

# THRILOW AND HEATHFIELD NEIGHBOURHOOD PLAN 2021 TO 2041

WORKING COPY

## **The Thriplow Neighbourhood Plan Vision**

**Thriplow and Heathfield will grow sustainably to meet the regional planning policy goals whilst remaining a 'living' community providing a high quality of life and social cohesion for residents of all ages across the whole parish, respecting its rural roots and enhancing the natural environment.**

### **THEME 1. PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT AND THE CHARACTER OF THE PARISH**

**Objective 1: The character and quality of environment in Heathfield will be protected and improved.**

**Objective 2: the existing village character of Thriplow village will be protected and enhanced.**

**Objective 3: recognise and protect accordingly all valued open spaces in the parish**

### **THEME 2. LIVING VILLAGE AND SUSTAINABLE DEVELOPMENT**

**Objective 5: We will continue to be a living community, which sustains the primary school, shop and facilities**

**Objective 6: There will be limited small scale additional housing development focused in Thriplow near to existing shops and services**

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**OBJECTIVE 7: All development to use sustainable building materials and consider energy efficiency**

**OBJECTIVE 8: Plan for improved outdoor recreational facilities in the parish**

**OBJECTIVE 9: A safer less congested parish**

**OBJECTIVE 10: The quality and quantity of our rural footpath network and interconnectivity with neighbouring settlements will be improved.**

### **THEME 3: SOCIAL COHESION AND PARISH INTEGRATION**

**OBJECTIVE 11: There will be more cohesion between the two communities of Thriplow and Heathfield**

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# 1. Introduction

- 1.1 This document is the draft Neighbourhood Plan (NP) for the Thriplow and Heathfield plan area over the period 2021 to 2041. The purpose of the NP is to set a framework for future development in the plan area. Once made, the NP will carry the same legal weight as plans drawn up by South Cambridgeshire District Council (SCDC). The planners must follow what is in the NP when making decisions about planning applications in the area subject to other material considerations<sup>1</sup>.
- 1.2 The Thriplow and Heathfield NP group have listened to parishioners and have drafted this Neighbourhood Plan, which covers the entirety of the parish. Chapter 3 of this plan provides a brief overview of the consultation that has taken place to date. All consultation activity will be reported in detail in a Consultation Statement which will accompany this plan once it is complete.
- 1.3 The work on the NP has been led by the NP steering group, which was set up in 2017. This comprises local people, a mixture of residents and parish councillors. Members have different skills to bring to the group, from marketing and surveying for developers, to architecture, to representatives from Natural England.
- 1.4 Funding has been obtained for Cambridgeshire ACRE to be engaged in advising and guiding the process, from the planning perspective. A questionnaire was sent out in July 2018. A demographic and socio-economic report and a Housing Needs survey were also carried out in early 2019 by Cambridgeshire ACRE. Since then Rachel Hogger from Cambs ACRE has helped the group with plan preparation work.
- 1.5 The group has also engaged a landscape architect, Lucy Batchelor-Wylam, to conduct a Landscape Character Appraisal of the parish and to assess the landscape and visual sensitivity of potential development sites in the parish. In addition, the landscape architect has provided advice on how the grainstore site could come forward in a way which contributes positively to the character of Thriplow at this key village gateway site.

## Status of this document

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<sup>1</sup> Many issues are capable of being material considerations, but in broad terms should relate to the use and development of land. As a general principle, the planning system works in the public interest and matters that affect solely private interests are not usually material considerations in planning decisions. However, each application is considered on its merits (DCLG, Jan 2015)

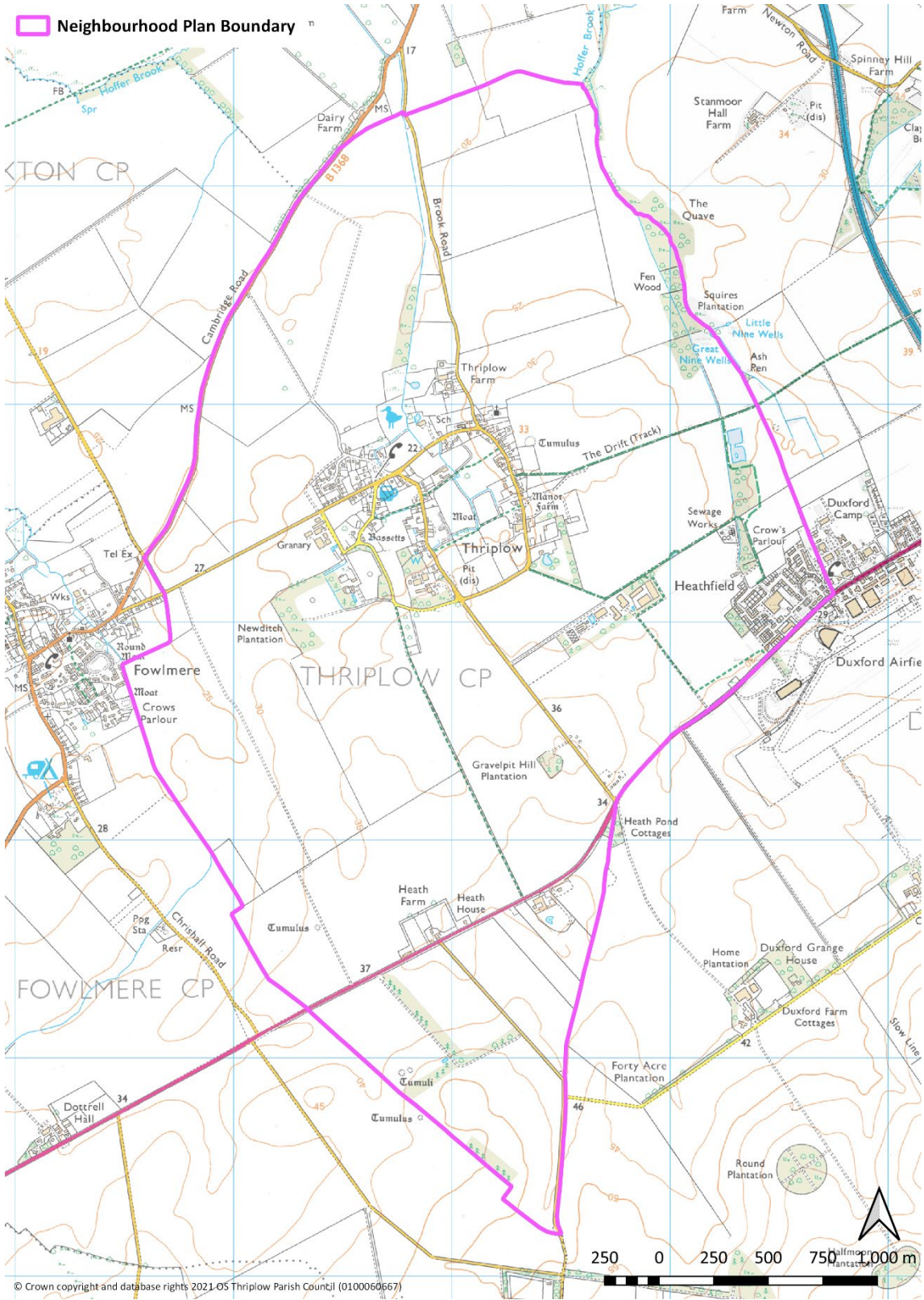
- 1.6 This document is the **work in progress** for the pre-submission version of the NP. This version is subject to a six-week public consultation period with our residents, our local stakeholders (including community organisations, landowners and developers) and other statutory consultees. We will look at all responses received and consider how we need to amend the NP before the next stage which will be submission of the NP to SCDC who will then organise a six week public consultation period (when you will be given a further opportunity to make representations) followed by an independent examination. Subject to a successful examination, the NP will then go back to the parishioners of the parish for a final vote via referendum.

#### **The Plan Area**

- 1.7 The NP area is shown in Map 1.1 below.



Map 1.1: The Neighbourhood Plan area





## 2. The Neighbourhood Area

### Location

- 2.1 The Parish of Thriplow and Heathfield consists of two main separate settlements, firstly the village of Thriplow which can trace its origins back to prehistoric times and secondly the settlement at Heathfield which was originally the married quarters serving RAF Duxford, which lies to the south east of Thriplow alongside the A505.

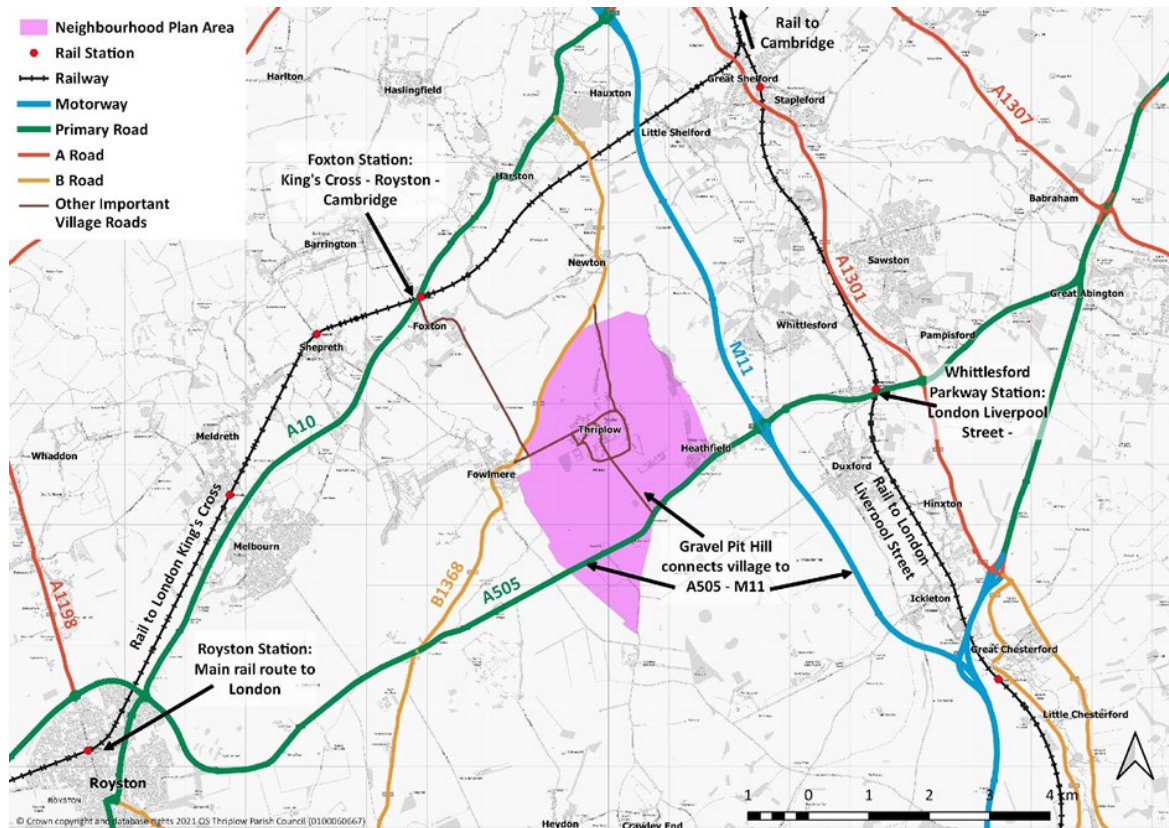
### Road Access

- 2.2 The parish is located in South Cambridgeshire District and south of Cambridge. It is 10 km north-east of Royston and 11 km south-west of Cambridge. It is very close to the A505 and the M11 junction.
- 2.3 Heathfield is located off the A505 and has access to the village only via the A505. Thriplow village is a much older settlement and has three access routes in different directions. Its oldest access is two ways to the B1368, which is an old coaching route from Cambridge to London, before the A10 and, then later still, the M11 were built. It connects to both Newton and Fowlmere. It also connects to the A505 via Gravel Pit Hill.

### Other access

- 2.4 The parish is situated midway between Whittlesford Parkway and Foxton Railway Stations, approximately 4 miles from each (both being on different London to Cambridge rail routes), but there is no safe or distinct cycle route to either station.

Map 2.1: The parish and transport links to the surrounding area



## Landscape and geology

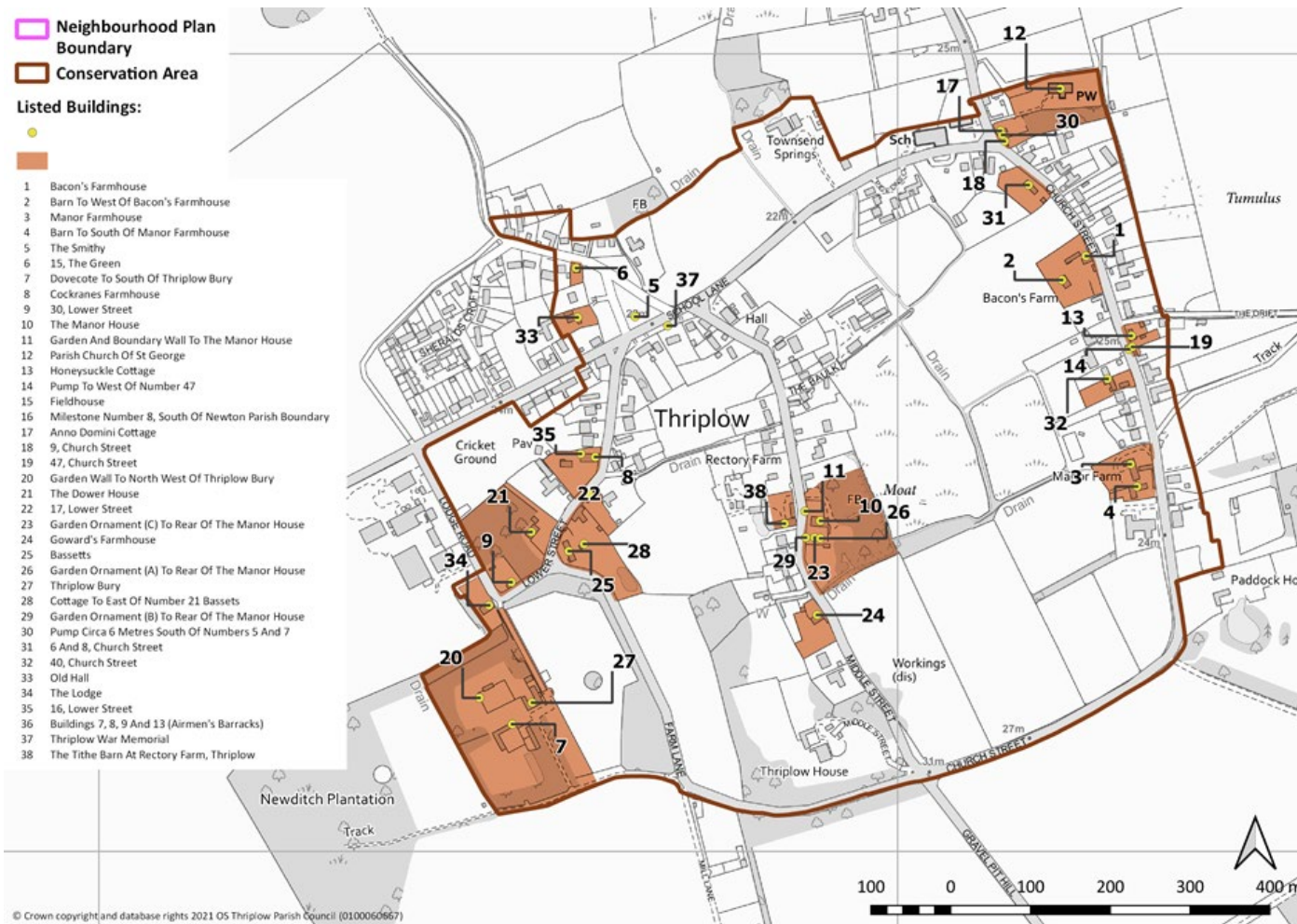
- 2.5 The north and middle parts of the parish lie on the Lower and Middle Chalk geology, overlaid with freely draining lime-rich loamy soils, with patches of Taelle Gravel on the higher ground in the south. In Thriplow village, the land rises from about 25m at the western end of the village rising to about 31m on the southern entrance to the village (junction of Middle St, Farm Lane & Church St.) and to the Church on which there is a benchmark of 32.56.

## A brief history of Thriplow village and an overview of its character today

- 2.6 The village of Thriplow developed in a shallow valley, south-west of its church, which was built on the same elevated land on which a Bronze Age tumulus was discovered. Since medieval times it has been formed of a loose grid of lanes that served a number of manors - there were four recorded by the 14th century – The Bury, Barenton's, Bacons and Crouchmans. It has been suggested that the village's three main streets may have originated as tracks connecting the manors to the branches of the Icknield Way.
- 2.7 The parish has continued, since medieval times, to be important for arable farming, and the fertile soils here were cultivated on a three-course rotation in open field systems around the village until the Inclosure award in 1846.

