

From: [Belton Paul](#)
To: [LocalPlan \(GC\)](#)
Subject: HELAA Site Assessment – 1-3 lodge Road, Thriplow (Site Ref.47379) [CJ-WORKSITE.FID746592]
Date: 10 December 2021 11:30:58
Attachments: [image480713.png](#)
[image610534.png](#)

HELAA Site Assessment – 1-3 lodge Road, Thriplow (Site Ref.47379)

MPM Properties (TH) Ltd and Thriplow Farms Ltd suggested updates/ amendments to the site assessment provided within the HELAA are as follows:

- Since the call for sites submission was made, the promoter of the site has changed. MPM Properties (TH) Ltd are the promoters of the land and Thriplow Farms Ltd remain the land owner. Can these details please be updated?
- The site area has now reduced with the Revivals commercial building located in the south east corner of the site now excluded from the development area.
- Proposed housing units: Following a further review, the capacity of the site is considered to be circa 24 dwellings rather than 36 dwellings. Can this please be updated?
- Adopted Development Plan: None of the promoted site falls within the Green Belt.
- Landscape and Townscape: The promoted development would include landscape screening around all boundaries. The development would also replace the large existing grain stores present on the site which would be likely to deliver landscape and townscape enhancements.
- Historic Environment: for the reason set out above, the removal of the existing grain stores and replacement with high quality new homes set within a landscape setting is likely to preserve or enhance the setting of the conservation area rather than detract from it.
- Site Access: The site is immediately adjacent to Lodge Road where an existing access exists. An appropriate access to serve a development of this scale can be provided off Lodge Road.

Regards

Paul

Classification L2 - Business Data

Paul Belton MRTPI
Partner

Carter Jonas

T: 01223 326812 x4382 | M: 07780 618141 | carterjonas.co.uk
One Station Square, Cambridge, CB1 2GA



INVESTORS
IN PEOPLE

Gold
Until 2022





LIVE LOCAL
PLAN MONITOR

AVAILABLE NOW >

Please consider the environment. Do you really need to print this email?

This e-mail does not constitute any part of an offer or contract, is confidential and intended solely for the use of the individual(s) to whom it is addressed. If you are not the intended recipient be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Although the firm operates anti-virus programmes, it does not accept responsibility for any damage whatsoever that is caused by viruses being passed. Carter Jonas LLP is a Limited Liability corporate body which has "Members" and not "Partners". Any representative of Carter Jonas LLP described as "Partner" is a Member or an employee of Carter Jonas LLP and is not a "Partner" in a Partnership. The term Partner has been adopted, with effect from 01 May 2005, because it is an accepted way of referring to senior professionals. We are committed to protecting your personal information and your right to privacy, please see our [Privacy Policy](#).

Carter Jonas LLP
Place of Registration: England and Wales
Registration Number: OC304417
Address of Registered Office: One Chapel Place, London, W1G 0BG.