In terms of the garden areas associated with individual plots, each 2 bed property would need a garden area of 50 square metres in size, any property above that size should be 80 square metres. Ground Floor apartments should have a minimum of 10m² private amenity space directly outside their living accommodation. Upper floor apartments must have use of a private balcony of 3m².

The redevelopment of the site would be likely to result in a reduction in the level of noise and disturbance as a result of the relocation of the existing agricultural building and car repair business.

**Car Parking and Highway Safety**
The development is likely to result in an increase in traffic generation to and from the site along with a different type of traffic. I understand from our meeting that you have been discussing the application with the Local Highways Authority who would provide a view in relation to the impact of the development upon the capacity and functioning of the public highway.

A Transport Statement is required to demonstrate that the development would not have any adverse impact on highway safety. A Travel Plan may also be required to encourage staff to use sustainable modes of transport in accordance with policy TR/3 of the adopted LDF 2007.

Under Policy TR/2 of the adopted LDF 2007 there should be 1.5 car parking spaces per dwelling and one secure cycle parking space per dwelling.

**Trees and Ecology**
The site comprises trees and landscaping that provide an important contribution to the character of the village particularly along the northern boundary of the site when approaching from the west and between the site and the listed building to the south.

A tree survey and aboricultural report is required to be submitted to demonstrate the development would not result in harm to the trees. A biodiversity assessment will be required to consider whether the buildings and site currently provides a habitat for bats and other protected species including mitigation and compensation would be required in taking forward any development in accordance with policy NE/6 the LDF Development Control Policies DPD adopted July 2007.

**Drainage and Flood Risk**
With regard to drainage policy NE/9 Water and Drainage Infrastructure seeks to ensure there is appropriate drainage infrastructure both through surface and foul water drainage in relation to proposed development which should be incorporated into the scheme. The site is situated in Flood Zone 1 (low risk). The development may increase surface water run-off at the site. A Flood Risk Assessment is required to be submitted with any application to demonstrate that the proposal would not increase the risk of flooding to the site and surrounding area in accordance with policy NE/11 of the adopted LDF 2007.

**Renewable Energy and Water Conservation**
The development would need to provide at least 10% of the predicted energy requirements through renewable means in order to ensure compliance with policy NE/3 of the adopted Local Development Framework 2007 and water conservation measures in accordance with policy NE/12 of the adopted LDF 2007.

**Developer Contributions:**
Policy DP/4 of the LDF states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of specific infrastructure
necessary to make the scheme acceptable in planning terms and comply with the CIL regulations.

The Council may seek to secure financial contributions towards outdoor sports space, indoor community facilities, education facilities, health facilities, transport improvements or any other elevation mitigation measures to offset the development. This infrastructure will be dependent upon the need of the village in consultation with Thriplow Parish Council, Cambridgeshire County Council and the National Health Service. There would also be a contribution toward maintenance of children’s play space and informal open space on site if owned by the Parish Council.

Other matters:
Policy DP/1 of the adopted LDF 2007 states that all planning applications for major development are required to submit a sustainability appraisal and a Health Impact Assessment to demonstrate that they have addressed sustainability issues, including impact on health in their development proposals. Major development in the case of this pre-application is defined by the erection of 20 or more dwellings.

With regard to whether the site would be subject to an Environmental Impact Assessment. I would advise submitting a screening opinion to the Local Planning Authority to ensure we can properly assess whether the project falls within the remit of the regulations, whether it has a severe impact on the environment and whether it requires an assessment

Conclusion
In my informal opinion I cannot say whether or not I would be able to support the principle of demolishing the existing agricultural buildings and car repair business with a residential development of 36 dwellings in the countryside as this would require further evidence the development represents sustainable development, is in keeping with the character and appearance of the village as well as not resulting in loss of employment.

This is subject to the other material planning considerations being addressed which includes housing density, affordable housing, housing mix, impact on the character and appearance of the open countryside and setting of the Heritage Assets, design considerations, residential amenity, car parking and highway safety, trees and ecology, drainage and flood risk, developer contributions and other matters which need to be addressed.

Please Note

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The table in Appendix 1 details the documentation required to validate an outline and full application which would also require the correct fee.

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Failure to do so, will delay validation and registration of your application
Kind Regards

Lydia Pravin

Lydia Pravin
Senior Planning Officer
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- Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.

- The Council positively encourages applicants to enter into pre-application discussions but if a major or minor application is submitted without such discussions, the Council may determine the application as submitted without post-submission discussions.

- The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosable under the above Act. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosable under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.
Dear Ms Pain

Request for Pre-Application Advice
Proposal: Relocation of existing grain store from Lodge Road to Fowlmere Road, Foxton
Location: Land east of Fowlmere Road, Foxton

Thank you for your enquiry. This letter is a response to your pre-application received 31 May 2017 and subsequent meeting held at South Cambridgeshire District Council on 06 July 2017 seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the case officer.

Recommendation
In my informal opinion the principle of relocating the grain store to a new site in the Green Belt would represent an exception in the Green Belt and would be accepted under paragraph 89 of the NPPF 2012. There are concerns about the impact of the development on the open countryside through landscape harm which would need to be mitigated.

This is subject to the other material planning considerations being addressed which include highway safety, trees and ecology, neighbour amenity and noise, drainage and flood risk, renewable energy and water conservation and health impact assessment.

