

**South Cambridgeshire Strategic Housing Land Availability
Assessment (SHLAA) Report
August 2013**

Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites

Index of Thriplow Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 016	The Grain Store, Lodge Road, Thriplow	50 dwellings	2148
Site 062	Land west of Rectory Farm, Middle Street, Thriplow	55 dwellings	2156
Site 063	Land east of Farm Lane, Thriplow	99 dwellings	2164

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Thriplow
Site name / address	The Grain Store, Lodge Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30 dwellings
Site area (hectares)	1.84ha
Site Number	016
Site description & context	<p>The site is located on the western edge of Thriplow south of Fowlmere Road and west of Lodge Road. There is a residential use adjoining the southern boundary. There is an area of open space used as the village cricket ground to the east. To the north and west is open farmland.</p> <p>The site consists of a collection of agricultural buildings surrounded by hard standing.</p>
Current or last use of the site	Grain store / Revivals (an MOT test centre)
Is the site Previously Developed Land?	Northern part of site with grain stores = No MOT test centre =yes
Allocated for a non-residential use in the current development plan?	No
Planning history	LDF 2006 – Objection Site 123 The site was considered for residential development and no change was recommended by the inspector.

SHLAA (August 2013) Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites
Group Village

	<p>Planning application</p> <p>An application for residential use of the land was refused in 2005 because the land is not previously developed land, the housing was not affordable, replacement agricultural buildings would be needed and likely to have to be located in the Green Belt, the existing employment user of one barn would be displaced and scale of proposal is too large for village.(S0713/05O)</p>
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is partly within the Green Belt and the rest on White Land on the edge of Thriplow</p> <p>Green Belt Purpose</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Thriplow is within the outer rural area of the GB at some distance from Cambridge so its GB role in protecting the special character of the city and its setting is less than that of land nearer to Cambridge. It is not located such that it would perform the function of physically separating villages within the Green Belt. The GB helps to retain the rural setting and character of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<p>No</p>
Tier 1 conclusion:	<p>The site is located on the western edge of Thriplow west of Lodge Road. There is a residential property along the southern boundary. There is an area of open space used as the village cricket pitch to the east. To the north and west is open farmland.</p> <p>The site consists of a collection of agricultural buildings surrounded by hard standing.</p>

	<p>Part of the western edge of the site is within the Green Belt and the rest of the site is white land. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – the eastern boundary of the site is adjacent to the conservation area and it wraps around the southern edge of the site. Adverse effect on setting of Conservation Area due to loss of openness, mature hedging frontage and rural approach to village along Fowlmere Road and at entrance to Lodge Road. Potential to enhance area of existing modern farm buildings & to reinstate missing section of avenue on approach to Thriplow Bury. • Listed Buildings- The grounds of The Lodge (Grade II) is adjacent to the southern boundary of the site; opposite this property is 30 Lower Street – another Grade II listed building whose grounds are only 6m from the southern corner of the site; The Dower House in Lower Street is a Grade II building in grounds some 80m from the site. Thriplow Bury is Grade II* to the south of the site (160metres). • Non-statutory archaeological site - Cropmarks to the west suggest settlement of probable late prehistoric date. Archaeological works could be secured by condition of planning permission.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Protected Village Amenity Area – There is a large area on the opposite side of Lodge Road following the entire length of the eastern boundary, which is the village cricket ground. • Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting

	<p>watercrowsfeet and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.</p> <ul style="list-style-type: none"> • Agricultural land grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 – only small part of southern end of site is within the zone. • Land contamination - Commercial / industrial use, requires assessment, can be conditioned • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise - No obvious / apparent significant noise related issues, therefore no objection in principle. • Noise from Fowlmere Road but can be mitigated by design and layout, which may influence density.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Thriplow as a village set in rolling landscape. It has an almost grid-iron historic street pattern. The whole village has a rural character with linear development along the streets and small-enclosed fields, groups of trees and playing fields within the grid pattern, clearly a key attribute. Fields to the west separate Thriplow from Fowlmere.</p> <p>The site is located on the western edge of Thriplow, which places it within the fields that separate the village from Fowlmere. The surrounding countryside is very open with large rolling fields. The grain stores on the site are used for agricultural purposes and they are of a large industrial scale, which dominate the views on the western edge of the village. They are visible from a distance when approaching the village from Fowlmere as a harsh edge to the settlement. Once within the village there is a hedgerow along the site screening direct views of the buildings from Fowlmere Road.</p> <p>On Lodge Road the whole site is open to view and completely blocks any wider vistas of the open countryside beyond. The neighbouring village cricket ground is completely screened by hedges.</p> <p>The listed building -The Lodge, south of the site, has a mature garden containing trees that screens the house from the buildings on the site. Likewise the listed properties in Lower Street are screened from the site by mature trees and vegetation.</p> <p>Development of the site would have an adverse effect on the landscape setting of Thriplow because there could be a loss of</p>