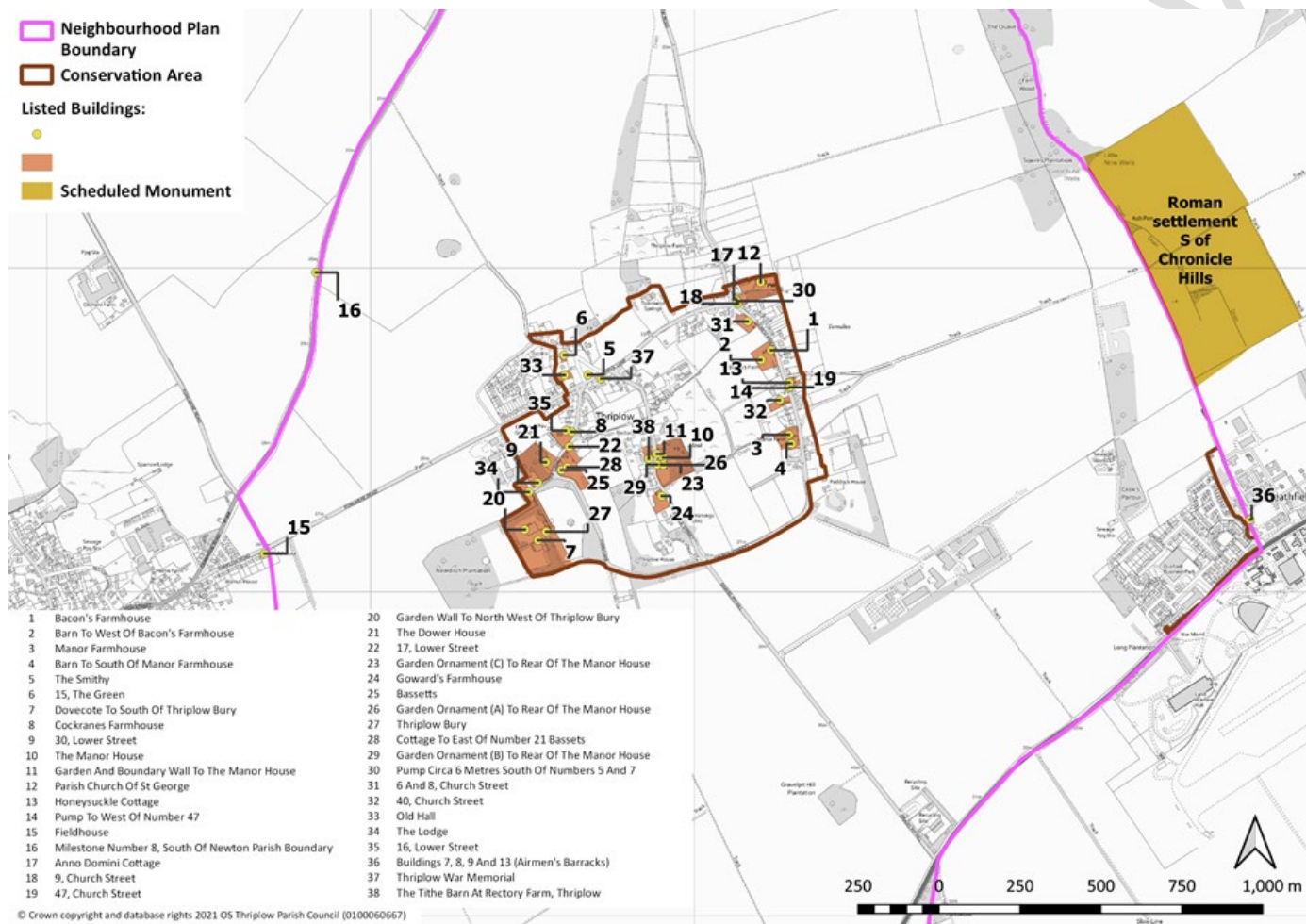
The scattered cottages along the lanes would have been added over the centuries to serve as accommodation for farm workers and together with the farm houses contribute notably to the character of the village. A number of timber-framed houses survive, including Gowards, a late medieval house altered in the early 17th century, Bassets or Bury Farm, a two-storeyed timber-framed and jettied house built in the second quarter of the 16th century, with a two-gabled extension added to the south in the 1560s, and Cochranes, a 17th-century farmhouse much altered in the 19th century.

- 2.8 Thriplow village is attractive in its circular pattern of roads, and in its variety of open views, and windy wooded views, as one travels through it. The green rural centre is also the prime feature which makes the gradually sloping pastures at the heart of the village the key to its charms, along with the footpaths through the rural centre, which link up the roads.
- 2.9 The combination of houses set back from the road and some close to it, the variety of ages of houses and large proportion of listed houses (see Map 2.2) also contribute to the character. The majority of the village is within the conservation area (see Map 2.2). Together, the roads make a broadly ring-like form, formed by Church Street, Farm Lane, Lower Street and School Lane, with Middle Street cutting through the middle of the ring in a north-south direction. Perpendicular footpaths link the lanes east-west across the meadows that provide separation to many of the settled lanes. Narrow Lane is from Lower St to Middle St. The Baulk and The View are from Middle St to Church St.



**Map 2.2:** Thriplow village listed buildings and conservation area





**Map 2.3:** Heritage designations parish wide (and beyond).

## **A brief history of Heathfield and an overview of its character today**

- 2.10 Heathfield is a settlement opposite the Duxford Imperial War Museum (formerly RAF Duxford) on the A505 about a mile to the south of Thriplow village. The airfield started in 1917/18 with many of the buildings being built by German prisoners of war. Housing built for RAF staff based at Duxford followed very soon after, starting in the 1920s. Houses at the eastern end were for the officers and these are in the neighbouring parish of Whittlesford. The Heathfield houses in Kingsway, Woburn Place and Whitehall Gardens (some 125 houses) were to house the 'other ranks'. They were built over a period of time, starting around 1925 with the last houses in Kingsway dating from the 1950's & 60's. When they were no longer needed for military personnel they were sold off to private individuals. This settlement was sold off by the government in the 1980's to the Blue Boar Group, who divided it into individual plots, which were sold to private owners. The name of Heathfield was adopted by common consent of the new residents, as it was located on an area of the parish formerly known as Heathfield. Many of these houses have since been extended and modernised by their owners who have brought some individuality to the street scenes. The former sergeants mess is now in light industrial use, in the centre of the settlement.
- 2.11 Since the 1990's three new private residential developments, Pepperslade, Hurdles Way and Ringstone, have been built to the east and west of the estate, more than doubling the original size of the settlement. Now there are some 300 houses at Heathfield, compared to around 200 in the village.

## **Community**

- 2.12 There is a great community spirit in Thriplow village, which has been able to maintain the essential elements of a village.
- 2.13 The parish council is an active council involving itself in all of the normal activities of a parish council including consultation with the District Council on planning matters. It was a parish council initiative to prepare a Neighbourhood Plan for the whole parish. The parish has always been active, ensuring there is a school, a pub, the church and the Village Shop, all kept going through difficult times, in the village of Thriplow.
- 2.14 This has been helped by the annual fundraising activities of Daffodil Weekend. This initially began in 1967 in order to repair the church. Due to its success, it was repeated the following year. Residents decided to raise funds by opening their gardens and making cups of tea for their visitors. The fete very soon grew into Daffodil Weekend - an event held in springtime and with upwards of 5000 visitors from all over the country over the weekend. This has continued and expanded ever since, to become a major focus for voluntary effort in the village, and a major source of income

for nominated projects within the village, as well as raising funds for an annually nominated charity. In 2011 the Committee received The Queen's Award for Voluntary Service (the equivalent of an MBE for charities). The pandemic has stopped it now for 2 years running.

- 2.15 The church has a relatively small congregation, though it is an active one, and is well maintained.
- 2.16 The primary school has expanded considerably over the past few decades and is incredibly popular. As well as pupils from Thriplow village and Heathfield, it also attracts pupils from many surrounding villages.
- 2.17 In the 1990's the village determined that a new village hall was needed and, under the parish council's auspices, a "New village hall committee" was formed. After much fund raising and grants from the National Lottery and the District Council the money was raised. 1999 saw the old hall demolished and a new village hall was built which was officially opened on the first day of the new millennium.
- 2.18 On 1<sup>st</sup> July 2007, the shop in Thriplow became the first community-run shop in South Cambridgeshire. Unfortunately, the post office was closed in 2009, however the shop has flourished with both paid staff and volunteers from the community combining to make it such a success. The shop also attracts customers from other villages who have no shop of their own.
- 2.19 Similarly, the Green Man, now a community pub, is owned by a large number of the local population and let commercially to tenants as a pub and restaurant.
- 2.20 Heathfield overall has lacked a united community, partly because of the physical divisions between Pepperslade, which has its own separate approach road off the A505, and the rest of the housing to the south.
- 2.21 However in recent years the Heathfest has been taking place annually with good support and funds have been raised to build a children's playground.

### **Population and Demographics**

- 2.22 A demographic and socio-economic report (the DSE review 2019) was prepared by Cambridgeshire ACRE in 2019 to support the neighbourhood plan and is available to view at <https://www.thriplowheathfieldnp.org/>. This reports that the latest estimate of population in the parish was 1,150. About 60 per cent live in Heathfield.
- 2.23 There are significant differences between the demographic profiles of Thriplow village and Heathfield. Thriplow has an older age profile. One in five households is comprised entirely of people aged over 65. As a consequence, health issues are more significant in the village. One in four households in Heathfield is a single people household aged under 65. Heathfield also has a higher proportion of households with children.



- 2.24 There is little deprivation in Thriplow. The parish scores well on indicators addressing income, employment, education, health and crime. However, access to services is an issue particularly for Heathfield. This is discussed further in Chapter 4.

### **Dwelling Stock**

- 2.25 In 2011 there were 501 dwellings in the parish.
- 2.26 Between 2008-09 and 2016-17 there were only 13 new dwellings completed in the parish. In fact, there were only three (net) dwellings completed in Thriplow village over the period 2002-03 to 2016-17. Heathfield did experience significant growth: over a five year period, 2003-04 to 2007-08, 109 dwellings were completed in the Heathfield area.

### **Tenure**

- 2.27 The DSE review 2019 reports that owner occupation is the dominant tenure across the parish. The younger age profile of homeowners in Heathfield means they are more likely to still be paying a mortgage. House prices are significantly higher in Thriplow village, generally above prices in neighbouring villages. Heathfield offers lower prices, partly related to the availability of smaller properties, which makes it a more affordable option for first time buyers.
- 2.28 The private rented sector is the second most common tenure in Heathfield. This probably offers the lowest cost housing options in the parish.

### **Affordable Housing**

- 2.29 In 2017, the parish had 40 (8% of total housing stock) affordable dwelling units. These are socially rented and all in Thriplow village. The focus on bungalows and larger houses means it is generally inaccessible to younger, newly forming households. There are no affordable housing units in Heathfield.
- 2.30 A Housing Needs Survey (HNS) was undertaken in Thriplow in September 2018. This identified 22 households in need of affordable housing with a local connection to Thriplow parish. The need was predominantly for smaller homes (for 6 x 1 bed, 9 x 2 bed, 5 x 3 bed, 2 x 4 bed plus) although only three of the households would potentially be eligible for a bungalow. This need was identified through both the housing register (fourteen) and the survey process (8 additional units once duplicates from the housing register discounted). Most of the households identified through the survey were either living at homes with their parents or in private rented accommodation (in the parish). Most households identified through the housing register do not currently live in the parish and are headed by a person under the age of 40.

- 2.31 The latest housing register data suggests there has been little change. As of 1 November 2019 the number of households on the Housing Register with a local connection to Thriplow had increased to 16. [To be updated.](#)

## **Employment**

- 2.32 Unemployment is low in Thriplow parish. However, economic activity rates do vary. In Heathfield 90.7 per cent of people aged 16-74 are economically active. This falls to 68.0 per cent in Thriplow village. The South Cambridgeshire average is 76.2 per cent.
- 2.33 The 2019 DSE report found that many employed residents in Thriplow parish work locally. Forty five per cent work within South Cambridgeshire. This includes 13 per cent who work from home. A further 24 per cent work in Cambridge. There are relatively small proportions (five per cent or less) of employed residents commuting to London, Essex, Hertfordshire and Suffolk.
- 2.34 A general picture can be drawn from local knowledge. Agriculture is still an important part of the local economy. There were over 50 people employed in the sector in 2011. However, to this must be added KWS, a seed specialist company employing a significant number of people in highly skilled roles. There are now also factory workers coming to the Savoursmiths site next to KWS.
- 2.35 Thriplow primary school is also likely to be one of the larger employers in the parish. Other employers include those at Nivtar Distribution in Heathfield, the sewage treatment works between the villages, a recycling centre adjoining the A505, Revivals Car Repairs at the Grainstore site, the swimming pool at Thriplow Heath and Clarion UK Translation Services. There are also a couple of car-related businesses adjacent to the recycling centre on Gravel Pit Hill. In total, these businesses provide limited employment opportunities for local people and the majority will need to travel a little further afield to find suitable work.

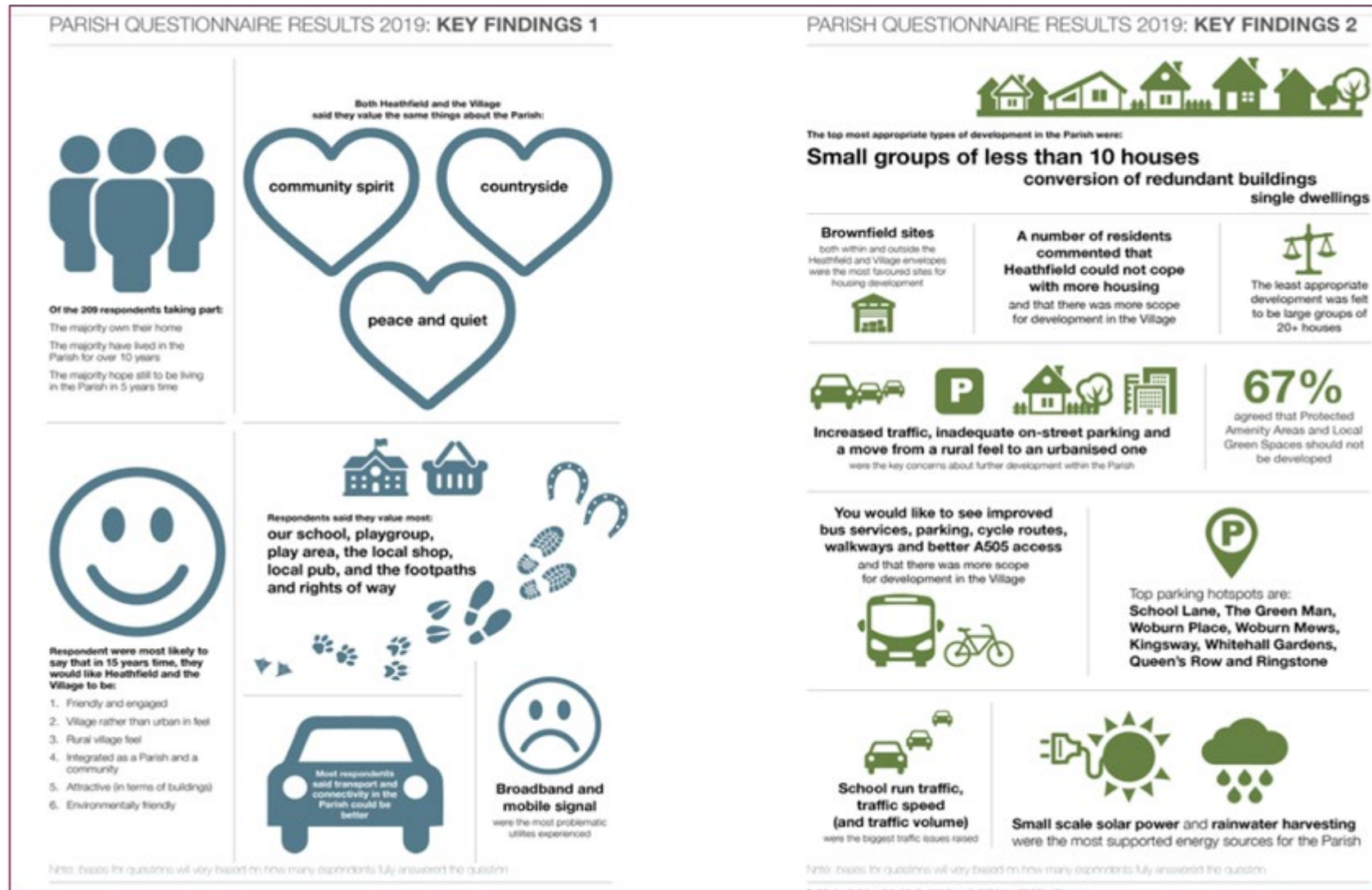
### 3. The Consultation Process

- 3.1 This chapter provides an overview of the consultation process undertaken by the NP group so far. When the plan advances to submission stage, all the consultation activity will be reported in detail in a Consultation Statement that will accompany the Neighbourhood Plan.
- 3.2 In July 2018 questionnaires were distributed to everyone in the parish as the Neighbourhood Plan Survey. A further second consultation was held in February and March of 2020, at which point the results of the 2018 consultation was reported and further issues were explored.