Relevant Planning History
None relevant

Site Constraints
The site is located outside of the village framework and in the open countryside. It is located in the Green Belt. There is a public footpath located 400m west of the site. A tree preservation order runs along the western boundary. The site lies in Flood Zone 1.
Planning Assessment

Principle of Development
Applications are to be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The adopted Development plan comprises South Cambridgeshire Core Strategy DPD, 2007 and Development Control Policies DPD, 2007.

The emerging Local Plan comprises the South Cambridgeshire Local Plan, Proposed Submission Version, July 2013 and associated Policies Map. This plan has not yet been adopted and is going through independent assessment by an Inspector therefore limited weight can be attached to the policies contained therein.

As the application is in the Green Belt, the main issues are:

- Whether the proposal is inappropriate development for the purposes of the framework
- The effect of the proposal on the openness of the Green Belt
- If the proposal is inappropriate development, whether the harm to the Green Belt by reasons of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify it

Policy ST/1 of the Local Development Framework Core Strategy states that a Green Belt will be maintained around Cambridge. Amongst other things, the purposes of the Cambridge Green Belt are to maintain and enhance the quality of Cambridge’s setting and to prevent communities in the environments of Cambridge from merging into one another and with the city. Moreover, in defining the Green Belt, regard will be given to the special character of Cambridge and its setting, including amongst other things, the distribution, physical separation, setting, scale and character of Green Belt villages and a landscape that retains a strong rural character.

Policy GB/1 of the Development Control Policies DPD states that there is a presumption against inappropriate development in the Cambridge Green Belt as defined on the Proposals Map. The supporting text to Policy GB/1 states that the main purpose of the Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional circumstances. Such exceptional circumstances will be regarded as Departures fro the Development Plan and will only be permitted where other considerations outweigh harm to the Green Belt. It is not sufficient justification to overrise Green Belt policies because a development would be inconspicuous or would not harm the site or locality.

Section 9 of the National Planning Policy Framework (NPPF) seeks to protect Green Belt land. Paragraph 80 of the NPPF sets out that the Green Belt serves 5 purposes, including to check unrestricted sprawl of large built up areas, to safeguard the countryside from encroachment and to preserve the setting and special character of historic towns.

Paragraph 87 of the National Planning Policy Framework states that inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 88 of the NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
Paragraph 89 of the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt subject to a number of exceptions. One of these exceptions are buildings for agriculture and forestry. Therefore the development would be considered an exception in accordance with paragraph 89 of the NPPF 2012. It would also comply with policy DP/7 of the adopted LDF 2007 that states outside village frameworks only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.

Information was provided through the pre-application on the need of the business to expand. The current buildings do not provide sufficient storage capacity and despite maintenance are not able to support modern farming. Therefore it is accepted that new buildings would be required. The intensification of the business on the existing site could cause harm to the amenity of surrounding neighbours and therefore this is why a new site is proposed. The information provided gives justification of the scale of the development which would also need to be submitted as part of any formal application.

**Impact on the open countryside and Green Belt**

Whilst the group of agricultural buildings would result in a loss of openness and visual intrusion into the Green Belt and countryside as it is currently open and undeveloped. This is within the context that the development is considered to be in keeping with the character and appearance of Fowlmere Road that comprises similar scale groups of agricultural buildings set within open arable land which was confirmed through a site visit.

The Landscape officer commented on the landscape effect in accordance with policy NE/4 of the adopted LDF 2007:

Magnitude of landscape effects and the judgement of size/scale, duration and reversibility of landscape effects - medium. This is due to the:

- Introduction of some unnatural features into the landscape – 5m high bund
- The retention and protection of the existing TPO, a key feature of the landscape.
- The effects would be confined to the development site.

**Existing views and visual amenity**

Sensitivity of visual receptors – medium / high. This is due to:

People engaged in outdoor recreation whose attention is focused on the landscape particularly using the public right of way.

Residential / visitors in communities where views and landscape setting are particularly valued.

Cyclists using the cycle byways on roads in predominately rural landscapes.

**Visual effects**

Magnitude of visual effects and the judgement of size/scale, duration and reversibility of visual effects - medium. This is due to the

- Partial loss of, or alteration to the views, and /or the addition of new features in the view that will be notable or would contrast from the existing view.
- The new elements become a noticeable addition to a particular view or views.
- Partial or short duration views of new elements would be experienced from different viewpoints

**Mitigation Works**

Measures to mitigate potential landscape and visual impacts can avoid potential adverse effects, or reduce the scale of unavoidable effects. Ideally, mitigation works can create beneficial effects in the landscape.

The applicant has indicated some potential measures to mitigate the landscape and visual impacts. These included the following:

- An earth bund (not characteristic to the landscape)
• Boundary planting
Applicant to consider further mitigation works which would be a sympathetic treatment in keeping with the local characteristics and help the integration of the new development into the surrounding landscape.

Final statement of likely significant landscape and visual effects
Following mitigation works the predicted level of landscape and visual impact is therefore assessed by considering the sensitivity of the landscape resource or visual receptor, the magnitude of change (including duration and reversibility) and professional judgement at varied stages through the process.
Landscape – Slight adverse. Some elements of the proposed changes would be uncharacteristic of the study area.
Visual – Slight adverse. The proposed changes to the views would be perceptible and potentially uncharacteristic in the existing view.

