Dear Ms Pravin,

Application Ref: S3591/17/FL - PROPOSED – REDEVELOPMENT OF THRIPLOW FARM GRAIN STORE, LODGE ROAD, THRIPLOW.

Application Ref: S3567/17/FL – PROPOSED – NEW DEVELOPMENT CAR REPAIR WORKSHOP, BROOK ROAD, THRIPLOW.

TRAFFIC
I would like to highlight the following concerns on both proposed developments with regards to increased volumes of traffic over the years. Speeding is also another issue. In most cases Thriplow roads are narrow and most are lacking footpaths. We are experiencing an ever-increasing number of vehicles using Fowlmere Road along to School Lane (the school run) and onwards to Brook lane to Cambridge. Many vehicles use Middle Street and Church Street to the Recycling Facility on Chalk Pit Hill and down to the A505 Junction. We are also used by the IWM on flying days to direct visitor traffic both ways through the village to lessen congestion on the A505. If there are any problems on the A10 or the A505 the village gets used as a short cut, meaning all size vehicles will try and come through our narrow roads.

THE INFRASTRUCTURE
The current infrastructure would not cope with the proposed planned 36 dwellings on the basics there are insufficient off-road parking spaces allotted to each plot with no visitor parking available. Lodge road in very narrow (approx. 4mtrs wide) with no footpath. The adjoining Farm Lane with no footpath is only wide enough for one vehicle. I believe there would be a minimum of at least 72 vehicles on the site. There is insufficient public transport into Cambridge and non-to Royston direct. Our Primary School is full to capacity. Along Fowlmere Road we have huge amount of visitors parking for training days offed for Children’s Cricket during the week and Adult Cricket Fixtures at weekends. We also have regular addition parking for the Children’s Recreation ground and for the public house along the same road.

Proposed new development in Lodge Road
This development is extremely large for the Village and would be a 15% increase over the existing size of the Village. It would also be outside the existing Village Framework and with high density urban type housing set on the village entrance. Access using Farm Lane as an alternative route on to this site is also fraught with danger as it’s only a single track. Cyclist and walkers often with children and dogs use this route. The appearance of this size development would have a damming visual impact to an otherwise picturesque village. It would also look like that it was a ribbon development.

Thriplow is a small village with an agricultural background and is graded as an infill type only.

The redevelopment of this site was refused outline planning permission on 6th July 2005 for 20 dwellings Application Refer: S/0713/05/0 on the following grounds that the site is not previously developed land in the context of the planning policy guidance 3. “Housing” and the proposal does not bring forward 100% affordable housing. There are 5 other policies listed in the refusal back then so what’s changed.
Greenbelt

The Grain Store development proposal admits to encroaching on the greenbelt and as such sets a very dangerous precedent for the village, and negates the whole purpose of having the distinction in the first instant. The supposed attached public open space would not be, as it would come under the guidance of a residents’ management scheme.

One further point I would like to make is that, I would not have any objection to the replacement of a new grain store on the existing site at Thriplow. As I do not see the need to build on a new greenfield site Refer: S/3566/17/FL on Fowlmere Road Foxton with a new grain store, new hard standing and new building.

Thank you for your consideration of these points and it is based on these that I would ask you to reject these planning applications.

Yours Sincerely

Geoff Axe