#### **The Neighbourhood Plan Survey 2018**

- 3.3 The quantifiable results have been graphed to show 29% of Heathfield households responded and 57% of Thriplow households responded. A 41-page report providing the results of the survey is available to view here. [https://www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/full\\_results](https://www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/full_results)
- 3.4 Figure 3.1 overleaf provides some of the headline messages from the survey.

Figure 3.1: Infographic providing an overview of the headline messages from the 2018 consultation.



### PARISH QUESTIONNAIRE RESULTS 2019: KEY FINDINGS 2



The top most appropriate types of development in the Parish were:

**Small groups of less than 10 houses**  
conversion of redundant buildings  
single dwellings



**Brownfield sites**  
both within and outside the Heathfield and Village envelopes were the most favoured sites for housing development

A number of residents commented that Heathfield could not cope with more housing and that there was more scope for development in the Village



The least appropriate development was felt to be large groups of 20+ houses



**Increased traffic, inadequate on-street parking and a move from a rural feel to an urbanised one**  
were the key concerns about further development within the Parish

**67%**  
agreed that Protected Amenity Areas and Local Green Spaces should not be developed

You would like to see improved bus services, parking, cycle routes, walkways and better A505 access and that there was more scope for development in the Village



Top parking hotspots are: School Lane, The Green Man, Woburn Place, Woburn Mews, Kingsway, Whitehall Gardens, Queen's Row and Ringstone





**School run traffic, traffic speed (and traffic volume)**  
were the biggest traffic issues raised



**Small scale solar power and rainwater harvesting**  
were the most supported energy sources for the Parish

Note: Results for questions will vary based on how many respondents fully answered the question

## February and March 2020 Consultation

- 3.5 The Neighbourhood plan Group presented a comprehensive vision statement for the February and March 2020 consultation. This covered 6 themes as set out below. Participants were invited to provide their views on each element of the vision. The results are available to view at <https://www.thriplowheathfieldnp.org/>

### 1. ENVIRONMENTAL PROTECTION

- Establish new woodland and protected wildlife areas
- Protect green spaces
- Focus housing development on low density and/or development that links the two parts of the village
- Protect historic watercourses and restore any damaged watercourses wherever possible
- Protect natural chalk wetland habitats

### 2. SUSTAINABLE GROWTH

- Residential development to fit within infrastructure limitations or be accompanied by sufficient additional infrastructure to accommodate growth
- Less reliance on cars and appropriate car parking to maintain the village aesthetic & avoid congestion
- Fully utilise 'infill' potential along residential streets
- All developments to use sustainable building materials and energy efficiency standards
- Average housing expansion capped at 3% per annum to a maximum of 30% over 10 years

### 3. LIVING VILLAGE

- Maintaining self-financing and fully utilised school, shop, pub, church, village hall & sports amenities
- Attract self-employed and small/micro enterprises creating local full and part-time employment
- Ensure fast-fibre broadband for all
- Expand visitor parking

### 4. RESPECTING RURAL ROOTS

- Provision of additional allotments
- Ensure the surrounding farms remain part of village life and that any development is 'agriculture friendly'
- Ensure protected green areas within the village continue to be used for livestock farming

- Limit road markings and road 'furniture' to avoid any urban feel

## 5. SOCIAL COHESION

- Ensure a supply of mixed affordable housing (with some social element) suitable for all ages and family units alongside higher value housing to maintain a balanced community
- Ensure accessibility for those with restricted mobility
- Children's play areas accessible to all
- Sports facilities - protecting our thriving cricket club while adding football and tennis facilities

## 6. HIGH QUALITY OF LIFE

- Aesthetically attractive village environment
- A safe village, with low levels of crime
- Thriving school, shop, pub, church, village hall, children's play areas & sports amenities, with active clubs and societies for all ages
- A desirable environment to raise a family and an enjoyable place to retire and grow old
- Controlled vehicular access with speed restrictions to enhance safety
- Maintain & expand network of public footpaths, to make circular walks as well as access to neighbouring villages
- Create protected green spaces in Heathfield

3.6 The feedback on the Vision from the February/March 2020 vision consultation was as follows:

### ENVIRONMENTAL PROTECTION

- 23 overall likes, 1 not like for net expansion of green belt
- 7 likes for establish new woodland and protected wildlife area
- 8 likes for protected green spaces

### LIVING VILLAGE

- 18 overall likes
- 6 likes fast fibre broadband
- 4 likes expand visitor parking

### SUSTAINABLE GROWTH

- 14 overall likes, one not like
- 7 likes infrastructure limitations need to limit development appropriately.
- Query on 3% limit on housing expansion - of what? Can we clarify?

### RESPECTING RURAL ROOTS

- 12 overall likes

- 4 likes for ensure the surrounding farms remain part of village life and ensure that development is 'agriculture friendly'.
- 4 likes for ensure protected green areas within the village continue to be used for livestock farming.
- 4 likes for limit road markings and road 'furniture' to avoid urban feel.

### SOCIAL COHESION

- 10 overall likes, 1 not like
- 6 likes 1 not like for sports facilities - protecting cricket club, while adding football and tennis facilities (already football at Heathfield).

### INTEGRATING THE PARISH

- 9 overall likes
- 4 likes for use amenity development to better link Heathfield and Thriplow
- 3 likes for better cycleways, etc

### HIGH QUALITY OF LIFE

- 6 likes
- 5 likes for thriving village shop, pub, rec spaces, clubs, etc
- 4 agree on need to improve links between Thriplow and Heathfield
- 4 agree to enhancing sites of special and scientific interest
- 2 agree and 1 disagrees on the need for more protected village amenity areas

3.7 At the February and March 2020 consultation, the NP group also presented its analysis of the strengths facing the parish, the weaknesses, the threats and opportunities. Participants were invited to respond to this. The full results of this area available to view at

<https://www.thriplowheathfieldnp.org/parish-consultation.html>



## 4. Key Issues

### The SWOT

- 4.1 To help build a shared consensus on what the neighbourhood plan should be addressing, the neighbourhood plan group prepared and consulted on an analysis of the strengths, weaknesses, opportunities, and threats (the SWOT) facing the parish. The SWOT is an important part of plan preparation since a plan for the future should be focusing on protecting strengths, addressing weaknesses, managing threats and realising, where possible, opportunities.
- 4.2 The SWOT was presented to residents at the January and March 2020 consultation events. This was revised following the consultation to take on board the feedback. The revised SWOT is presented below.

<p><u>Strengths</u></p> <p><b>Heathfield:</b></p> <ul style="list-style-type: none"> <li>• proximity to Cambridge and M11</li> <li>• access to green spaces</li> <li>• good recreation grounds</li> </ul> <p><b>Thriplow:</b></p> <ul style="list-style-type: none"> <li>• Attractive and rural village, set in attractive landscape</li> <li>• Peaceful, green, rural, with views onto green fields</li> <li>• Heritage assets</li> <li>• Village green and cricket ground</li> </ul> <p><b>A rural parish</b></p> <ul style="list-style-type: none"> <li>• Many open views out into the open countryside</li> <li>• Working agricultural community</li> <li>• Two Sites of Special Scientific Interest (SSSI, woods and wildlife)</li> </ul> <p><b>Strong Community Spirit</b></p> <ul style="list-style-type: none"> <li>• E.g. Daffodil Festival; community pub and shop;</li> <li>• Heathfest in Heathfield</li> </ul> <p><b>Access to Amenities</b></p> <ul style="list-style-type: none"> <li>• Thriplow: good amenities (Village hall, pub, shop, school, cricket ground, church, playground)</li> <li>• Both: rural paths and bridleways</li> </ul> <p><b>Conveniently located</b></p> <ul style="list-style-type: none"> <li>• 8 miles from Cambridge, 8 miles from Royston. Convenient access to train services at both Foxton and Whittlesford</li> </ul>	<p><u>Weaknesses</u></p> <p><b>Heathfield</b></p> <ul style="list-style-type: none"> <li>• Conflicting land uses where employment uses and A505 undermine residential amenity.</li> </ul> <p><b>Thriplow &amp; Heathfield: two separate villages with two separate communities?</b></p> <ul style="list-style-type: none"> <li>• Physically separate and nature of roads limits interaction between the two.</li> <li>• Distinctly different demographics</li> <li>• Only road access from Heathfield to Thriplow is via A505</li> <li>• Lack of cycle paths to get anywhere, foot paths limited</li> </ul> <p><b>Access to Amenities</b></p> <ul style="list-style-type: none"> <li>• Poor access to amenities for Heathfield residents</li> <li>• Poor mobile and Broadband signal</li> <li>• Shortage of informal and formal play space e.g. football field in Thriplow village</li> <li>• Limited access for all to countryside walks</li> <li>• Lack of community and retail space in Heathfield</li> </ul> <p><b>Cost of Housing and low stock of affordable dwellings</b></p> <ul style="list-style-type: none"> <li>• Thriplow housing is very expensive, unaffordable to most.</li> <li>• Limited housing for younger, newly formed households and for elderly</li> </ul> <p><b>Transport and Getting Around: Heathfield</b></p> <ul style="list-style-type: none"> <li>• Poor road connections with no connections from Pepperslade and lack of circulation in other parts of the Heathfield Estate;</li> <li>• Car dependency very high and unsustainable . Poor bus service</li> </ul> <p><b>Transport and Getting Around Thriplow</b></p> <ul style="list-style-type: none"> <li>• Traffic speeds in Thriplow unsafe and inconsiderate street parking</li> <li>• Need to limit large vehicles which get stuck with any cars parked on single track roads</li> </ul>
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<p><u>Opportunities</u></p> <p><b>Environment</b></p> <ul style="list-style-type: none"> <li>• Go carbon neutral (e.g. Alternative energy projects at community level)</li> <li>• More emphasis on biodiversity: More protected wildlife routes, more trees, village woodland, etc.</li> <li>• Protect green views and more protected village amenity areas.</li> </ul> <p><b>Community Amenities for Heathfield</b></p> <ul style="list-style-type: none"> <li>• Increase amenities accessible to Heathfield residents through “getting around the parish” (see below) measures.</li> </ul> <p><b>Getting around the parish</b></p> <ul style="list-style-type: none"> <li>• Enhance footpath and cycle route access to the countryside, to neighbouring settlements to Whittlesford and Foxton, and between Thriplow and Heathfield.</li> <li>• Shuttle bus between Heathfield and Thriplow</li> </ul> <p><b>Getting around Heathfield</b></p> <ul style="list-style-type: none"> <li>• Better access onto Heathfield from A505</li> <li>• Provide a direct link between Pepperslade and rest of Heathfield. This creates additional access to A505</li> <li>• Campaign to get roads adopted by Highways</li> </ul> <p><b>Getting around Thriplow</b></p> <ul style="list-style-type: none"> <li>• Safer access off the A505 towards Thriplow (right hand turn)</li> <li>• Campaign for 20mph zone and 7.5 ton weight limit</li> <li>• Better provision of parking around school and more off-street parking</li> <li>• Footpaths improvement along roadside towards Fowlmere and along School Lane.</li> </ul> <p><b>Increase affordable housing</b></p> <ul style="list-style-type: none"> <li>• Bring forward a site for affordable housing in Thriplow village : identified need for 22 households and elderly.</li> </ul>	<p><u>Threats</u></p> <p><b>Marshalls</b></p> <ul style="list-style-type: none"> <li>• Relocation to Duxford Airfield</li> </ul> <ol style="list-style-type: none"> <li>1. employees travelling in and out of the areas</li> <li>2. air-craft noise</li> <li>3. urbanisation</li> <li>4. Change in Green belt policy in future?</li> </ol> <p><b>Uncertainty regarding future strategic transport infrastructure</b></p> <p><b>Increased segregation between two villages</b></p> <p><b>Increasing conflict of land uses at Heathfield</b></p> <p><b>Flooding threats in some areas:</b> Poor drainage mainly affects foot and cycle paths, though roads also do not drain away easily</p> <p><b>Increasing isolation and car dependency at Heathfield and Thriplow</b> Inadequate car parking</p> <p><b>Loss of working agricultural community through change of land use</b></p> <p><b>Industrial use of land between Heathfield and Thriplow needs environment to be protected</b></p> <p><b>Increase in through traffic in Thriplow</b> particularly if the Foxton hub goes ahead.</p> <p><b>If Green belt policy were to change there would be a threat of urbanisation</b></p>
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- 4.3 Alongside the community consultation and consideration of the planning context in which the neighbourhood plan sits, the SWOT helped in the identification of seven issues for this neighbourhood plan to address.
- 4.4 These seven issues have a narrower scope than the comprehensive vision consulted on in 2020. This reflects the role of a neighbourhood plan to address land use matters at a local level and its limitations in addressing strategic matters (such as green belt policy which is dealt with at the national and district level):

**Issue 1:** Thriplow & Heathfield: two separate villages with two separate communities

**Issue 2:** Access to Amenities

**Issue 3:** Transport and Connectivity

**Issue 4:** Heathfield specific environmental challenges

**Issue 5:** Thriplow: protect the village character

**Issue 6:** Housing Needs: cost and low stock of affordable housing

**Issue 7:** Biodiversity

#### **4.4 Issue 1: Thriplow & Heathfield: two separate villages with two separate communities**

##### **Current**

- 4.4.1 The physical separation of the old village from Heathfield limits interaction between the two. The unsafe access via the busy A505 is the main limiting factor, but also the different characters affect the situation. This means that Heathfield residents have poor access to the amenities of Thriplow. Thriplow residents have little reason to go to Heathfield, because of its poor amenities.

##### **Distinctly different demographics**

- 4.4.2 As noted in Chapter 3, Thriplow and Heathfield have distinctly different demographics with very young population in Heathfield, together with a high proportion of 2- and 3-bedroom properties compared to an older population in Thriplow, with a high proportion of larger dwellings. Heathfield is a distinctly young community. It has very few households aged 65+ and a relatively large proportion of one person and family households aged under 65. Heathfield also has a higher proportion of households with children (dependent or otherwise). Thriplow village has a relatively high number of one person households aged 65+ (but is generally of a similar composition to South Cambridgeshire as a whole) and relatively low proportions of people aged in their 20s and 65+.

## Potential threat

- 4.4.3 The Greater Cambridge Call for Sites shows five very large possible development sites spanning between Heathfield and Thriplow village, all contingent on the A505 being diverted around Heathfield, to a proposed route between Thriplow village and Heathfield village. This would result in further severance of the parish and amplify even more the lack of balance in amenity provision, as well as moving the road noise problem to the middle of the parish.