Opportunities for the applicant to consider within the detailed design
• I would recommend that the applicant undertakes a landscape appraisal to assess and address the predicted level of landscape and visual impact.
• Removal of the bund – uncharacteristic within the local landscape
• Undertake further mitigation works following appraisal.
• Extend and infill the eastern and western boundary hedgerow
• Ensure new agricultural buildings, such as large storage sheds, are sited and designed to reduce their apparent mass, minimising their impact on the wider landscape by the appropriate use of texture, colour and planting.

The Urban Design Officer had no objections to the layout, scale, form, massing and design of the buildings subject to appropriate mitigation through substantial hedge/tree planting to screen the buildings. At the meeting I raised concerns the Parish Council had when I met with them on 05 June 2017 which was the impact on the landscape as a result of the development which needs to be considered.

Highway Safety
The development would result in an increase in traffic generation to and from the site. I understand from our meeting that you have been discussing the application with the Local Highways Authority who would provide a view in relation to the impact of the development upon the capacity and functioning of the public highway.

A Transport Statement would be required to be submitted with any application to demonstrate that the development would not have any adverse impact on highway safety. A Travel Plan may also be required to encourage staff to use sustainable modes of transport in accordance with policy TR/3 of the adopted LDF 2007.

The Parish Council were also concerned about the traffic impact on the junction with Fowlmere Road and Cambridge Road. This would need to be discussed with the Local Highways Authority as to whether this would be a concern.

Trees and Ecology
A Tree Preservation Order covers the trees along the western boundary of the site. These trees should be retained and protected during the course of any development. A biodiversity assessment will be required to consider whether the site provides a habitat for protected and priority species including if any mitigation would be required in taking forward any development in accordance with policy NE/6 the LDF Development Control Policies DPD adopted July 2007
Neighbour Amenity and Noise
Environmental Health have commented on the noise assessment submitted with the pre-application and commented on the impact from noise and environmental pollution. No significant objections were raised in terms of the impact on neighbouring amenity with regard to noise in accordance with policy DP/3 and NE/15 of the adopted LDF 2007.

Drainage and Flood Risk
With regard to drainage policy NE/9 Water and Drainage Infrastructure seeks to ensure there is appropriate drainage infrastructure both through surface and foul water drainage in relation to proposed development which should be incorporated into the scheme. The site is situated in Flood Zone 1 (low risk). The development may increase surface water run-off at the site. A Flood Risk Assessment is required to be submitted with any application to demonstrate that the proposal would not increase the risk of flooding to the site and surrounding area in accordance with policy NE/11 of the adopted LDF 2007.

Renewable Energy and Water Conservation
The incorporation of solar panels and rainwater harvesting would be supported. In further discussion with the Principal Planner you would need to ensure the solar panels provide 10% towards the total predicted energy requirements of the development to comply with Policy NE/3 of the adopted LDF 2007 and that rainwater harvesting is a suitable water conservation measure in accordance with Policy NE/12 of the adopted LDF 2007.

Health Impact Assessment and Other Matters
Policy DP/1 of the adopted LDF 2007 states that all planning applications for major development are required to submit a sustainability appraisal and a Health Impact Assessment to demonstrate that they have addressed sustainability issues, including impact on health in their development proposals. Major development in the case of this pre-application is defined by where the floor area to be created is more than 1000m² or more, or the site area is 1 hectare or more. Given the nature of the development the Environmental Health Officer has advised carrying out the screening approach as outlined in the Supplementary Planning Document.

As this application is supported in principle this scheme could be presented to the Design Enabling Panel, a service we provide to enable further guidance on the design and landscape impact.

Conclusion
In my informal opinion the principle of relocating the grain store to a new site in the Green Belt would represent an exception in the Green Belt and would be accepted under paragraph 89 of the NPPF 2012. There are concerns about the impact of the development on the open countryside through landscape harm which would need to be mitigated.

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Dear Ms Pain

Request for Pre-Application Advice
Proposal: Demolition of existing barn and construction of car repair workshop
Location: New Barn, Brook Road, Thriplow

Thank you for your enquiry. This letter is a response to your pre-application received 31 May 2017 and subsequent meeting held at South Cambridgeshire District Council on 06 July 2017 seeking the pre-application views of the Local Planning Authority. The relevant information is set out below. Please be aware of the disclaimer at the end of this letter. If you have any questions relating to the advice given, please contact the case officer.

Recommendation
In my informal opinion the principle of relocating the existing car repair business to a new site in the Green Belt would represent inappropriate development as a result of the material enlargement of the building, different use and associated land use for the parking of vehicles. At present the application cannot be supported as further information would be required on the needs of the business, justification for this location with specific details of other sites considered and why they are not appropriate as well as strong local support for the business to demonstrate very special circumstances and justify this development.

This is subject to the other material planning considerations being addressed which include impact on the open countryside and Green Belt in terms of the landscape impact and design, impact on the setting of the Conservation Area and Grade II* listed Church, highway safety, neighbour amenity and noise, ecology and drainage.

Relevant Planning History
SC/0070/58 – Erection of a barn – approved
S/0873/86/F – Convert cattle yard into office and laboratory facilities for cereal plant breeding – approved
Site Constraints
The site is located outside of the village framework of Thriplow and in the open countryside. It is located in the Green Belt. The Grade II* listed Parish of St George and the boundary of the Conservation Area are 300m south. The site lies in Flood Zone 1.

