2 November 2020