## 4.5 Issue 2: Access to amenities

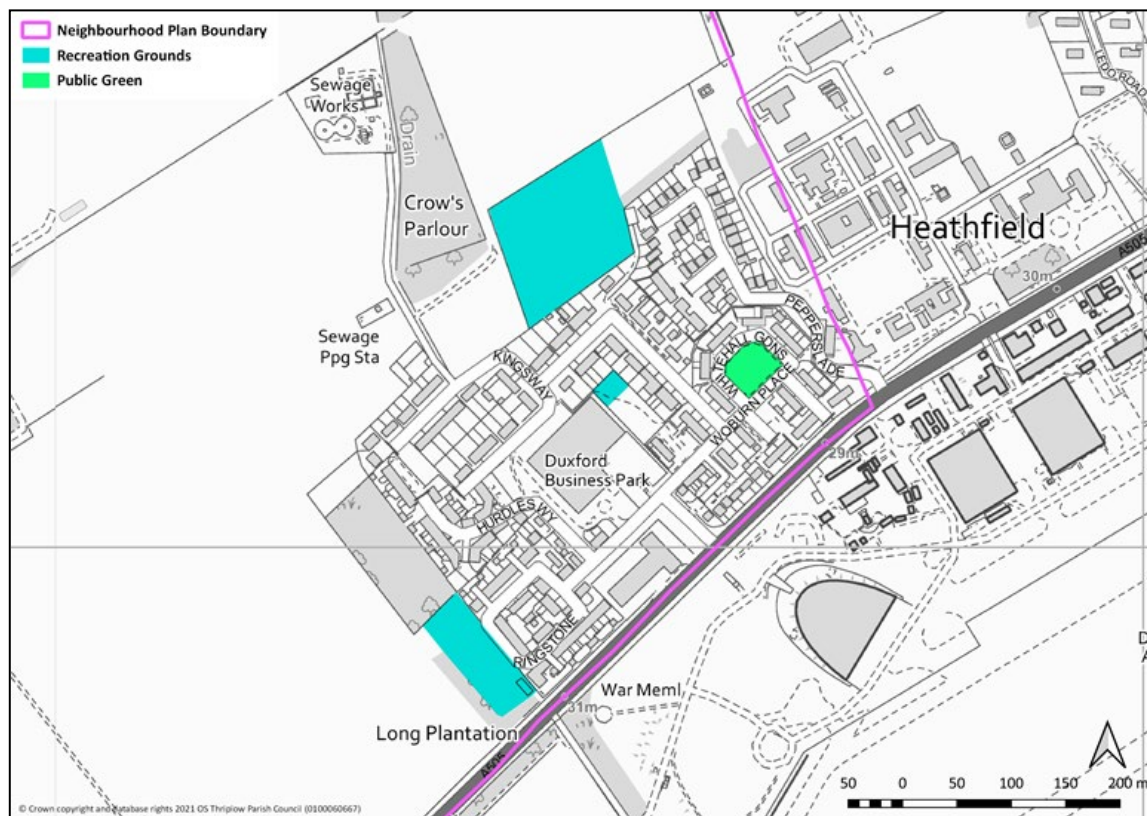
- 4.5.1 The old village has most of the amenities for both settlements: shop, pub, school, church and cricket ground. Heathfield residents have the large open space and relatively new children's playground.

### Heathfield

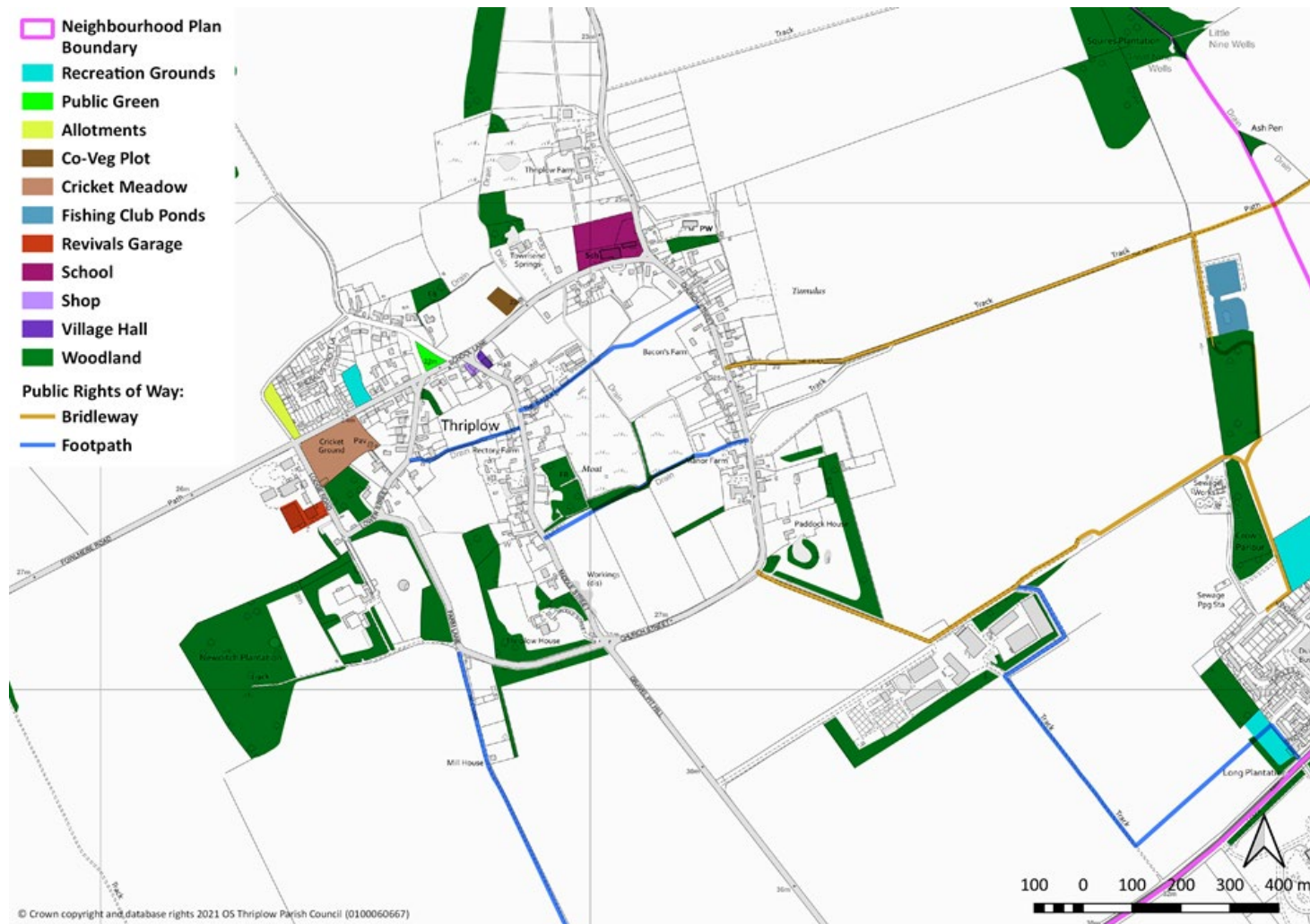
- 4.5.2 There was a consensus from all who visited the early consultation events in 2019 and 2020 that there is a serious lack of amenities for Heathfield residents. It was agreed that Heathfield would benefit from a central amenity such as shop and/or community space. The closest shop to Heathfield is the garage along the A505 in Whittlesford Parish (BP MRH Aerodrome). The amenity value provided by this shop however is very limited especially as the only way to safely access it is by car (pedestrian routes go only via the A505 with very little protection from the busy road). Also accessed from the A505, is the Officers Mess Business Centre, in Whittlesford, en route to the M11. It offers a café and shared business use, at market rates.
- 5.4.3 Other amenities to be considered for Heathfield are youth activity, sports club house, external sports, internal sports/fitness facilities, social club/bar/cafe and library.
- 4.5.4 The Heathfield Residents Association has completed a children's playground area development at the back of the Kingsway houses in the last year, accessed from two different paths.
- 4.5.5 The amenity land to the west of Ringstone and Hurdles Way is divided between open green space and woodland. It has been designed to have an open green space with play equipment on the south west side, closer to the A505, which forms part of an access route from Smith's car park to air museum on air show days. The northern half is small woodland, which needs some work, to be maintained and to have routes developed, to provide some amenity for residents, in terms of picnic areas, walking and possibly cycling routes.

- 4.5.6 The open green space to the north of Heathfield has been equipped with fitness and games equipment. This site is peaceful and backed by fields and woodland to the north.
- 4.5.7 The Duxford Business Centre, including Nivtar Distribution (formerly Icen) in the middle of the HRA) divides the road network in Heathfield.. It offers business units with a restored and updated heritage (former sergeants mess building) meeting room/ entrance hall in the middle of the western half of the development, which could be available for community use. It also provides a footpath between the rear of the Kingsway houses and the eastern boundary. There could be scope for some, though limited community use within this site.

**Map 4.1:** Outdoor amenity areas in Heathfield



Woking note on this map: Recreation ground to north needs extending in NE



**Map 4.2:** Amenities and woodland in Thriplow village. *Note on this map: Woodland extent needs revising in places.*



## **4.6 Issue 3: Transport and Connectivity.**

- 4.6.1 In both parishes, car dependency is very high and unsustainable. The lack of satisfactory alternative transport (bus, train or bike) and the lack of employment in the parish means that car trips are required for all purposes. With the higher density settlement in Heathfield, car parking is generally an issue.
- 4.6.2 Lack of connectivity to public transport is common to both settlements. The bus service is inadequate apart from the school buses. For a working family, two cars are necessary.

### **Cycling**

- 4.6.3 There are no cycle paths connecting to railway stations (Foxton and Whittlesford) or to other cycle routes, without using dilapidated and unsafe footpaths, or going over muddy farm fields. The neighbourhood plan group have explored options for improving cycle connectivity and opportunities are presented in chapters 6 and 7 in this plan.

### **Access to countryside walks and opportunities to improve walking connectivity to neighbouring areas**

- 4.6.4 There is limited access to countryside walks. Round route walking access and routes to get to other settlements are both lacking in the parish.
- 4.6.5 For example, the walk to Newton is only possible by walking along Brook Road) with a 60mph limit and blind curves.
- 4.6.6 The neighbourhood plan group have explored options for improving connectivity and opportunities are presented in chapters 6 and 7 in this plan.

### **Pedestrian/cycle access between Thriplow and Heathfield**

- 4.6.7 There is a concrete path running from the north of Heathfield to the south east corner of Thriplow village. This is accessible to pedestrians and cyclists. It is also suitable for farm vehicles to use. During the 2020 consultation, 7 likes were registered for a desire to improve this path. The logical improvement would be electric lighting. There are different views on this, with energy conservation and night sky darkness going against increased amenity.
- 4.6.8 The existing route between Thriplow and Heathfield provides opportunities for improving parish-wide pedestrian and cycle connectivity to Whittlesford Station. However, as described further below, connectivity within the Heathfield estate itself is poor. The only connection between Heathfield Estate and Pepperslade is a door width opening in a brick wall with a pedestrian ramp.

### **Heathfield- specific connectivity issues**

- 4.6.9 The only road access between the settlements is via the A505.
- 4.6.10 Heathfield, Pepperslade and Officers housing have no direct road connections to each other and poor circulation to other parts of the Heathfield Estate. The only shared community facilities in the area are the recreation field and playground areas, accessible from Kingsway and Pepperslade.
- 4.6.11 Half of the roads in Heathfield are unadopted by the council, or subject to leasehold ownership, which has resulted in residents having to pay twice for maintenance. There are also anomalies of encroachment of footpaths and many different ways of treating boundaries, which generally makes the streetscape unattractive. One group of houses to the north of the industrial site is only accessible by a narrow curved road, which would not be acceptable for fire or refuse vehicles. Consultation showed Heathfield to have a strong need for the county council to adopt roads. Any further development in the north of the site, e.g., in part of the site between the Sewage Works and Kingsway, would be unfeasible, in terms of this poor access.
- 4.6.12 There are two road access points to the A505, one for Pepperslade, which is a cul de sac and the other leading to Heathfield, Ringstone, Hurdles Way and Woburn Place. This keeps the access between the two main settlements of the parish only via the busy and dangerous road junction on the A505 between Thriplow village and the A505.
- 4.6.13 The access has improved since traffic lights were installed at the junction of the Heathfield entrance with the A505, though the other junction in Heathfield still risks the two-way traffic of the busy A505. If they need to turn right out of the access road, the speed limit of 40mph mitigates this somewhat. As do the traffic lights. The road section from Heathfield to the Thriplow junction has had the speed limit reduced to 50mph in recent years, though there are still great risks in the layout of this junction, since overtaking traffic in the opposite direction would easily prove fatal.

#### **Thriplow-specific connectivity issues**

- 4.6.14 The old village is very limited in infrastructure by having little space for pavements, except on Fowlmere Road and School Lane. Fowlmere Road has a pavement on both sides and 2 lanes, within the development boundary.
- 4.6.15 The footpath on School Lane goes only from the shop to the school on one side and is mostly sub-standard and dilapidated, allowing single file only and definitely not appropriate for disabled or infirm.
- 4.6.16 The main route through Middle Street and Fowlmere Road is a short cut from the A505 to Foxton and other villages to the west, so gets all kinds of heavy traffic. Middle street is just wide enough for traffic in both directions,

but not wide enough to have a dotted line demarcating two lanes. There were 15 dislikes in the 2020 consultation to increased through traffic and 20 likes for starting a 20mph zone in the village. This speed limit application is in process. This is receiving no support from the County Council.

4.6.17 There were 9 likes for traffic calming measures, 9 likes for improving school drop-off, but there were only 3 likes and 1 dislike for putting in a village car park. 9 likes for making a drive through school drop off were noted. There were 8 dislikes and 7 likes to new car park near green and shop: very mixed reactions were common.

4.6.18 The village roads are best suited to only walking and cycling without any mechanised vehicles, so the option of providing parking outside the village, with better footpath provision should be considered for visitors.

[Insert map showing transport problems. - road, rail, walking, cycling](#)

4.6.19 There were 22 likes in total noted for improving the signal for mobile phone reception which is generally poor in the village, with the hump of the hill between the village and the mast at the M11 creating poor reception.

#### **Speeding through traffic (Thriplow):**

4.6.20 Middle Street and Fowlmere Road form a short cut route for local traffic from nearby villages to the A505 and also all traffic in the area going to the recycling centre. Speed bumps have been put in at the three entrances to the village, though there are long straight sections on Fowlmere Road and school Lane after the speed bump, where traffic accelerates and outside traffic and lorries feel free to go through at unsafe speeds beyond 30mph. Middle Street has no pedestrian footpath and several blind curves, which make it too dangerous particularly for children to walk to school.

4.6.21 Other roads (Church St, Farm Lane, Lodge Road and Lower Street) are single lane farm roads. This makes access for heavy, large or long vehicles a hazard and on road parking a risk and stops letting parents allow their children to walk to school. There is no safety for pedestrians. There needs to be restriction to large vehicles entering these roads, since they often have to reverse back, once a vehicle is parked.

#### **Congested School Drop off and car parking generally (Thriplow)**

4.6.22 School Lane, then Fowlmere Road and also Church Street are used twice daily for the primary school drop off. Although cars park only on one side, this leaves School Lane working as a one-way road for a length of just under half a kilometre during school pickups and drops. This is generally managed amicably. There is a footpath on Fowlmere Road and School Lane, but not on Church Street, so school traffic parked there has to walk through the dangerous triangular junction with Church Street and Brook Road, where there are two blind corners and no footpath.

- 4.6.23 Discussions are ongoing with the headteacher about maintaining the timed drop-off, for school, started with Covid restrictions. It is the distance from parking and the young age of the children, which contribute to the need for parents to escort their children into the school site. This needs to be examined for sustainable improvements for and by the car owners, to be instigated when the present restrictions are lifted.
- 4.6.24 There is also a drop off area to be designated along the road, to be properly maintained after the present restrictions, to minimise the amount of time that the outside cars have to spend within the area, which then limits congestion for the general public. By acquiring more land it would be possible to have a drop off point within the school grounds and to provide for more playground in the farm by increasing the school site behind the school, if the farm owner were negotiable.

### **Dangerous access from A505**

- 4.6.25 The busy and dangerous road junction on the A505 between Thriplow village and the A505 has been cause for concern to the village for many years. A survey taken of villagers about 2 years ago showed great concern about the danger of this junction. The survey revealed that many people do not even use it but prefer to go onto the Fowlmere junction where there is a proper acceleration and deceleration lane. The survey also revealed that there had been many accidents here, perhaps not reportable and therefore the police and County Highways did not know about them, so they say that the junction is a safe junction. However, the amount of broken glass, etc. proves otherwise. Conversations held with local employees in the area further supports this assertion. Safety standards have been reduced further at this junction, recently, since the general lane widening process took place in 2018, at the expense of the exposed central lane for turning right.
- 4.6.26 There were 22 likes at the 2020 consultation for increased safety measures at the junction between the A505 and Thriplow village. There is an ongoing campaign to increase safety at this junction, which has been thwarted for many years. Since there has not been a fatality there, County Transport has not prioritised this.

### **The Future Threat**

- 4.6.27 The potential of re routing of A505 between Heathfield and Thriplow village farmland is a subject of government study: this has been mooted by a government traffic study as the most feasible way of making a dual carriageway all the way through Heathfield. There are a number of parts of the A505 where there is not a dual carriageway, so this is not necessarily a priority area, though it does continue to re-emerge as an issue.

- 4.6.28 All proposals in the South Cambridgeshire Call for Sites are contingent on the A505 Bypass being built between Heathfield and Thriplow.
- 4.6.29 There were a strong numbers of complaints (38 dislikes) in the consultation to the idea of rerouting and building such a bypass to the A505, between Thriplow Village and Heathfield. It is a very emotive issue, which emerges from time to time.