Planning Assessment

Principle of Development
Applications are to be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise. The adopted Development plan comprises South Cambridgeshire Core Strategy DPD, 2007 and Development Control Policies DPD, 2007.

The emerging Local Plan comprises the South Cambridgeshire Local Plan, Proposed Submission Version, July 2013 and associated Policies Map. This plan has not yet been adopted and is going through independent assessment by an Inspector therefore limited weight can be attached to the policies contained therein.

As the application is in the Green Belt, the main issues are:

- Whether the proposal is inappropriate development for the purposes of the framework
- The effect of the proposal on the openness of the Green Belt
- If the proposal is inappropriate development, whether the harm to the Green Belt by reasons of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify it

Policy ST/1 of the Local Development Framework Core Strategy states that a Green Belt will be maintained around Cambridge. Amongst other things, the purposes of the Cambridge Green Belt are to maintain and enhance the quality of Cambridge’s setting and to prevent communities in the environments of Cambridge from merging into one another and with the city. Moreover, in defining the Green Belt, regard will be given to the special character of Cambridge and its setting, including amongst other things, the distribution, physical separation, setting, scale and character of Green Belt villages (including Thriplow) and a landscape that retains a strong rural character.

Policy GB/1 of the Development Control Policies DPD states that there is a presumption against inappropriate development in the Cambridge Green Belt as defined on the Proposals Map. The supporting text to Policy GB/1 states that the main purpose of the Green Belt is to keep land open by placing a permanent and severe restriction on inappropriate development; therefore most types of development can only be permitted in exceptional circumstances. Such exceptional circumstances will be regarded as Departures fro the Development Plan and will only be permitted where other considerations outweigh harm to the Green Belt. It is not sufficient justification to overrise Green Belt policies because a development would be inconspicuous or would not harm the site or locality.

Section 9 of the National Planning Policy Framework (NPPF) seeks to protect Green Belt land. Paragraph 80 of the NPPF sets out that the Green Belt serves 5 purposes, including to check unrestricted sprawl of large built up areas, to safeguard the countryside from encroachment and to preserve the setting and special character of historic towns.

Paragraph 87 of the National Planning Policy Framework states that inappropriate development, is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
Paragraph 88 of the NPPF states that local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Paragraph 89 of the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt subject to a number of exceptions. The replacement of the existing agricultural building with a car repair business which is larger in floor space is defined as inappropriate development in the Green Belt in policy terms contrary to Policy GB/1 of the LDF 2007 and paragraph 89 of the NPPF 2012.

It would also not comply with the Policy DP/7 of the LDF 2007 that states outside village frameworks only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted.

OTHER HARM

Impact on the open countryside and Green Belt

There is an existing agricultural building on site with an area of hardstanding which the new building would be located on. The proposed building will have the same height with the width reduced fronting Brook Road from 17m to 15m. However, there will be an increase in floor space from 310 sqm to 405sqm for the new building. Agricultural vehicles would come and go and would not have the degree of permanency that using the hardstanding for vehicle parking would have.

The Landscape Officer commented there was no objection in principle on the likely significant landscape and visual effects. Following enhancement works the predicted level of landscape and visual impact is assessed by considering the sensitivity of the landscape resource or visual receptor, the magnitude of change (including duration and reversibility) and professional judgement at varied stages through the process. With regard to the landscape the impact of the development is slight beneficial. The proposed changes would fit in well with the existing character and would improve the character and value of the landscape. With regard to the visual impact this is neutral. The proposed changes to the existing view would be in keeping with and would maintain the existing view.

The Landscape Officer advised measures to mitigate potential landscape and visual impacts to avoid potential adverse effects, or reduce the scale of unavoidable effects. Ideally, mitigation works can create beneficial effects in the landscape. They did not indicate some potential measures to mitigate the landscape and visual impacts. These included the following:

- Planting around the northern and western boundaries of the site

These measures would be welcomed and would integrate the new development into the surrounding landscape. This should include retention of the existing trees and landscape along the eastern boundary. This would soften the impact on the countryside and Green Belt.

Overall there will be harm through loss of openness and visual intrusion into the open countryside and Green Belt as a result of the development. In accordance with paragraph 87 of the NPPF 2012 very special circumstances would be required.

Impact on the setting of the Listed Building and Conservation Area

The development is likely to preserve the setting of the Conservation Area and not result in harm to the setting of the Grade II* listed Church given the distance from the site and the
presence of a group of buildings in accordance with policies CH/4 and CH/5 of the adopted LDF 2007.

Design Considerations
The Urban Design officer has no objection to the scale, form and design of the building subject to appropriate materials which could be conditioned.

Highway Safety
The development is likely to result in an increase in traffic generation to and from the site along with a different type of traffic. I understand from our meeting that you have been discussing the application with the Local Highways Authority who would provide a view in relation to the impact of the development upon the capacity and functioning of the public highway.

A Transport Statement may be required to be submitted with any application to demonstrate that the development would not have any adverse impact on highway safety. A Travel Plan may also be required to encourage staff to use sustainable modes of transport in accordance with policy TR/3 of the adopted LDF 2007.

Neighbour Amenity and Noise
Environmental Health have commented on the noise assessment submitted with the pre-application and commented they have no significant objections but would advise that working time constraints of 8am – 6pm are likely to be proposed to ensure there is not significant harm to neighbouring amenity with regard to noise in accordance with policy DP/3 and NE/15 of the adopted LDF 2007.