	mature hedging fronting the site and could be a reduction in the rural character of this approach into the village along Fowlmere Road. Development of part of the site could provide an opportunity to enhance townscape of this edge of the village by careful design.
Can any issues be mitigated?	In Part Potential to enhance area of existing modern farm buildings & to reinstate missing section of avenue on approach to Thriplow Bury. Possible reduced site within existing hard standing and built-up area, subject to landscaping and frontage.

Infrastructure	
Highways access?	Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment). A junction located on to Lodge Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas – no supply. • Mains sewerage - There is sufficient capacity at the Foxton waste water treatment works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided
School capacity?	Thriplow has one primary school with a PAN of 15 and school capacity of 105, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In

	<p>their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Thriplow taking account of planned development in Thriplow, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>The Surgery, Harston (2.76 miles) – No capacity / Need extra to meet growth at Hauxton.</p> <p>Sawston Medical Practice (3.22 miles) – Lots of capacity / New premises 2006, spare capacity.</p>
Any other issues?	<p>The promoter had provided the following additional information –</p> <p>The redevelopment of this site with the removal of ugly, partly demolished, farm buildings & with the landscaping belt proposed will soften the view of the village when approaching from the west. It will provide further residential enclosure to the cricket meadow and will provide potential pupils for the village school and potential customers for both the local pub and the community run village shop.</p> <p>The proposed landscape belt, although not directly connected, will be a great addition to The Newditch Plantation close by the site.</p>
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	1.66ha
Site capacity	50 dwellings
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is potentially capable of providing residential development taking account of site factors and constraints. This does not include a judgement on whether the site is suitable for residential development in planning policy terms, which will be for the separate plan making process.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Thriplow Farm Ltd
Legal constraints?	-
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	<ul style="list-style-type: none"> The promoter indicates that the site is not available immediately – there are existing uses on the site. The promoter indicates that the site could become available 2011-16

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2016-21
Are there any market factors that would significantly affect deliverability?	-
Are there any cost factors that would significantly affect deliverability?	The relocation of the grain store and the MOT test centre.
Could issues identified be overcome?	Alternative accommodation for the existing uses.
Economic viability?	<p>Viability Category 3 Less viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for</p>