#### **4.7 Issue 4: Heathfield specific environmental challenges**

- 4.7.1 There are specific environmental challenges, which affect the settlement. Owing to its location alongside the busy A505 it suffers road noise and air pollution, and its eastern edge is just 1km from the M11.



**Figure 4.1** View entering Heathfield from A505, with Nivtar Distribution straight ahead. Feb 21

- 4.7.2 The unpleasant access to the area from the A505, with the car sales one side of the traffic lights and the insensitive housing development on the other, and the industrial development straight ahead. The Duxford Business Centre, including Nivtar Distribution (formerly Iceni in the middle of the HRA makes the approach to the area unwelcoming.



**Figure 4.2** View of A505 and American Air museum beyond, on leaving the Heathfield area: the only access route for Heathfield, Ringstone and Hurdles Way.

- 4.7.3 Other challenges include the lack of space between buildings to allow views out and the abundance of parked cars in a small area.

- 4.7.4 The green spaces of Whitehall Gardens and the developments of Hurdles Way and Ringstone have introduced some green space and vistas beyond, to the southwest, which are in the plans of the parish council to be improved. Also, the open spaces to the back of Hurdles Way beyond Ringstone to the north of Kingsway have some outward looking rural views, which need to be protected and enhanced.



Whitehall gardens

- 4.7.5 However these spaces also need to provide extra car parking. This needs to be done sensitively, to provide a landscaped, tree lined approach to car parking, while providing a green outlook.
- 4.7.6 The character of Heathfield reflects narrow developer led thinking that has led to the creation of four very distinctly different areas with little thought for connectivity or overall character.
- 4.7.7 The settlement needs unifying, protecting and improving. That protection relates to ensuring that the rural views throughout are maintained, not lost, and not increasing density of development. The unifying is possible with better connectivity, and amenities.

#### **4.8 Issue 5: Thriplow – protecting our village character.**

- 4.8.1 Thriplow is an attractive rural village surrounded by open countryside which is also designated as green belt. The built environment and landscape character is recognised and described in the Thriplow Landscape Character Assessment. Generally, existing Local Plan, together with national planning policy ensures that development in and around Thriplow village is undertaken in a sensitive.
- 4.8.2 A key priority in this plan is to ensure the existing special rural and landscape character in Thriplow village continues to be protected or enhanced when new development comes forward.

#### **4.9 Issue 6: Housing Needs: Cost and low stock of affordable homes**



- 4.9.1 The low number of affordable and the low number of desirable smaller homes in the parish are the issues. Thriplow village lacks smaller homes for younger families or single people and for the elderly. The housing in Thriplow village is very expensive and unaffordable to most. Whilst there is no affordable housing Heathfield (it is all in Thriplow), the market housing in Heathfield is available at a lower cost. However, both this NP and the Local Plan establishes that Heathfield is not a sustainable location for the focus of additional housing growth.
- 4.9.2 The stock of affordable housing has declined in rural communities in recent years relative to urban areas. Rural communities have been more vulnerable to losses through Right to Buy. Also, difficulties in building new affordable homes in rural communities has been exacerbated by government guidance which has removed the requirement to provide any affordable housing on schemes of 10 dwellings or less.

### **Housing mix**

- 4.9.3 In Thriplow village, where detached houses dominate, there is relatively little, smaller accommodation (26 per cent have two or less bedrooms). In contrast, there are significantly more large properties (44 per cent of all properties have four or more bedrooms).
- 4.9.4 Twelve out of 29 affordable homes managed by South Cambridgeshire District Council are 2 bed bungalows. In total, 16 of the properties are bungalows, which will tend to be prioritised for older people or those with mobility issues. All of the 13 houses have at least 3 bedrooms. Younger single or newly formed family households will have little chance of securing affordable housing in Thriplow through the choice-based lettings system.<sup>2</sup>

## **4.10 Issue 6: Biodiversity**

- 4.10.1 The climate emergency demands that we protect the environment in our area, to maximize the increase in and renewal of biodiversity, in terms of plant life, micro-organism life, and animal life.
- 4.10.2 We therefore seek woodland renewal and protection of our existing ecological assets including the three areas of land currently protected as Sites of Special Scientific Interest (SSSIs). This could be through ensuring new development proposals are designed to complement the existing green infrastructure and ecological networks. Outside the scope of planning policy this could be through improved stewardship of the woodlands, by responsible access and voluntary work to be undertaken, to maintain conditions for re-introduction of wildlife.

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<sup>2</sup> 'Housing Statistical Information Leaflet', South Cambridgeshire District Council (December 2018) 10 Table QS411EW, 2011 Census of Population (via NOMIS)



## **Woodland areas in the parish**

- 4.10.3 The largest area of woodland in the parish is north east: Squires Plantation goes south of the fishing pond to the north of Heathfield. Fen Wood is a broadleaved, mix and yew woodland. Due to its ecological value, it is nationally designated as the Thriplow Peat Holes SSSI. The designated SSSI crosses over into the Whittlesford Parish.
- 4.10.4 The second largest area of woodland in the parish is south west of Thriplow village in the western part of the Bury estate in the south west of the village, Newditch plantation.
- 4.10.5 A small woodland also exists south of the cricket field, on Lodge Road which is also in private ownership and not publicly accessible. It is already protected as a Protected Village Amenity Area in the 2018 plan, though it is privately owned.
- 4.10.6 There are also woodland verges along parts of Lodge Road and Middle St at the south of the village, which extends to the PVA behind the cricket meadow.
- 4.10.7 There are other clusters of trees in private ownership, notably those on both sides of School Lane.
- 4.10.8 We need to consider any options for reduction of carbon footprint possible and of ensuring renewable sources of energy can be used. The aim must be to become carbon neutral overall.

## 5. Vision and Objectives for the Neighbourhood Plan

- 5.1 Following a process of community engagement work (summarised in chapter 3), and exploratory work on identifying issues to be addressed through this plan (summarised in chapter 4) the NP group has arrived at a vision, three themes and eleven objectives for this neighbourhood plan. The neighbourhood plan vision is:

**Thriplow and Heathfield will grow sustainably to meet the regional planning policy goals whilst remaining a 'living' community providing a high quality of life and social cohesion for residents of all ages across the whole parish, respecting its rural roots and enhancing the natural environment.**

- 5.2 The vision is supported by the following three themes and eleven objectives.

### THEME 1. PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT AND THE CHARACTER OF THE PARISH

**Objective 1: The character and quality of environment in Heathfield will be protected and improved.**

- 5.3 What we mean by this objective is:
- \*<sup>3</sup>A full analysis of the area needs to be done to improve the environmental quality of Heathfield and to identify any opportunities to enhance the landscape character.
  - The protection includes ensuring that the rural views throughout are maintained and not lost.
  - Whilst this plan does not support or envisage new residential development coming forward in Heathfield, it is important that policies are in place to help assess planning applications that do come forward. The existing challenges in Heathfield should not be used as an excuse to allow for poorly designed schemes that fail to protect existing qualities or fail to utilise available opportunities to improve the character of the area.

- Support proposals which would deliver additional community facilities or amenities such as a shop.

**Objective 2: the existing village character of Thriplow village will be protected and enhanced.**

5.4 What we mean by this is:

- In the village, roots are based in agriculture and the church. The agricultural heritage gives us the fragile infrastructure of single track roads, lack of footpaths and low level of street lighting. These give the village its real limits but also provide its rural identity. These rural roots are to be preserved. The surrounding farms will remain a part of parish life. Grazing land for sheep, cattle and pigs as well as larger crop fields outside of the village is the local character.
- The key points for preservation and enhancement are the open views to pasture and to crop fields, both within the village and looking outwards from its roads and paths.

**Objective 3: recognise and protect accordingly all valued open spaces in the parish**

5.5 What we mean by this is:

- Through the neighbourhood plan we wish to afford the same protection to valued open spaces in Heathfield as the Local Plan currently does to open space in Thriplow.

**Objective 4: Protecting and increasing the natural environment in the parish**

5.6 What we mean by this is:

- To ensure that when new development comes forward the natural environment is protected, and opportunities are taken to improve overall biodiversity in the parish.
- We wish to create new woodland (using the principles of Right Tree, Right Place), additional biodiverse green space (flower rich areas with scrub/trees) particularly where it extends and links existing habitats.
- Enhanced protection of existing wildlife areas, for example, through supporting work in Thriplow Meadows with BCN Wildlife Trust
- If we succeed in achieving our other objective of improving access to our woodlands, coppicing and maintenance could become voluntary activities carried out by the community.
- Ensuring that our ecological assets are not harmed through activities undertaken in our rural economy.
- Organising regular litter picks and promoting zero tolerances to fly tipping/littering in the parish and beyond.

- Revitalising our hedgerows through coppicing/laying and gapping up. Planting new hedgerows where appropriate. Planting standard hedgerow trees at irregular spacing to provide the next generation of trees. Use locally provenant native hedge plant varieties such as hawthorn, blackthorn, maple, hornbeam, dog rose etc
- Making space for water through creation of ponds. sensitively de-silted ditches/waterways using conservation techniques. Slowing the flow of floodwater through use of natural flood management techniques such as leaky woody dams. Look to restore the biodiversity of our waterways through increasing light levels along overgrown/shaded ditches, stabilising banks and planting native locally provenant aquatic plants.
- Consider planting a traditional community orchard using local heritage varieties (using principles of Right Tree, Right Place).

## THEME 2. LIVING VILLAGE AND SUSTAINABLE DEVELOPMENT

5.7 The second most popular issues from our February consultation were concerned with making the parish a living village and sustainable settlement.

### **Objective 5: We will continue to be a living community, which sustains the primary school, shop and facilities**

5.8 What we mean by this is:

- We need to ensure we continue to keep and develop amenities here, while not sacrificing the rural feel. The shop, pub, school, church and sports facilities all need to be supported, in the hope is that they will become self sufficient. Both the church and the shop require financial help, to keep afloat.
- The village community has been pro-active in carrying this out through charitable help and Daffodil Weekend support. The more families and businesses are based in the parish, the more they will support local amenities. And the more self supporting they will become. This means allowing appropriate family housing to be developed.
- Any new amenities will be prioritised to go to Heathfield, since it does not have its fair share of amenities, compared to its population.

### **Objective 6: There will be limited small scale additional housing development focused in Thriplow near to existing shops and services**

5.9 What we mean by this is:

- The community would become more sustainable by having a larger population. We need to continue to be open to change and

development of more amenities. Any additional housing development will be focused in Thriplow near to existing shops and services, for reasons of sustainability. Sustainability of growth is the allied issue in our vision statement to get the most approval. This is allied with Objective 4 on increasing biodiversity and encouraging zero carbon overall.

#### **OBJECTIVE 7: All development to use sustainable building materials and consider energy efficiency**

5.10 What we mean by this is:

- Any development is to use sustainable building materials and to demonstrate high standards of energy efficiency. The concept of zero carbon in building is to be aspired to. The life cycle assessment of all activities and materials is to be considered, to ensure the greatest possible sustainability in carbon footprint terms.
- The need to limit development appropriately, to ensure we are making the future of the village a positive one is our aim in this plan.

#### **OBJECTIVE 8: Plan for improved outdoor recreational facilities in the parish**

5.11 What we mean by this is:

- Play facilities for children have been improved in both Thriplow and Heathfield, though there is no specific football venue, except Thriplow school playground, or travelling to Fowlmere. Hence safer cycling routes between the villages are key to this sharing of provision, so Thriplow can offer cricket and Fowlmere can offer football. This does depend on land being secured for cricket, which is in private ownership.
- 'Allotment' space is provided at present on Thriplow Farm's land on edge of Thriplow. This is not a formally recognised allotment. Thriplow Farms have offered a site on the protected access route to the conservation meadow along School Lane, for a 'co-veg' scheme operating since 2020. The continuation of this after the pandemic is to be encouraged, though it depends on community support.
- Provision of bike scrambling routes through woodland adjacent to settlements.

#### **OBJECTIVE 9: A safer less congested parish**

5.12 What we mean by this is:

- A safer access off the A505 towards Thriplow (right hand turn)
- A 20mph zone
- Better provision of off-street parking around the school

- More off-street parking, in well landscaped and appropriate positions
- Footpath improvements along roadside towards Fowlmere and along School Lane.
- Heathfield parking issues to be included in the enhancement of Heathfield

**OBJECTIVE 10: The quality and quantity of our rural footpath network and interconnectivity with neighbouring settlements will be improved.**

5.13 What we mean by this is:

- The improvement of walking and cycling routes between neighbouring villages Thriplow, Heathfield, Fowlmere and Newton, to make sustainable settlements overall.
- Improving access and enjoyment of existing and proposed woodland areas.
- To consider how links to neighbouring villages can be via woodland walking.

**OBJECTIVE 11: There will be more cohesion between the two communities of Thriplow and Heathfield**

5.14 What we mean by this is:

- Protecting the amenity value of the pedestrian and cycle route between Thriplow and Heathfield
- Provide an improved pedestrian and cycle link between Pepperslade and the rest of Heathfield.
- Potentially locating a parish-wide recreational space such as a community woodland between the settlements to give cause to meeting of residents from different parts of the parish.

**How these objectives are delivered through this plan**

5.15 The eleven objectives presented under the three themes above can not all or only be addressed through planning policies in this plan. Some of them will be addressed through community initiatives which are presented in chapter 7 to this plan. The illustration below demonstrates the links between the themes, the objectives, the planning policies and community initiatives presented in this neighbourhood plan.



<b>NP Objective</b>	<b>Planning Policy (Chapter 6)</b>	<b>Community Initiative (Chapter 7)</b>
1: The character and quality of environment in Heathfield will be protected and improved.	<p>Policy THP1 – Improving the character and quality of Heathfield</p> <p>Policy THP2 – Heathfield Enhancement Strategy</p> <p>Policy THP3 – Provision of additional amenities in Heathfield</p>	
2: The existing village character of Thriplow village will be protected and enhanced.	<p>Policy THP 4 - Protecting and Enhancing Village Character in Thriplow</p> <p>Policy THP 5 – Important Countryside Frontages in Thriplow</p> <p>Policy THP 14 – Site Allocation</p>	
3: Recognise and protect accordingly all valued open spaces in the parish	Policy THP 6 – Heathfield Local Green Spaces	
4: Protecting and increasing biodiversity in the parish	<p>Policy THP 7 Thriplow green infrastructure enhancement zone</p> <p>THP 8 – Delivering biodiversity net gain through development proposals</p> <p>THP 9 – Protecting and enhancing parish waterways feeding the Hoffer Brook.</p> <p>Policy THP 14 – Site Allocation</p>	Rachel note: there are a number of initiatives to be included here
5: We will continue to be a living community, which sustains the primary school, shop and facilities	<p>Policy THP 10– Rural exception sites in Thriplow</p> <p>Policy THP 14 – Site Allocation</p>	

<b>NP Objective</b>	<b>Planning Policy (Chapter 6)</b>	<b>Community Initiative (Chapter 7)</b>
6: There will be limited small scale additional housing development focused in Thriplow near to existing shops and services	Policy THP 10 – Rural exception sites in Thriplow  Policy THP 14 – Site Allocation	
7. All development to use sustainable building materials and consider energy efficiency	No proposed NP policies  Policy THP 14 – Site Allocation	
8. Plan for improved outdoor recreational facilities in the parish		
9. A safer, less congested village	Policy THP 11 – Improving parking provision and improving road safety in Thriplow and Heathfield	Project: PC to continue working towards achieving a safer junction at Gravel Pit Hill and reducing speed and access within settlements
10. The quality and quantity of our rural footpath network and interconnectivity with neighbouring settlements will be improved.	Policy THP 12 - Protecting and improving the rural footpath network and sustainable connections to neighbouring settlements	

<b>NP Objective</b>	<b>Planning Policy (Chapter 6)</b>	<b>Community Initiative (Chapter 7)</b>
11. There will be more cohesion between the two communities of Thriplow and Heathfield	Policy THP 13 – Development proposals resulting in better integration between the Heathfield and Thriplow communities.	

# Planning Policies

- 6.1 This chapter contains the planning policies. These planning policies will provide the basis for the determination of planning applications involving land that falls in the Thriplow and Heathfield neighbourhood plan area.