Ecology
Due to the need to demolish the agricultural building a biodiversity assessment will be required to consider whether the building currently provides a habitat for bats and other protected species including if any mitigation would be required in taking forward any development in accordance with policy NE/6 the LDF Development Control Policies DPD adopted July 2007.

Drainage
With regard to drainage policy NE/9 Water and Drainage Infrastructure seeks to ensure there is appropriate drainage infrastructure both through surface and foul water drainage in relation to proposed development which should be incorporated into the scheme. In relation to the water supply and sewerage you should contact the Environmental Agency and Anglian Water directly with regard to this matter. The Environment Agency provides useful guidance on the design of SUDS (Sustainable Drainage Systems).

Very Special Circumstances
It is noted all of the land within the ownership of the client is in the Green Belt. However, more justification would need to be provided on the lack of alternative sites within Thriplow in order to ensure this is the only appropriate site. The importance of retaining the business close to the village where it has been located for 25 years was outlined and as part of the pre-application which is a significant consideration and a petition will be provided as part of a formal application. Further information would be required on the needs of the business, justification for this location with specific details of other sites considered and why they are not appropriate as well as strong local support for the business. This would need to be demonstrated to justify the development in the green belt to outweigh the harm through inappropriateness and the other harm identified.

Conclusion
In my informal opinion the principle of relocating the existing car repair business to a new site in the Green Belt would represent inappropriate development as a result of the material enlargement of the building, different use and associated land use for the parking of vehicles. At
present the application cannot be supported as further information would be required on the needs of the business, justification for this location with specific details of other sites considered and why they are not appropriate as well as strong local support for the business to demonstrate very special circumstances and justify this development.

This is subject to the other material planning considerations being addressed which include impact on the open countryside and Green Belt in terms of the landscape impact and design, impact on the setting of the Conservation Area and Grade II* listed Church, highway safety, neighbour amenity and noise, ecology and drainage.

Please Note

Validation requirements:
The table in Appendix 1 details the documentation required to validate an outline and full application which would also require the correct fee.

Applicants are encouraged to submit planning applications through the national Planning Portal. This can be found using the following link http://www.planningportal.gov.uk

If you are submitting documents in CD form or in electronic format to be loaded into the Public Access System on our website, please note that in order to ensure complete compatibility with our on-line system, all documents must be under 5MB in size. They should also be correctly orientated and are either in Adobe pdf or Microsoft Word format.

Failure to do so, will delay validation and registration of your application

Kind Regards

Lydia Pravin

Lydia Pravin
Senior Planning Officer
### Appendix 1 - List of information required to validate an application

<table>
<thead>
<tr>
<th>Document</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Statement</td>
<td></td>
</tr>
<tr>
<td>Application Form – Full Planning Permission</td>
<td>YES</td>
</tr>
<tr>
<td>Agricultural Dwellings</td>
<td></td>
</tr>
<tr>
<td>Air Quality Assessment</td>
<td></td>
</tr>
<tr>
<td>Biodiversity Survey and Report</td>
<td></td>
</tr>
<tr>
<td>Daylight / Sunlight Assessment</td>
<td>YES</td>
</tr>
<tr>
<td>Design and Access Statement</td>
<td>YES</td>
</tr>
<tr>
<td>Drawings: Location Plan, Block Plan, Roofplan, Floor Plans and Elevations</td>
<td>YES</td>
</tr>
<tr>
<td>Environmental Statement</td>
<td></td>
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<tr>
<td>Flood Risk Assessment</td>
<td></td>
</tr>
<tr>
<td>Foul Sewage and Utilities Assessment</td>
<td></td>
</tr>
<tr>
<td>Heritage Statement (including Historical, Archaeological features and Scheduled Ancient Monuments)</td>
<td>YES</td>
</tr>
<tr>
<td>Land Contamination Assessment</td>
<td></td>
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<tr>
<td>Landscaping Details</td>
<td>YES</td>
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<tr>
<td>Lighting Assessment</td>
<td></td>
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<tr>
<td>Noise and Vibration Assessment</td>
<td>YES</td>
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<tr>
<td>Open Space Assessment</td>
<td></td>
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<tr>
<td>Parking Provision</td>
<td>YES</td>
</tr>
<tr>
<td>Photographs / Photomontages</td>
<td>YES</td>
</tr>
<tr>
<td>Planning Obligation(s) / Draft Heads of Terms</td>
<td></td>
</tr>
<tr>
<td>Planning Statement</td>
<td>YES</td>
</tr>
<tr>
<td>Renewable Energy Statement</td>
<td></td>
</tr>
<tr>
<td>Surface Water Drainage</td>
<td>YES</td>
</tr>
<tr>
<td>Sustainability Statement and Health Impact Assessment</td>
<td></td>
</tr>
<tr>
<td>Telecommunication Development - Supplementary Information</td>
<td></td>
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<tr>
<td>Town Centre Uses - Evidence to Accompany Applications</td>
<td></td>
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<tr>
<td>Transport Statement</td>
<td>YES</td>
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<tr>
<td>Travel Plan</td>
<td>YES</td>
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<tr>
<td>Tree Survey / Arboricultural Survey</td>
<td>YES</td>
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<tr>
<td>Waste Design Guide Toolkit</td>
<td></td>
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<tr>
<td>Waste Management Audit</td>
<td></td>
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<tr>
<td>Water Conservation Audit and Strategy</td>
<td></td>
</tr>
</tbody>
</table>
Disclaimer:

- The above advice is given for purposes relating to the Town and Country Planning Acts and for no other Council function.