	<p>development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority have some concerns about the landowners ability to deliver a development that fully complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>This site is considered to be sufficiently attractive for developers to be interested in acquiring it, assuming that the existing landowner does not have excessive aspirations, housing prices increase to those previously experienced and / or that the Council might be minded to be flexible in its application of planning policy to help ensure site viability. The Council should be mindful that the aspirations of the existing landowner, and ability to be flexible with some planning policy requirements would allow development during the plan period.</p>
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Site Assessment Conclusion
Site with limited development potential. This does not include a judgement on whether the site is suitable for residential development in planning policy terms which will be for the separate plan making process.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Thriplow
Site name / address	Land west of Rectory Farm, Middle Street
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	15 - 20+ dwellings with open space
Site area (hectares)	2.44ha
Site Number	062
Site description & context	<p>The site is on the southern side of Thriplow. To the east is Rectory Farm and residential properties with gardens in Middle Street. Beyond the western boundary are a number of large houses whose gardens adjoin the site. A footpath follows the northern boundary separating the site from grassland that has further residential properties backing onto it. South of the site is further grassland.</p> <p>The site comprises of open grassland with trees scattered around its perimeter. On the eastern part of the site are scattered agricultural buildings.</p> <p>This site is considered with adjoining land as a larger site – Site 63</p>
Current or last use of the site	Grassland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is partly within the Green Belt. Some white land on the east side of the site.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and its setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Thriplow is within the outer rural area of the GB at some distance from Cambridge so its GB role in protecting the special character of the city and its setting is less than that of land nearer to Cambridge. It is not located such that it would perform the function of physically separating villages within the Green Belt. The GB helps to retain the rural setting and character of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is on the southern side of Thriplow. To the east is Rectory Farm and houses in Middle Street. To the west are large houses set in grounds. North beyond a footpath is grassland. To the south is further grassland.</p> <p>The site itself is grassland. The majority of it is within the Green Belt – the remainder being white land with some agricultural buildings. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Conservation Area – The whole site is within the conservation area - Major adverse effect on Conservation Area due to loss of significant open countryside within core of CA, the historic building form, views across CA and to groups of historic buildings within CA, and loss of functional setting of Rectory Farm and loss of rural character of Farm Lane. • Listed Buildings – There are two Grade II listed properties in Lower Street whose grounds adjoin the northwest boundary of the site. – 15, 17. Also the grounds of 19 Lower St (Grade II) and Bassets in Lower Street (Grade II*) adjoins the entire length of the western boundary. The Manor House is located in Middle Street (Grade II*listed) 60metres from the site. Gowards Farmhouse at 28 Middle Street is Grade II listed – 65metres from the site. Thriplow Bury is Grade II* to the south west of the site. Settings of numerous listed properties adversely affected including Manor House and Thriplow Bury (Grade II*) due to loss of rural backdrop and countryside settings to listed buildings along Lower Street and Middle Street. • Non-statutory archaeological site - The site is located in the historic core of the village and remains of medieval date are known in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Important Countryside Frontage – There is an ICF located north of the site between 14 – 8 Middle Street. • Protected Village Amenity Area – North of the site adjacent to No1 Lower Street there is a PVAA. • Public Rights of Way – a footpath linking Lower Street and Middle Street follows the northern boundary of the site. • Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2

<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Agricultural / farm buildings in north, requires assessment, can be conditioned • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise: Generation - No obvious / apparent noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Thriplow as a village set in rolling landscape. It has an almost grid-iron historic street pattern. The whole village has a rural character with linear development along the streets and small-enclosed fields, groups of trees and playing fields within the grid pattern, clearly a key attribute.</p> <p>The site within the heart of the village. It is open grassland surrounded by well-established hedgerows with mature trees. There are very few views into the site from adjoining roads since it is well screened by trees and enclosed by houses with mature gardens. There are views into the site from the footpath that runs along the northern boundary. From the south west of the site in Farm Lane glimpses of site can be seen with some of the houses along Middle Street visible providing a very rural setting to the village. Development of the site would result in the loss of this rural character.</p> <p>The grounds of the listed buildings to the west adjoin the site and any development of the grassland would have significant impact on the setting of these properties. There are mature trees along these boundaries.</p> <p>To the south is further grassland extending into the open countryside which is characterised by wooded areas with enclosed fields.</p> <p>Development of the site would have a significantly adverse effect on the landscape setting of Thriplow because it would result in the loss of a significant area of open countryside within the core of the historic village. It would alter the existing character of the built form of the village which is linear with interspersed open space. It would greatly impact the setting of numerous listed buildings including Manor House and Thriplow Bury which are Grade II* listed buildings.</p>
<p>Can any issues be mitigated?</p>	<p>No</p>

Infrastructure	
Highways access?	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>The proposed site does not appear to have a direct link to the adopted public highway.</p> <p>The promoter has indicated on the map submitted with the Call for Sites questionnaire that access would be through the existing farmyard in Middle Street.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers. <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – no supply. • Mains sewerage - There is sufficient capacity at the Foxton waste water treatment works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided.
School capacity?	<p>Thriplow has one primary school with a PAN of 15 and school capacity of 105, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Thriplow taking account of planned development in Thriplow, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need</p>

	<p>for early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>The Surgery, Harston (2.76 miles) – No capacity / Need extra to meet growth at Hauxton.</p> <p>Sawston Medical Practice (3.22 miles) – Lots of capacity / New premises 2006, spare capacity.</p>
Any other issues?	<p>The promoter has provided the following information –</p> <p>Open space should be provided to make a quality development and dwellings not on top of each other.</p> <p>Enhancement of the area by providing high quality spacious housing together with open recreational and green spaces close to the M11 and Cambridge. Development to be done with South Cambs policies in force at relevant times.</p>
Can issues be mitigated?	In Part

Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 1.83ha)
Site capacity	55 dwellings
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	Four landowners
Legal constraints?	No

Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework; Part in Green Belt.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Thriplow
Site name / address	Land east of Farm Lane
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	30-40+ dwelling with open space
Site area (hectares)	4.39ha
Site Number	063
Site description & context	<p>The site is on the southern side of Thriplow. It is a long 'L' shaped site. Along the northern part of the east boundary is Rectory Farm and residential properties with gardens in Middle Street. Further south the boundary is divided from this residential street by woodland. Thriplow House set in large grounds is along the furthest part of this boundary.</p> <p>Beyond the northwestern boundary are a number of large houses whose gardens adjoin the site and a large wooded area. A footpath follows the northern boundary separating the site from an area of grassland to the north that has further residential properties backing onto it.</p> <p>The western boundary adjoins Farm Lane and Thriplow Bury a large listed property and its grounds are on the opposite side of this lane following this long boundary.</p> <p>Beyond the narrow southern boundary is open countryside.</p> <p>The site comprises of an extensive area of open grassland with trees scattered around its perimeter. On the north eastern part of the site are scattered buildings.</p>

Current or last use of the site	Grassland
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	<ul style="list-style-type: none"> • Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt. A small part west of Rectory Farm is white land.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Thriplow is within the outer rural area of the GB at some distance from Cambridge so its GB role in protecting the special character of the city and its setting is less than that of land nearer to Cambridge. It is not located such that it would perform the function of physically separating villages within the Green Belt. The GB helps to retain the rural setting and character of the village.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No

<p>Tier 1 conclusion:</p>	<p>The site is on the southern side of Thriplow with residential properties with gardens to the west and north east. There is a strip of woodland along the south eastern boundary. Beyond the southern boundary is countryside. A footpath separates the site from an area of open grassland to the north.</p> <p>The majority of the site is within the Green Belt with a small piece of white land in the north eastern part of the site. The site falls within an area where development would have an adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character
<p>Does the site warrant further assessment?</p>	<p>Yes</p>

Tier 2: Significant Local Considerations

Designations and Constraints	
<p>Heritage considerations?</p>	<ul style="list-style-type: none"> • Conservation Area – The whole site is within the conservation area - Major adverse effect on Conservation Area due to loss of significant open countryside within core of CA, the historic building form, views across CA and to groups of historic buildings within CA and loss of functional setting of Rectory Farm and loss of rural character of Farm Lane. • Listed Buildings – There are two Grade II listed properties - 15, 17 Lower Street whose grounds adjoin the northwest boundary of the site. Also the grounds of 19 Lower St (Grade II) and Bassets in Lower Street (Grade II*) adjoin the western boundary. Thriplow Bury is a large Grade II* listed house set in substantial grounds that are separated from the site by Farm Lane. To the east is The Manor House, which is located in Middle Street (Grade II*listed) 60metres from the site. Gowards Farmhouse at 28 Middle Street is Grade II listed – 65metres from the site. - Settings of numerous listed buildings. Adverse effect on settings including Manor House and Thriplow Bury due to loss of rural backdrop and countryside settings to listed properties along Lower Street and Middle Street. • Non-statutory archaeological site - The site is located in the historic core of the village and remains of medieval date are known in the vicinity. Further information would be necessary in advance of any planning application for this site.