## THEME 1: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT AND THE CHARACTER OF THE PARISH

- 6.2 The objectives under this theme are:
- Objective 1: The character and quality of the environment in Heathfield will be improved.
  - Objective 2: The existing village character in Thriplow village will be protected and enhanced.
  - Objective 3: Recognise and protect accordingly all valued open spaces in the parish.
  - Objective 4: Protect and increase biodiversity in the parish.
- 6.3 **Objective 1: The character and quality of the environment in Heathfield will be improved.**

### Policy THP 1 – Improving the character and quality of Heathfield

- 6.3.1 The built environment in Heathfield is very different to that in Thriplow village. The settlement is made up of cul-de-sacs including Kingsway, Hurdles Way, Ringstone and Pepperslade. There are two exits onto the A505 serving the settlement. One of these only serves Pepperslade and there is no vehicular access from Pepperslade to the other parts of Heathfield. About half of the roads on the estate are unadopted by the highways authority.
- 6.3.2 The area first started to be developed for housing in the 1920s when housing was built for RAF staff based at Duxford. Such houses were built over a period of time, with the last houses in Kingsway dating from the 1950's & 60's. This settlement was sold off by the government in the 1980's and the name Heathfield was adopted.
- 6.3.3 Since the 1990's, three new private residential developments, Pepperslade, Hurdles Way and Ringstone, have been built more than doubling the original size of the settlement.
- 6.3.4 Compared therefore to Thriplow, the settlement at Heathfield which now exceeds 300 houses (comprising most houses in the parish), was built out relatively quickly. Today, the area has a tight, concentrated built form comprising three different areas.
- i) the original residential roads Kingsway, Woburn Place and Whitehall Gardens

- ii) Pepperslade, which was built later in the 1990s and has its own access onto the A505
- iii) the houses in Hurdles Way and flats and houses in Ringstone on the western extent of the settlement.

6.3.5 On the one hand the settlement has a strong planned estate feel. There is a uniformity in design and layout in each area, albeit these are different in each area e.g., Pepperslade has a uniform layout which is very different to Hurdles Way and Ringstone.

6.3.6 On the other hand, the settlement is poorly laid out. An example of this is the lack of a vehicular access between Heathfield and neighbouring Pepperslade. There is a pedestrian link, but this is via a single narrow and awkward gap in a wall. The layout of pedestrian and vehicular routes throughout is illegible making it difficult to navigate through the streets by foot or by car.



Figure 6.1: Ramp and doorway between Heathfield and Pepperslade is difficult for cyclists and provides no vehicle access

6.3.7 In the centre of the residential area, there is an industrial area of land with single storey commercial buildings, fencing and car parking. The buildings, referred to as the old Iceni water plant, originally built as the Sergeants Mess, now operate as a factory and storage, packing and distribution facility, owned by Nivtar Distribution, and called Duxford Business Park. The layout and boundary treatment of this commercial area has the effect of further fragmenting the residential areas and disorienting navigation. Residents are also concerned the current layout results in potential safety hazards with the closing of the access road that had allowed a secondary exit route, from Kingsway to Hurdles Way.

6.3.8 On the entrance to Heathfield at Heathfield Way, there is, on the western side, a large car sales operator occupying the Heathfield Way/A505 corner plot. On the eastern side of the entrance, residential development occupies the corner plot. This residential development was initially set back from Heathfield Way with a wide grass verge providing some buffer between the

busy junction and the housing. More recently however, two more dwellings have been built over the grass verge. The new boundary is now marked by a visually dominant high fence.

- 6.3.9 The overall effect is a harsh unwelcoming entrance to the estate. Green landscaping is limited to grassed areas, some trees and hedgerows along the A505 and residential gardens. This limited landscaping, together with the commercial uses results in poor visual and noise screening from the A505. Hence, the residential areas in Heathfield are exposed to environmental issues associated with being located adjacent to the busy A505 and being located in close vicinity to the M11.

#### Open space and landscape character in Heathfield

- 6.3.10 In terms of open space, Heathfield residents have access to the large area of open recreational land to the north of the settlement located in the green belt; two recreation areas on the western extent of the area adjacent to the Hurdles Way and Ringstone development (both owned and managed by the parish council), a green amenity space at Whitehall Gardens, (owned and managed by the Heathfield Residents Association (HRA), and a play area equipped for younger children (also owned by the HRA) situated between Kingsway and Queens Row.
- 6.3.11 With the exception of Whitehall Gardens and the childrens play area, the open amenity areas are all on the edge of the settlement boundaries. This affords those residential areas on the edge of the settlement outwards views into open countryside. However, due to the density and layout of the residential areas few other residential areas enjoy these views.
- 6.3.12 Views which have been locally identified as being valued and contributing to amenity value at Heathfield are shown on Map 6.1.
- 6.3.13 The government is clear in national policy that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 124 of the NPPF states:
- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.*
- 6.3.14 Paragraph 130 states:
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.*



Policy intent:

- 6.3.15 Heathfield is not identified by this plan or by the Local Plan as a suitable or sustainable location for more residential development. However, this does not mean that planning applications will not come forward for example minor householder applications for proposals for minor development.
- 6.3.16 In addition, it is noted that in response to the call for site work undertaken by the SCDC, together with Cambridge City Council for the Greater Cambridge Local Plan, four sites have been submitted as being potentially available for development covering all of the open (and currently designated as green belt) land between Heathfield and Thriplow. The area is referred to land to north of the A505 – Duxford.
- 6.3.17 The purpose of Policy THP 1 is to ensure that any new development meets high design standards and to ensure that the existing challenges at Heathfield are not used as an excuse for poor standards of design in any future development. The policy also requires proposals to implement available opportunities for improving the overall character and quality of Heathfield. This will apply on a proportionate basis and minor householder application schemes which otherwise are policy compliant will not be expected to contribute.

**Policy THP 1 – Improving the character and quality of Heathfield**

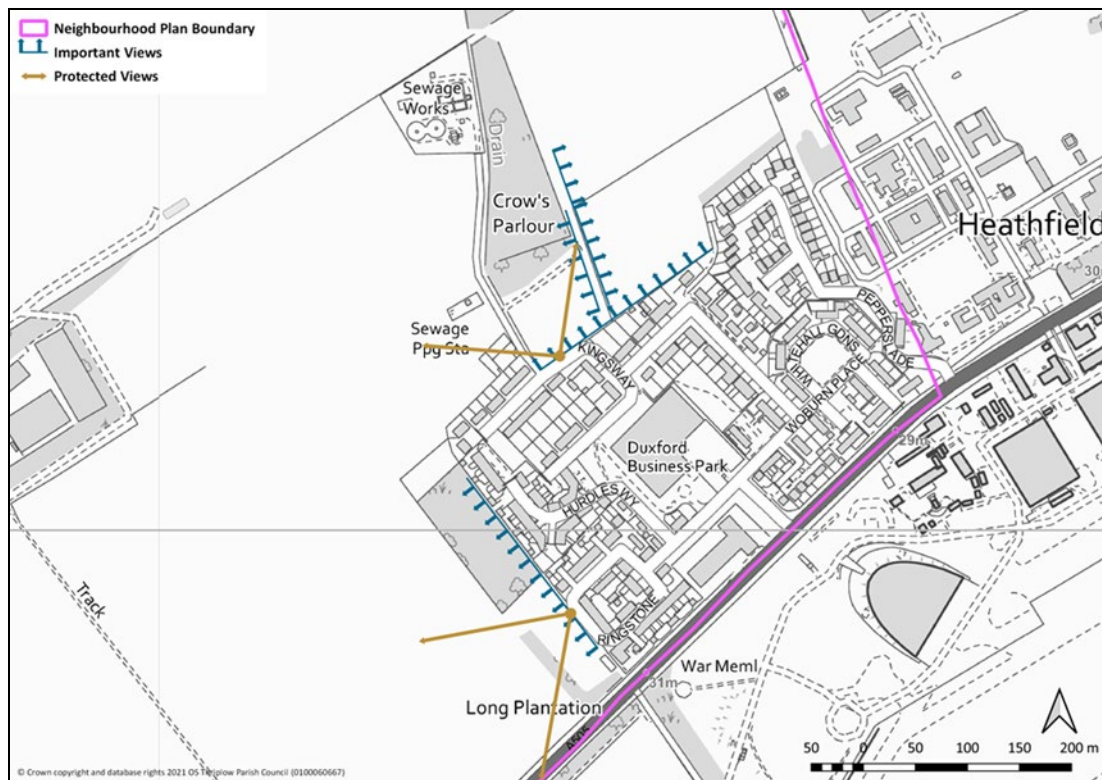
All residential development schemes will be expected to achieve high quality design and a good standard of amenity for all existing and future occupants of land and building.

Existing challenges relating to design, landscaping and layout at the Heathfield estate will not be accepted as an excuse for poor standards of design in any future development. New development proposals will not be supported if they adversely impact on the locally important views and visually important settlement edges identified on Policy Map 6.1.

All development proposals which come forward in Heathfield or which otherwise impact on the residential areas in Heathfield will be expected to take the opportunities available for improving the character and quality of the area and the way it functions. Expectations will be commensurate with the scale of the proposed development.

Where applicable, improvements will be sought through S106 contributions towards measures identified in the Heathfield Enhancement Strategy.

## Policy Map 6.1 Key views and locally valued landscapes in Heathfield.



Note on this map: amend the map to show key views (view cones) and locally valued landscapes for the dashed lines

### Policy THP 2 – Heathfield Enhancement Strategy

Context and rationale:

- 6.3.19 It is estimated that 60 per cent of the parish's population lives in Heathfield<sup>4</sup>. Despite this, the settlement of Heathfield is not identified in this plan or the Local Plan as being an appropriate location for additional housing. This is because access to amenities, shops and services is lacking at Heathfield, as well as being surrounded by green belt.
- 6.3.20 In addition there are considerable environmental problems affecting residential amenity on the estate.
- 6.3.21 The entirety of the Heathfield estate would benefit from the implementation of a comprehensive environmental enhancement strategy.

Traffic related noise, visual and air pollution

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<sup>4</sup> See DSE Review 2019.

- 6.3.22 The residential areas are exposed to noise and vibration from the busy A505. It is also exposed to noise from the nearby M11. Noise barriers between residential properties and the A505 is limited to a narrow band of trees along back gardens on Woburn Mews and the back gardens along Ringstone. Rear gardens are located just a 5-metre distance away from the A505 and the dwellings themselves approximately 12 metres. The car sales company occupying the corner plot at Heathfield Way / A505 junction may provide some limited amount of noise buffering to the estate but doesn't offer any visual enhancement to the residential estate.
- 6.3.23 The noise pollution is clearly felt in outdoor amenity spaces including the recently completed space at Ringstone (although the landscaping buffer here is wider than in other places).

Poor legibility within the estate.

- 6.3.24 It is difficult to maintain orientation when walking or driving around the section of the estate which is accessed off Heathfield Way. There is no vehicular through route around the estate meaning that there is a need to return back to the estate entrance close to the A505 junction in order to move between areas.
- 6.3.25 Pepperslade, also part of Heathfield and the parish has its own access from the A505. The road winds around the residential areas of the rest of Heathfield to the west and reaches another cul-de-sac estate. This estate, built at a different time to the rest of Heathfield, has a very different feel. Due to its location, it is not exposed to the same level of noise from the A505. It also turns inwards with its back to both the neighbouring estate at Heathfield and to the countryside surrounding it to the north. There is a pedestrian link from Pepperslade to the Heathfield recreation area. At the southern end of Pepperslade, away from the residential properties there is a gap in the wall which provides a pedestrian and cycle link from Pepperslade into the residential area in Whitehall Gardens.
- 6.3.26 Movement through the estate is not helped by the existence of a large central area being occupied by the fenced off commercial/ industrial building.

Aspirations for addressing the issues

- 6.3.27 Together with Heathfield residents, the neighbourhood plan group have identified the following measures for improving residential amenity and connectivity across the estates:
- Working with the highways authority to get the unadopted roads adopted.
  - Provide more parking areas to alleviate current parking capacity issues (see Map 6.2)

- Providing a vehicular link between different parts of the estate so that through circulation is achieved. Map 6.4 below provides one location which could be considered.
    - Improved road circulation on the Heathfield Estate: consultation with authorities and landowners to make a link between Kingsway and Hurdles Way, through an existing park area.
    - Improved pathway circulation into, around and out of Heathfield : consultation with authorities and landowners to make better links
    - Safe access for refuse lorries, fire fighting equipment and for other emergency services (Google maps does not direct accurately)
    - Improved links between Heathfield Estate and Pepperslade
- 6.3.28 A variety of landscaping improvements have also been identified as a way of providing public realm improvements and some mitigation from the nearby roads. These are shown on Policy 6.3.
- Better landscaping along the A505 to minimise noise and improve appearance.
  - More trees
  - The creation of nature walks
  - The creation of a landscaping feature to the Heathfield open Space
  - The installation of public art to improve the public realm in and around the estate.
  - Support for more variety in outdoor activities, as well as improvement in cycle and footpaths.
  - The creation of additional recreational areas
  - Improving the design of the streetscape
  - Improving the appearance of Heathfield from A505 (in terms of road safety and sense of welcoming, landscaping and design challenge to improve the entrance view from the traffic lights.

#### Policy intent

- 6.3.29 As noted in the Policy THP 1, this neighbourhood plan does not envisage much development coming forward in Heathfield. However, the purpose of this policy is to highlight the opportunities that exist to improve landscaping, residential amenity and connectivity across the Heathfield estate.
- 6.3.30 Map 6.2 provides an analysis of existing issues and context relating to both transport, amenities and landscape in Heathfield. Map 6.4 identifies opportunities for improving landscaping and green infrastructure and it identifies opportunities for improving connectivity and layout.

- 6.3.31 Proposals which will help deliver these initiatives are in principle supported and, indeed encouraged. The policy also seeks to ensure that wherever reasonable and related to the proposed development, contributions are secured to the achievement of improvements at Heathfield.

**Policy THP 2 – Heathfield Enhancement Strategy**

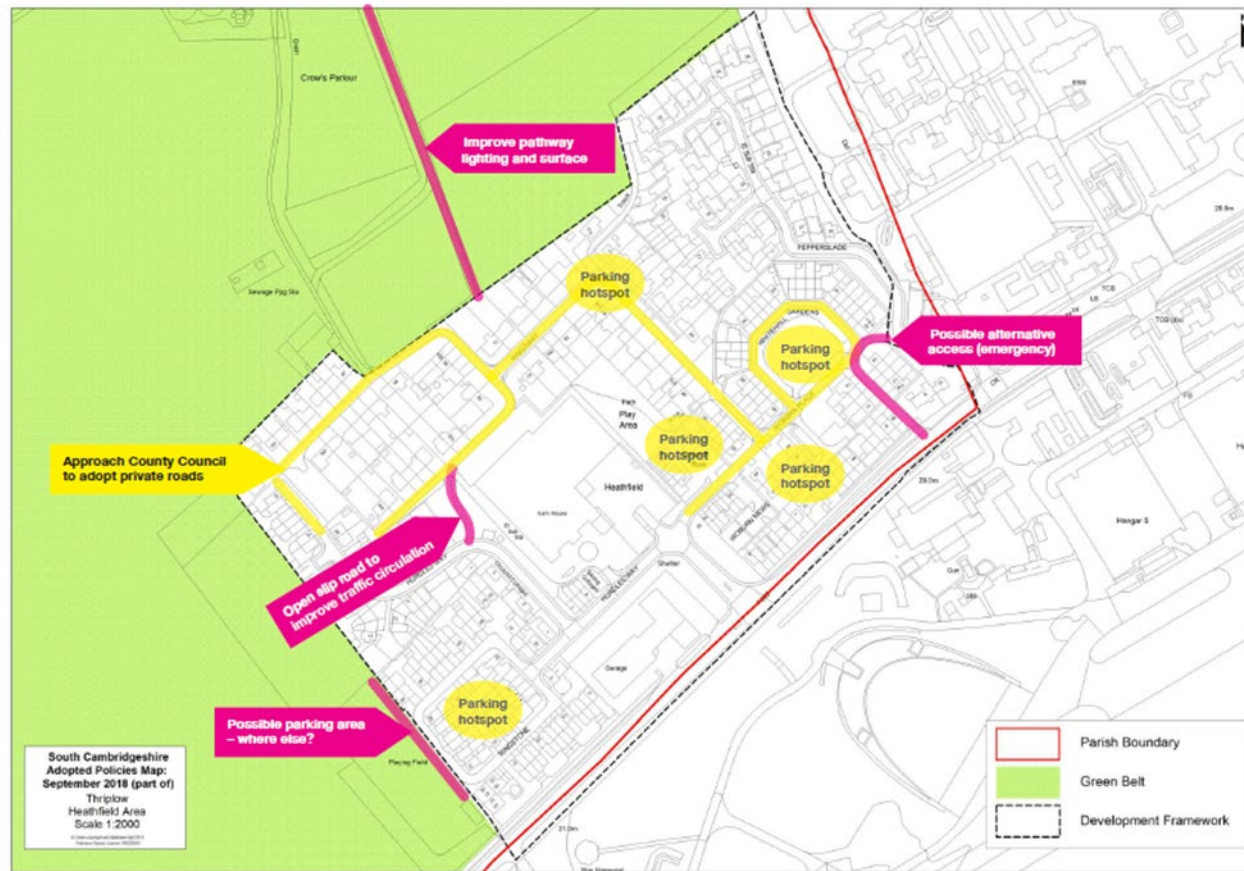
Environmental, landscape and public realm improvements at Heathfield is strongly encouraged. They should be implemented as part of any development proposal which impacts on the estate.