- The advice is given without reference to statutory or other consultees, except where stated. The comments of such consultees may affect the advice given.

- The advice is given on the basis of the information that you have supplied. The Local Planning Authority will not be responsible for any errors resulting from inaccuracies in that information.

- The Local Planning Authority is required to perform within government targets with respect to processing planning applications. You are therefore advised to conclude your pre-application discussions before submitting a planning application.

- The advice given may subsequently be affected by external factors (e.g. new government guidance, local appeal decisions) which could result in a different view being subsequently put forward.

- Planning policies are periodically reviewed and updated. The advice given relates to the policy framework at the time the advice was given.

- The Local Planning Authority seeks to provide the best advice possible on any enquiry received. However, the advice given does not bind the authority to any particular decision on any planning application that may subsequently be submitted which will be the subject of the publicity and consultation.

- Planning permission does not override the need to obtain any necessary approvals under the Building Regulations, Party Wall Act or any other relevant legislation. Separate approval may also be required in other areas, for example, restrictive covenants, shared agreements, easements, rights of way etc.

- Any advice given in relation to the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.

- The Council positively encourages applicants to enter into pre-application discussions but if a major or minor application is submitted without such discussions, the Council may determine the application as submitted without post-submission discussions.

- The provisions of The Freedom of Information Act bind the Council, as a public authority, and therefore it should be presumed that information supplied to the Council is likely to be disclosable under the above Act. If you want information to remain confidential, you should state clearly why. Information sent to the Council "in confidence" may still be disclosable under the above Act. Before sending such information you are advised to take legal advice if there are fears that disclosure would prejudice you in some commercial way.
APPENDIX 4  ADVERTISEMENTS FOR PUBLIC CONSULTATION EVENTS
13 January 2017

To Fowlmere, Foxton & Thrilplov residents,

We are just about to start off on a planning process for building some houses in Thrilplov, and I would like to keep everyone informed as to what is going on. Currently our grainstore is located in the village, opposite the cricket ground on Lodge Road. Later this spring or summer we will apply for permission to demolish these buildings, and replace them with around 35 new homes.

As well as building the houses there, we will need to relocate our farm business and grainstore, and the most likely site for that is on the east of Fowlmere Road, between Fowlmere and Foxton. We also have Revivals garage based at our current grainstore, and they will move to the other end of Thrilplov, on Brook Road.

The developer we have chosen to work with is Hill, who are a local family run company. They’ve also won several awards for their developments over the last couple of years.

At the moment we are in the very early stages, and there are no detailed plans for any of the sites. We have met briefly with Thrilplov Parish Council, and will meet Foxton Parish Council in February, as the new grainstore site is in that parish. In March we will hold a formal public consultation, but before that there will be a short presentation on the plans, and a Q&A session, in Thrilplov Village hall on Thursday January 26th at 8pm. Anyone is welcome to come along, so please do.

Anne, Oliver, Florence & David Walston

This letter was displayed Jan 13-27 at:
Thrilplov Village Shop
Foxton Village Shop
Fowlmere Church notice board
THRIPLOW PARISH COUNCIL

The project to create a new parish website is nearing fruition. Cllrs Janet Archibald and Erica Webber have nearly finished their task of getting the website up and running. Residents will have seen the adverts asking for applications from persons interested in taking on the part-time role of website administrator. Interviews will shortly get underway. It is hoped to have the new administrator in post as soon as possible. Please will any local interest groups who would like to be included on the new website contact either Janet Archibald or Erica Webber.

The parish clerk is busy preparing the usual leaflet for distribution prior to this years’ Annual Parish Meeting. As usual the contents of this leaflet are contributed not only by parish councillors but also by other organisations within the parish. A copy of the leaflet is to be distributed to households throughout the parish. The Annual Parish Meeting will be held at 8.00pm on Thursday 23rd March in the Village Hall. This meeting represents an opportunity for residents to voice their views on matters affecting them, and indeed how the parish council is run.

Further information is awaited on the proposed development of The Grain Store at Lodge Road owned by Thriplow Farms. The recent meeting aired some views and comments about the development. The parish council has recently formed a sub-committee for the purpose of discussing these with the proposed developers. The development plans are for 35 houses, some of which will be designated "affordable homes".

Unfortunately, concerns have been expressed about the number of incidents of dog fouling in the parish. Of particular concern is The Greenway between the village and Heathfield. This area is used by a lot of residents as a nice place in which to walk. The presence of discarded dog poo bags or poo itself is a hazard to health and unpleasant. One Heathfield resident has become so concerned that he put up signs. Unfortunately someone has seen fit to take these down!

Some people might be aware that the Cambustion Limited plans to takeover the old Iceni building on Heathfield has come to nought. The plans were supported by the parish council. It remains to be seen what will happen to the site.

Finally, for anyone who is unaware, it will be Thriplow Daffodil Weekend on the 18th & 19th March. Please support this event. Lots of people come from outside to view the daffodils and enjoy our hospitality. Let us make sure they go away with a favourable impression of Thriplow.
Thank you to all, Nicola.

The British Heart Foundation. The event raised £1020 which was donated to the Heart Foundation.