<p>Environmental and wildlife designations and considerations?</p>	<ul style="list-style-type: none"> • Important Countryside Frontage – There is an ICF located north of the site between 14 – 8 Middle Street. • Protected Village Amenity Area – North of the site adjacent to No1 Lower Street there is a PVAA. • Public Rights of Way – a footpath linking Lower Street and Middle Street follows the northern boundary of the site. • Biodiversity features /Chalklands – These support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design. • Agricultural land grade 2
<p>Physical considerations?</p>	<ul style="list-style-type: none"> • Ground Water Source Protection Zone 3 • Land contamination - Adjacent filled land in south and agricultural/farm buildings in north, requires assessment, can be conditioned • Air quality issues - This location is not in an area of poor air quality/does not have a significant number of proposed dwellings to have a significant impact on air quality. • Noise: Generation - No obvious / apparent noise related issues, therefore no objection in principle. Some minor to moderate additional road traffic noise generation on existing residential due to development related car movements but dependent on site entrance.
<p>Townscape and landscape impact?</p>	<p>The South Cambridgeshire Village Capacity Study (SCVCS) 1998 describes Thriplow as a village set in rolling landscape. It has an almost grid-iron historic street pattern. The whole village has a rural character with linear development along the streets and small-enclosed fields, groups of trees and playing fields within the grid pattern, clearly a key attribute.</p> <p>The site within the heart of the village. It is open grassland surrounded by well-established hedgerows with groups of mature trees. There are very few views into the site from adjoining roads since it is well screened by trees and enclosed by houses with mature gardens. There are views into the site from the footpath that runs along the northern boundary.</p> <p>From Farm Lane glimpses of the site can be seen with some of the houses along Middle Street visible providing a very rural setting to the</p>

	<p>village. The entire length of Farm Lane is a dense hedgerow with few breaks in it. This encloses the grassland and enhances the rural character of this part of the village. Development of the site would result in the loss of this rural character.</p> <p>The grounds of a number of listed buildings to the west adjoin the site. Any development of the grassland would have significant impact on the setting of these properties. There are mature trees along these boundaries creating a very soft edge to the village.</p> <p>The woodland strip along part of the eastern boundary encloses the site and screens views of the grassland from the properties in Middle Street.</p> <p>Farm Lane forms the southern boundary, which at this point rather than having a wooded edge to the road there is a hedge, which does allow some views up through the site of grassland and groups of large trees. Beyond this southern edge looking southwards is countryside.</p> <p>Development of the site would have a significantly adverse effect on the landscape setting of Thriplow because it would result in the loss of a significant area of open countryside within the core of the historic village. It would alter the existing character of the built form of the village which is linear with interspersed open space. It would greatly impact the setting of numerous listed buildings including Manor House and Thriplow Bury which are Grade II* listed buildings.</p>
Can any issues be mitigated?	No

Infrastructure	
Highways access?	<p>Regarding sites in Duxford / Fowlmere / Sawston / Thriplow / Whittlesford / Whittlesford Bridge area (estimates capacity 5739 dwellings on 33 sites) the Highway Agency comments that the majority of sites in this group are extensions to small settlements. In practice this section of the M11 is under less pressure than sections both to the north and south. While the group will add traffic flow to the M11 it is likely that any impacts could be mitigable (subject to assessment).</p> <p>A junction located on to Farm Lane would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Heydon Reservoir, within

	<p>which there is a minimum spare capacity of 5450 properties based on the peak day for the distribution zone less any commitments already made to developers.</p> <p>There is insufficient spare capacity within Heydon Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains.</p> <ul style="list-style-type: none"> • Gas – no supply. • Mains sewerage - There is sufficient capacity at the Foxton waste water treatment works to accommodate this development site. The sewerage network is operating at capacity and will require a developer impact assessment to ascertain the required upgrades. The developer will fund this assessment and any mitigation required.
Drainage measures?	No FRA provided
School capacity?	<p>Thriplow has one primary school with a PAN of 15 and school capacity of 105, and lies within the catchment of Melbourn Village College with a PAN of 148 and school capacity of 740 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 6 primary places in Thriplow taking account of planned development in Thriplow, and a large deficit of 109 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 40 dwellings could generate a need for early years places and a maximum of 14 primary school places and 10 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	<p>The Surgery, Harston (2.76 miles) – No capacity / Need extra to meet growth at Hauxton.</p> <p>Sawston Medical Practice (3.22 miles) – Lots of capacity / New premises 2006, spare capacity.</p>
Any other issues?	<p>The promoter has provided the following information –</p> <p>Open space should be provided to make a quality development and dwellings not on top of each other.</p> <p>Enhancement of the area by providing high quality spacious housing together with open recreational and green spaces close to the M11 and Cambridge. Development to be done with South Cambs policies in force at relevant times.</p>

Can issues be mitigated?	In Part
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (area if unconstrained 3.29ha)
Site capacity	99 dwellings
Density	30dph

Potential Suitability	
Conclusion	<ul style="list-style-type: none"> The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	No
Site ownership status?	Four landowners
Legal constraints?	No
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	No

Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework; Green Belt.