Where necessary to deliver sustainable development and where directly, fairly and reasonably related in scale and kind to the proposed development, off-site contributions will be secured to achieve improvements set out in the Heathfield Enhancement Strategy.



**Map 6.2:** [Insert](#) Heathfield site analysis map.

## HEATHFIELD

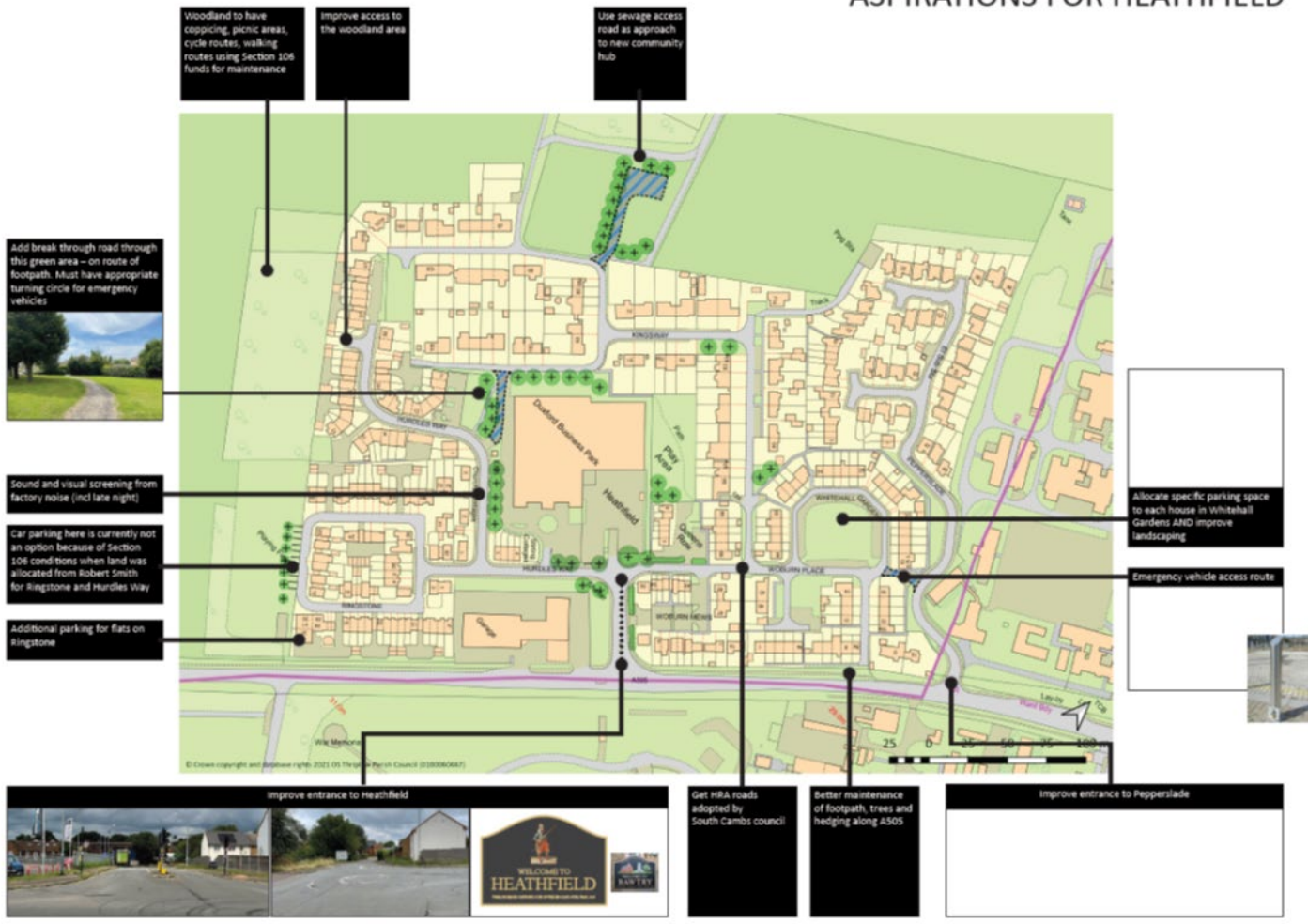


**Map 6.3:** Identified issues relating to parking and connectivity.

Map needs to be updated.

# ASPIRATIONS FOR HEATHFIELD

**Map 6.4:**  
Heathfield  
enhancement  
strategy



### **Policy THP 3 – Provision of additional amenities in Heathfield**

- 6.3.33 Whilst Heathfield residents have good access to outdoor amenity space, there is no access to amenities such as a shop or a community space. This is a significant issue especially considering that 60 % of the population lives in Heathfield and there is poor connectivity to the amenities in Thriplow.
- 6.3.34 This plan does not support additional residential development in Heathfield other than sensitively designed infill development that is allowed under the Local Plan. This plan would however welcome proposals which would deliver improvements in facilities and amenities in the area.
- 6.3.35 There is a clear grassed area to the west (north of Heathfield), which has been suggested by the local farm owner to be a possible development site. The site assessment undertaken as part of this plan found that the site would be unsuitable for residential development. However, subject to a proposal being compatible with the green belt designation, this site could be used as a village hall and/or sports pavilion.

#### **Policy intent**

- 6.3.36 This is an aspirational policy supporting in principle development proposals for a new community meeting space or community facility such as a shop or sports facility. It is acknowledged that opportunities are limited given the green belt designation and Heathfield not being considered a suitable location for additional residential development other than appropriate and sensitively designed infill schemes.

### **Policy THP 3 – New community facilities in Heathfield**

Development proposals for a new community meeting space or community facility to serve the Heathfield community including a shop or sports facility will be strongly supported.

### **6.4 Objective 2: The existing village character Thriplow village will be protected and enhanced.**

### **Policy THP 4 – Protecting and Enhancing Village Character in Thriplow**

#### **Context and rationale:**

- 6.4.1 Thriplow village is very much characterised by the open land, largely farmland, that surrounds it. Thriplow Farm, Dellers Farm and Smiths Farm frame the entire village. The village roads, Church Street, Farm Lane,

Lower Street and School Lane/Fowlmere Road form a circular pattern of linear residential development with farmland and other open green space remaining in the centre. Middle Street cuts through the middle of this circle from north to south, again with a linear development pattern.

- 6.4.2 The north west corner of Thriplow village however departs from the development pattern in the older parts of the village (south of Fowlmere Road). This is an area of twentieth century housing comprising planned estates of local authority housing.
- 6.4.3 There is a well-established and well-used network of public rights of way criss crossing Thriplow village. For example, public footpaths run in an east west direction providing attractive pedestrian routes from Lower Street, Narrow Lane through to Middle Street, the Baulk and then the View on to Church Street. Along these rural routes, walkers enjoy the views and setting provided by grazed meadows and attractive farmland.

**Figure 6.2:** farmed grazing land viewed from the Narrow Lane



**Figure 6.3:** public footpath looking west towards Middle Street from Church Street, the View



- 6.4.4 The tapestry of rural spaces between the buildings which make up Thriplow village is a distinctive characteristic of the village. It is a precious and valued attribute.
- 6.4.5 As can be seen from Map 6.5, the vast majority of Thriplow village falls in the Thriplow conservation area. The only areas that do not are the twentieth century development along Foreman's Road, semi-detached properties along Fowlmere Road and the grainstore site on Lodge Road.
- 6.4.6 In addition to the conservation area status, there are several other site-specific policy designations which the Local Plan applies to Thriplow village:
  - i. Policy NH/11: *Protected Village Amenity Areas* identifies Protected Village Amenity Areas. Development will not be permitted within or



adjacent to these areas if it were to have an adverse impact on the character, amenity, tranquillity, or function of the village. Protected Village Amenity Areas are shown on Map 6.5 at four locations: Lodge Road, Lower Street, School Lane and Church Street, Thriplow.

ii. Policy NH/12: *Local Green Space* defines spaces in Thriplow as local green space sites. This designation applies to Thriplow Cricket Ground, Thriplow play space on Fowlmere Road and Thriplow Village Green. Through the local green space designation, these sites benefit from a strong protection from development.

iii. NH/13: *Important Countryside Frontage* defines sites as having important countryside frontages. These are areas where a strong countryside character penetrates into the built-up area providing a significant connection between the street scene and the surrounding rural area or provides an important rural break between two detached parts of the development framework. Important countryside frontages are shown on map 6.4 at School Lane, Church Street and Middle Street.

- 6.4.7 The site-specific policies described above, together with the green belt status of the open land enveloping Thriplow village help to ensure that the local character is protected or enhanced when development proposals come forward.
- 6.4.8 In addition, because of the conservation area status of Thriplow village and the listed building status of a number of buildings in Thriplow village, Policy NH/14: *Heritage Assets* in the Local Plan will be highly relevant. This policy supports development that sustains and enhances heritage assets including the special character and distinctiveness of the district's historic environment and supports new quality environments with a strong sense of place. Heritage assets include listed buildings, conservation areas and non-designated heritage assets.
- 6.4.9 It is considered that existing planning policies in the Local Plan provide an appropriate and good framework to ensure that planning decisions result in the protection or enhancement of the distinguishing features in Thriplow village. This is evidenced through the observations made by Lucy Batchelor-Wylam of modern development in Thriplow village in the Thriplow landscape character assessment (2019).
- 6.4.10 The landscape character assessment divides the parish into seven character areas. Six of these are in Thriplow and comprise TP1 – Church Street, TP2 – Brook Road and School Lane, TP3 – Middle Street and Farm Lane, TP4 – The Green, TP5 – Sheralds Croft Lane & Fowlmere Road and TP6 – Lodge Road and Lower Street. In character area 1 the LCA finds that *twentieth century additions to the housing stock have been reasonably well absorbed into the historic pattern, disrupting it by sometimes sitting*



*behind the primary building line, and their presence only highlighted by modern materials on access points or curtilages.*

- 6.4.11 In character area 2, the LCA finds that *Pigeon's Close* is a small low density late twentieth housing estate set within maturing trees that is relatively unobtrusive.
- 6.4.12 Local Plan policy HQ/1: *Design Principles* sets out the generic design principles which seeks to ensure that new development makes a positive contribution to the local context. The policy requires amongst other things that proposals preserve or enhance the character of the local rural area and respond to its context in the wider landscape.
- 6.4.13 In the context of Thriplow village, and as noted in the landscape character assessment the open land that remains in the village is a key distinguishing feature. The open spaces which currently separate out clusters of built form are also very much part of the historic character of the village.



Policy intent:

- 6.4.14 The purpose of policy THP 4 is to ensure that when development proposals are being proposed in Thriplow village additional key characteristics that are not already specifically mentioned in the Local Plan are recognised and provide a basis for informing new schemes.

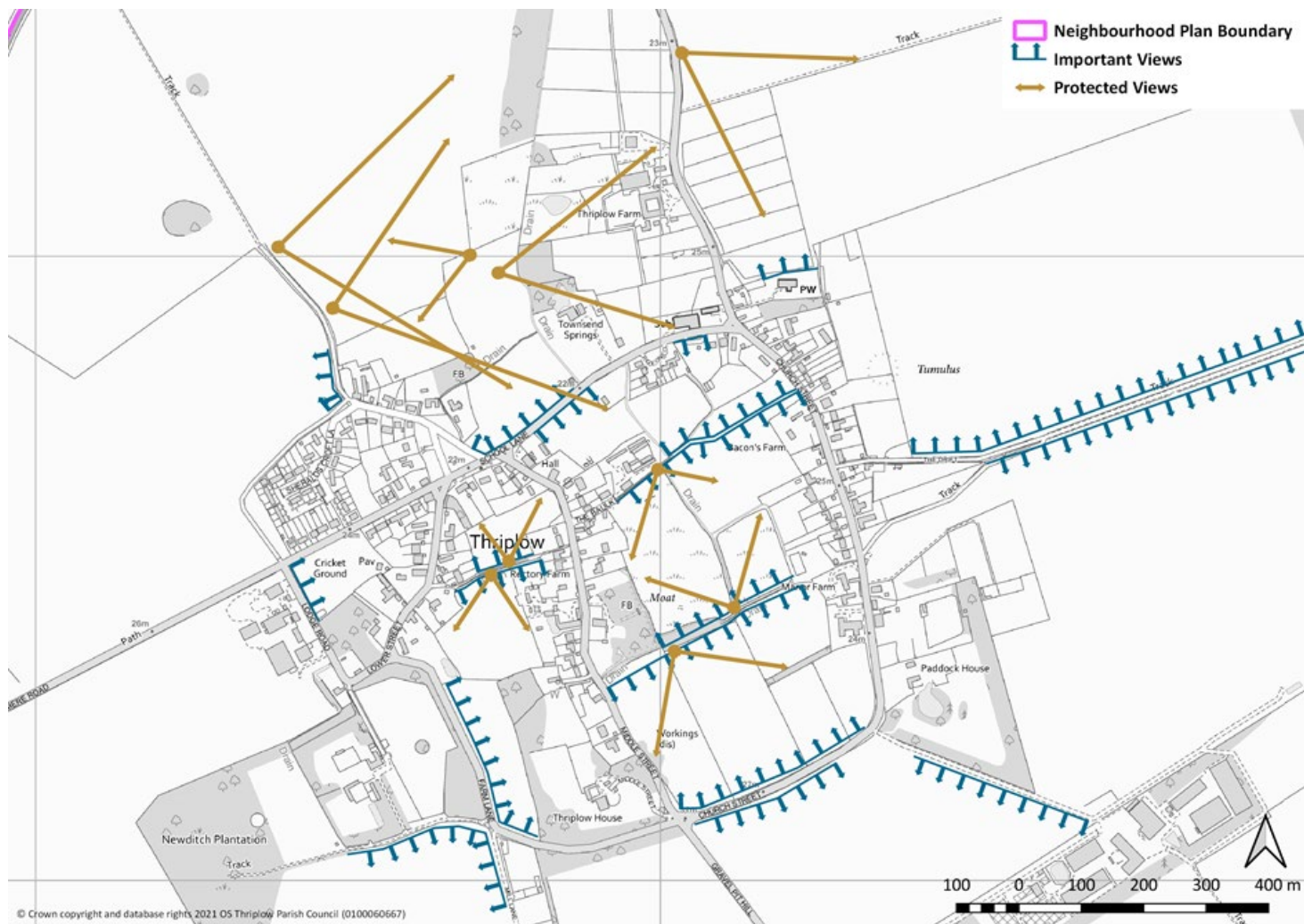
#### **Policy THP 4 – Protecting and Enhancing Village Character in Thriplow**

All residential development schemes will be expected to achieve high quality design and a good standard of amenity for all existing and future occupants of land and building.

To be supported, all development proposals in Thriplow village must contribute positively to the existing characteristics including the tapestry of rural spaces that exists between the Thriplow village built environment. This means:

- careful and well thought-through landscaping as part of any new development proposal that ensures the scheme sits comfortably within its existing site context, blends into the existing wider rural setting and is not visually intrusive from the highway or other public places (including public rights of way);
- built form and layout (including densities, scale and mass) is appropriate given the existing site context as well as the built form and layout on neighbouring sites;
- retaining a close relationship between the built form and the surrounding open space and countryside (for example by allowing views of surrounding open space and countryside to penetrate through a scheme) and
- ensuring the significance of heritage assets and their setting (including listed buildings, non-designated heritage assets and the conservation area itself) are conserved or enhanced as a result of new development.

Development proposals which adversely impact the key views or locally valued landscapes identified on Map 6.6 will not be supported.



**Policy Map 6.6:** Key views and locally valued landscapes in Thriplow. [Map subject to](#)

## Policy THP 5 - Important Countryside Frontage in Thriplow

- 6.4.15 As noted above there are three areas in Thriplow village which have been identified in the 2018 Local Plan as being Important Countryside Frontage. Policy NH/13: Important *Countryside Frontage* defines these where a strong countryside character penetrates into the built-up area providing a significant connection between the street scene and the surrounding rural area or provides an important rural break between two detached parts of the development framework.
- 6.4.16 This neighbourhood plan has identified an additional frontage that meets the criteria for Important Countryside Frontage designation. This is the frontage along the farm track where Foremans Road meets Sheralds Croft in the north western part of the settlement edge.

### Policy intent

- 6.4.17 The intent of Policy THP4 is to apply the Local Plan important countryside frontage designation to the frontage market on Policy Map 6.6.