Gin Competition 2016

David Wilson

www.thripflowarms.co.uk

Wednesdays 6-9pm in Thripflow village hall.

Get fit, stay fit, EnjoyFit

- Beginners indoor boot camp
- Weekly outdoor boot camp
- Weekend studio
- 1-2-1 sessions at your home or my house
- Personal training
- Personal training

Enjoystyle

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- Eating for energy and fitness

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Support in the workplace

Consulting Therapist

Winter Bayley and Wheat.

We are starting to get close to spring when the farm comes back

Thripflow Farm News
Dear Sir/Madam,

**Invitation to Public Consultation re: Grainstore development on Fowlmere Road, Foxton.**

I am writing to inform you that Hill will be hosting a public consultation informing local residents of the proposed grainstore development, which you are invited to attend.

We would like to give all local residents the opportunity to understand our proposed development of a new grainstore on Fowlmere Road, Foxton and how it could affect them. Additionally, there will be another opportunity to review information regarding our proposed residential development on Lodge Road, Thriplow, and our intent to relocate Revivals garage to Brook Road, Thriplow.

At the consultation, a series of consultation boards will be made available which will present details of our proposals. Members of the project team will be available at the consultation to answer any questions.

Details of the time and location of the consultation are as follows:

**Time:** 16:00 - 20:00  
**Date:** Thursday 30th March  
**Address:** Foxton Village Hall,  
Hardman Rd,  
Foxton,  
Cambridge,  
CB22 6RN

If you have any questions about the consultation please get in touch.

Yours faithfully,  
Harry Treanor
YOU ARE INVITED
TO A RESIDENTS MEETING ON THURSDAY 13 JULY 2017
AT 7:30 PM AT THRIPLOW VILLAGE HALL

TO HEAR ABOUT THE REVISED
DEVELOPMENT PROPOSALS FOR:

THE GRAIN STORE, LODGE ROAD,
THRIPLOW FOR RESIDENTIAL DEVELOPMENT

NEW PREMISES FOR REVIVALS
WORKSHOP, BROOK ROAD, THRIPLOW

NEW PREMISES FOR GRAIN STORE,
FOWLMERE ROAD, FOXTON
Welcome from Hill

Welcome to this public consultation for the proposed development of 36 new homes at Thriplow.

The following series of exhibition boards provides information on the design and planning process for the scheme, describes the thought process behind the emerging plans, and outlines what the proposed next steps are.

Consultation and feedback are integral to this process and whilst consultation has begun with, and will continue to be held with South Cambridgeshire District Council’s planning team, this event is designed to provide the opportunity for local residents to contribute and become involved with shaping proposals in your local area. We hope you will share with us your thoughts, ideas and comments in relation to what is being proposed.

The project is being led by Hill, an award winning top 20 housebuilder who has delivered numerous successful schemes within the Cambridgeshire area. The philosophy behind any Hill scheme is to create homes for all which respect and enhance the local vernacular and scale of the existing and surrounding area, using high quality building materials from sustainable sources.

Our homes are distinguished by their high quality design, functionality and sustainability and as a result, they are attracting significant endorsements in both consumer and industry awards. In November 2015 we received the highest accolade of all - the WhatHouse? Housebuilder of the Year – along with 7 other awards in various individual categories.

Previous Hill Developments

Mill Grange, Swaffham Prior

Located in the sought after village of Swaffham Prior, this development provided 20 new family homes, ranging from three to five bedrooms. The development is set around two cul-de-sacs, accessed from Rogers Road, each cul-de-sac contains areas of open green space, which the houses address. A traditional architectural design was employed and incorporates a pallet of local materials.

Greenhedges, Stapleford

This prestigious development consists of 9 new homes nestled around a private courtyard within the village of Stapleford. The scheme consists of three to five bedroom homes of unique design, which follows traditional architectural styles and design principles. The use of a local material pallet has enabled the development to harmonise within the rural village setting.

The Avenue, Saffron Walden

The development has provided 76 new homes, ranging from one to five bedrooms. The vision was to create a place which is both distinctive and integrated; a high quality place that is attractive, where people will choose to live.

Architecturally, the proposals set out to maximise the intrinsic qualities of the site, namely the retention of the avenue of trees, additional soft landscaping, sloping topography and the opportunity for creating views as well as being respectful and responsive to neighbours.
**Existing Site**

**Site Location & Existing Use**

The proposed site comprises an area of 1.8 hectares and currently houses a collection of agricultural buildings, with their primary use as a grain store and some ancillary buildings being used for a car repair business. The site is located to the edge of the existing village, is adjacent to the village cricket green and bound by Fowlmere Road to the north and Lodge Road to the east.

The proposal has been designed to integrate with the existing established area, both functionally and physically, whilst the location of the site benefits from a rural village setting. Thriplow benefits from excellent access to transport links such as the M11 and A505. The scheme will be designed to be of a density and scale in keeping with the surrounding residential area.

**Planning Context**

It is well recognised that there is a need for new houses in and around Cambridge; both the City and South Cambridgeshire District local plans assessing the deliveries of new homes and infrastructure within the region are currently being reviewed by the planning inspectorate. Early feedback from the inspectorate concluded that both authorities needed to identify increased housing numbers as part of their plans.

**Site Context**

Most recently the site has been of dual use with modern farm buildings and hardstanding occupying the majority of the site. The northern buildings are utilised for grain storage, while those to the southern edge house a car repair business.

The site presents a collection of modern steel framed agricultural buildings of low visual amenity. These are separated by expanses of damaged hardstanding. The use of the buildings as a grain store generates noise, dust and a high number of large vehicle movements to and from the site, presenting associated issues to local residents. On the approach to the village and adjoining the northern side of the site, Fowlmere Road presents a typical rural road, lined with grass verges and mature native hedgerows.

**Planning Application**

Our proposals are for a scheme to deliver:

- 36 residential units (of which 40% will be affordable).
- Associated landscaping and infrastructure.
- An area of green open space.
- New entrances off Fowlmere Road and Lodge Road.
- New pedestrian connections from the development to Fowlmere Road, connecting back to the village.
- New traffic calming, on entry to the village along Fowlmere Road.

---

**Thriplow The Grain Store Public Consultation**
Emerging Illustrative Masterplan

This emerging masterplan is an illustration of the intentions for the site and includes how the principles embedded in the thinking to date are applied on site.

Proposed Site Layout

The proposal contains 36 new dwellings with 40% of these being affordable homes. The dwellings will vary in typology and size, including one and two bedroomed flats, two bedroomed bungalows and two to five bedroomed houses, the split of which is outlined in the schedule.

The layout has been pulled away from the northern boundary allowing the existing mature hedgerow and trees to be retained. An opening will be formed through this hedge to allow a link road between Fowlmere Road, the principal entrance to the development, and Lodge Road to be created.

Larger houses will line the proposed link road and address the public realm, with a section of road left open to the green space. This route also provides access to two courtyards with clusters of homes where a more intimate and private atmosphere is created.

A second access from Lodge Road has been provided serving a southern courtyard. One side of the courtyard has been left open to the green space to allow vistas and permeability directly onto the public open space.

New footways and pedestrian links have been indicated to the north and eastern boundaries of the site, with additional links through the site. These enable access to and from the village whilst encouraging pedestrian permeability through the development to the green space. The proposal includes pockets of green landscaping, trees and hedging around the site.

Key design considerations in the formation of this proposal include:

- The facing of buildings onto all public routes.
- The creation of attractive public spaces with clear definition between the public and the private realm.
- The incorporation of car parking without dominating the street, whilst also meeting Secured by Design and Highways standards.
- The safe movement of vehicles, cycles and pedestrians in and around the site whilst giving priority to pedestrians.
- Locating windows to overlook public spaces and car parking areas, whilst also providing adequate privacy and the avoidance of overlooking.
- The design of hard and soft landscaping to enhance the spatial design concept whilst providing clear visual and physical direction and accessibility throughout the scheme.
- The retention of existing trees and hedgerows where possible and or desirable.
Proposed House Typologies.

Key Buildings

The proposed site layout includes a number of key plots which are highlighted on the drawing adjacent. These properties are intended to provide interest and attraction to key points throughout the site, either as a backdrop to the open space or buildings which hold a prominent position within the site. This will be reflected through the dwellings materiality and elevation treatment.

Scale

The scale of development will reflect the scale of the surrounding village. Whilst there are a variety of styles and scales they predominantly form 2-storey, brick or rendered, and often double fronted dwellings with pitched roofs. It is intended that the proposal will predominantly be formed of 2-storey dwellings with single storey garages. Roof forms will be pitched, whilst the use of varying roof heights and forms to buildings will allow the proposal to avoid appearing monotonous.

In terms of density, the proposed scheme has a density of approximately 20 dwellings per hectare, which whilst below the recommended policy, is considered appropriate for this predominantly rural location.

Design Intent

The intended scheme design will be carried out as a response to the constraints of the site, the scale and appearance of the existing area and feedback generated from various consultation exercises.

The intention from the beginning of the design process is to produce a proposal which responds to its location and creates a sense of belonging to the wider character of the area, whilst retaining a distinct sense of identity and place.

The form of dwellings will utilise the local vernacular in order to integrate fully with the surrounding area, and blend with local styles of properties using locally seen materials and detailing. Images of the local vernacular which will influence the dwellings designs are shown adjacent below. Below are images of house types and street scenes produced for neighbouring schemes, showing the way local style influences the proposed unit designs.
Proposed House Typologies.

Proposed Floor Plans
Below are example plans from the proposed eleven house types, showing the anticipated internal layouts and furniture arrangements.
Grain Store Relocation Site

Site Location & Existing Use

The proposed site for the relocated grain store is on the north eastern side of Fowlmere Road, approximately 1.2km northwest of Thriplow. The site is just within the Green Belt, with Fowlmere Road forming the western boundary.

The existing buildings on Lodge Road are between 30 - 70 years old. These buildings are unable to meet the requirements of modern farming and are unable to provide sufficient storage capacity. The consequence of this is the lack of storage and facilities which limits the farm’s ability to expand and to improve their farming practices. The proposals will therefore increase their environmental performance.

The new grain store will be purpose built to, and will comply with, modern environmental standards. The scheme will incorporate rainwater harvesting so the buildings water demands are met without the need to rely on mains water and solar panels will be used to provide electricity.

Opportunity to Feedback

We value your opinion on the current proposals and would very much like to hear your views. There are feedback forms available to fill out, but feel free to talk through your thoughts with the team or take away a feedback form to complete at home.

Thriplow The Grain Store Public Consultation