### Policy THP 5 – Important Countryside Frontage in Thriplow

The frontage shown on Policy Map 6.7 is designated as an Important Countryside Frontage as defined in the 2018 Local Plan. Planning permission will be refused where a development proposals compromises the following purpose of the frontage in this location

- Sweeping into the built up area providing a significant connection between the street scene and the surrounding rural area.

**INSERT NEW POLICY MAP 6.7 TO SHOW THE PROPOSED DESIGNATED  
IMPORTANT COUNTRYSIDE FRONTAGE**



**6.5 Objective 3: Recognise and protect accordingly all valued open spaces in the parish.**

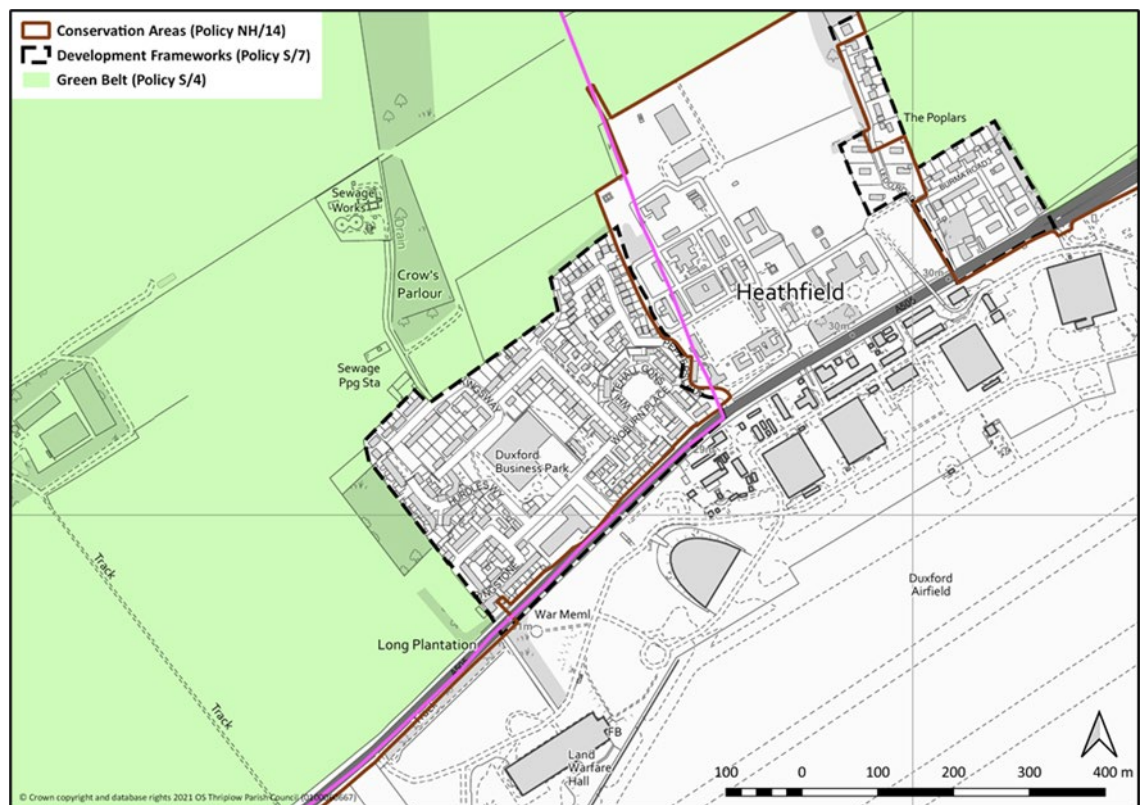
**Policy THP 6 – Heathfield Local Green Spaces**

6.5.1 Heathfield currently enjoys the following open space facilities:

- Playing field to the west of flats at Hurdles Way and Ringstone
- Whitehall gardens green amenity area
- A play space located behind residential properties at Kingsway
- A large recreation area, Heathfield Park, on the northern edge in the green belt.

6.5.2 As seen on Map 6.7, there are no Local Plan designations associated with these spaces.

**Map 6.8: 2018 Local Plan designations for Heathfield**





- 6.5.3 Thriplow currently enjoys the following open space facilities
- Cricket meadow on Fowlmere road designated as local green space in the Local Plan
  - The Recreation Ground on Fowlmere Road also designated as local green space in the Local Plan
  - Thriplow village green also designated as a local green space in the local plan
  - Allotments on the western edge of the settlement on Fowlmere Road

6.5.4 The areas of amenity land in Heathfield are highly valued by the community. They are therefore designated as local green spaces in the policy below.

6.5.5 In Thriplow, the cricket meadow, the recreation ground and the village green are designated as local green spaces in the Local Plan. The allotments are not specifically identified. However, Policy SC/8: *Protection of Existing Recreation Areas, Playing fields Allotments and Community Orchards* in the Local Plan gives generic land use protection to outdoor recreational spaces including allotments. As such the policy would only allow a loss of allotment use in the event that it would be replaced with alternative or better provision or in the event that it can be demonstrated there is excess provision.

Policy intent:

6.5.6 The intention of Policy THP 6 is to give the same land use protection to the open spaces in Heathfield as the open space in Thriplow

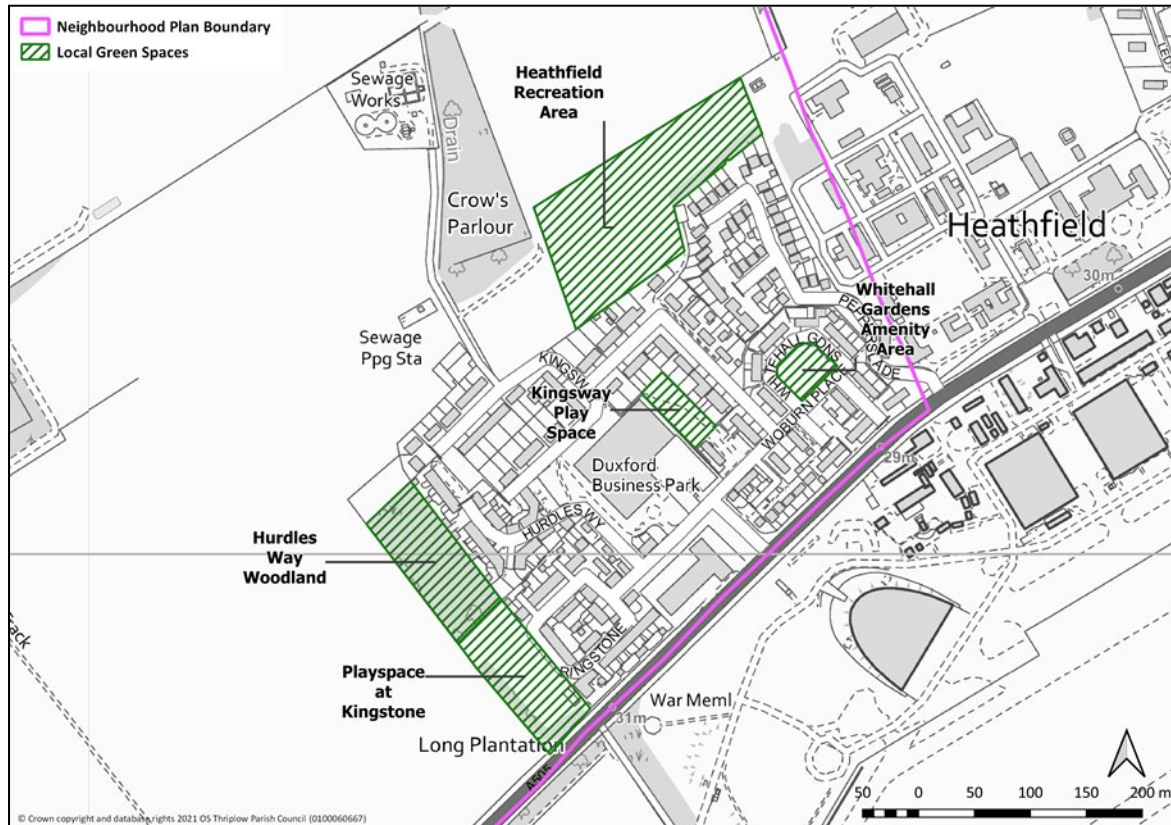
## Policy THP 6 – Heathfield Local Green spaces

The following sites as shown on Policy Map 6.8 are designated as Local Green Spaces

- Heathfield recreation area
- Kingsway play space
- Whitehall Gardens Amenity Area
- Play space at Ringstone

Development on these sites will not be acceptable other than in very special circumstances in line with national policy, or where it will enhance the function of the space (e.g. play or gym equipment on the recreation areas) without compromising the primary function of the space as a Local Green Space.

### Policy Map 6.9: Heathfield Local Green Spaces



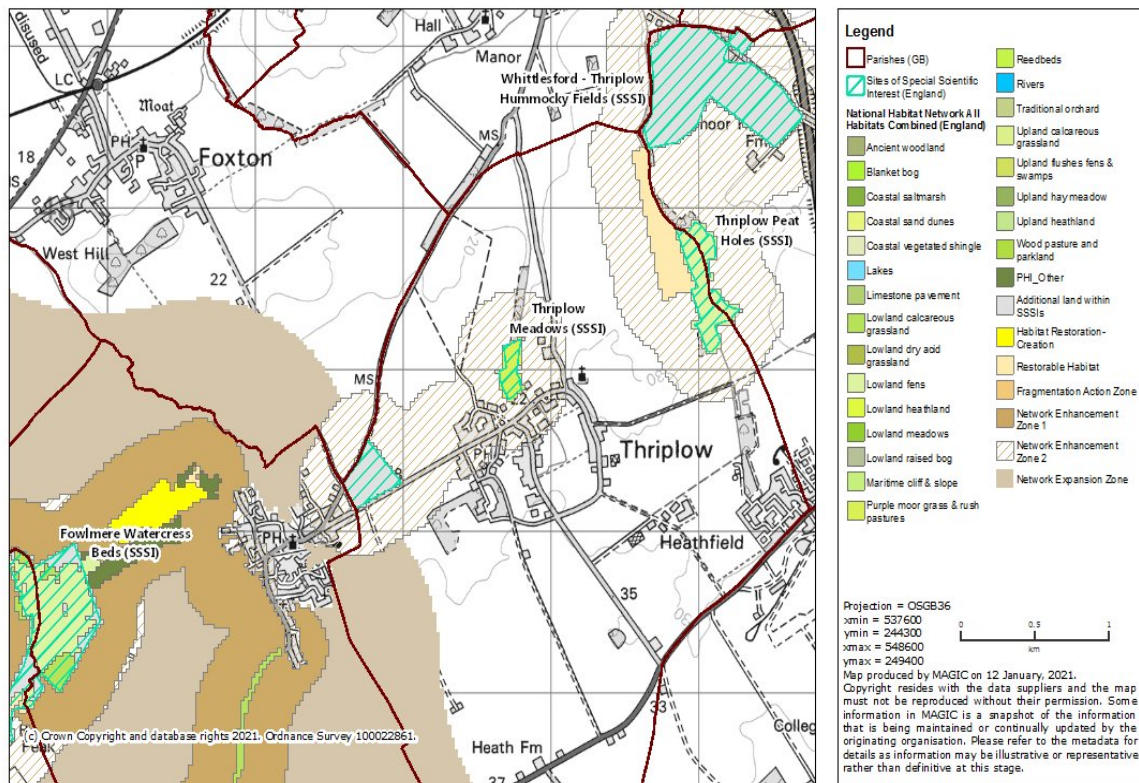
## 6.6 Objective 4: Protecting and increasing biodiversity in the parish.

### Policy THP 7: Thriplow green infrastructure enhancement zone.

#### Context and rationale

- 6.6.1 The parish is fortunate to have three nationally recognised areas of land important for biodiversity. There are the three Sites of Special Scientific Importance (SSSIs): 1. Whittlesford/Thriplow Hummocky Fields 2. Thriplow Meadows and 3. Thriplow Peat Holes. They are all located in the northern half of the parish.
- 6.6.2 The citations (providing the explanation for their designations) are appended to this plan for ease of reference. [Note: append the citations.](#)
- 6.6.3 The vast majority of the parish lies in the impact zones for at least one of these SSSIs. This means that when certain planning applications are being considered, the impact on these SSSIs should be assessed and if applicable mitigated against.
- 6.6.4 In addition, there are two areas of land surrounding and in between the Whittlesford/Thriplow Hummocky Fields, Thriplow Meadows and Thriplow Peat Holes SSSIs. These have been identified by Natural England in 2020 as being part of a national habitat network and specifically identified as network enhancement zones 2 - see Map 6.10 The habitat network maps are intended to be used to help identify areas for future habitat creation and restoration at a landscape scale but need to be considered alongside other local datasets and knowledge (Natural England 2020) [Noted; include reference to this document in glossary](#) “National habitat network user guidance v.2 (Natural England May 2020) Network enhancement zone 2 is defined by Natural England as *land connecting existing patches of primary and associated habitats which is less likely to be suitable for creation of the primary habitat. Action in this zone that improves the biodiversity value through land management changes and/or green infrastructure provision can be targeted here* (ibid.) See <https://data.gov.uk/dataset/0ef2ed26-2f04-4e0f-9493-ffbdbfaeb159/habitat-networks-england> for more detail on this.
- 6.6.5 In addition to the SSSIs, and according to magic.gov.uk, as at 2021, the parish includes the following additional priority habitats – see Map 6.11.
- Purple moor grass and rush pasture
  - Floodplain grazing marsh
  - Areas of deciduous woodland
  - Traditional orchards

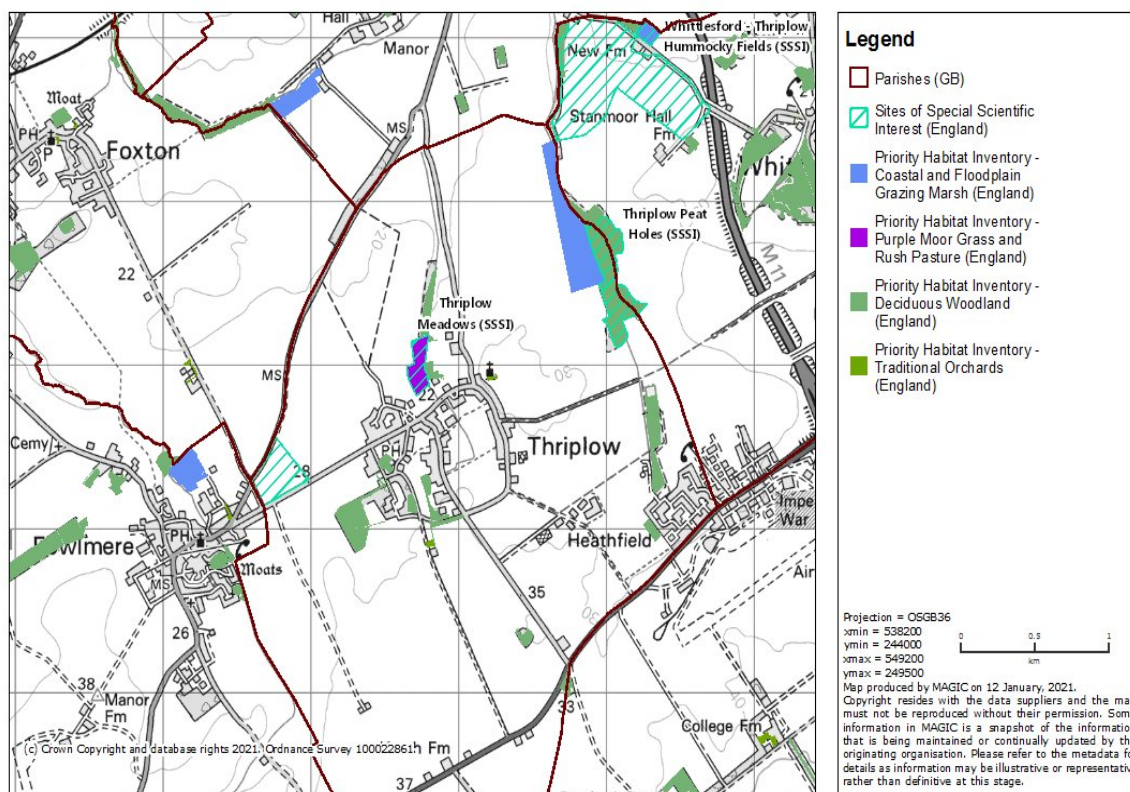
## MAGiC National Habitat Network in the parish 2021



Map 6.10: Map showing the three SSSIs in the parish and the extent of the network enhancement zone 2. Source: MAGIC, 2021



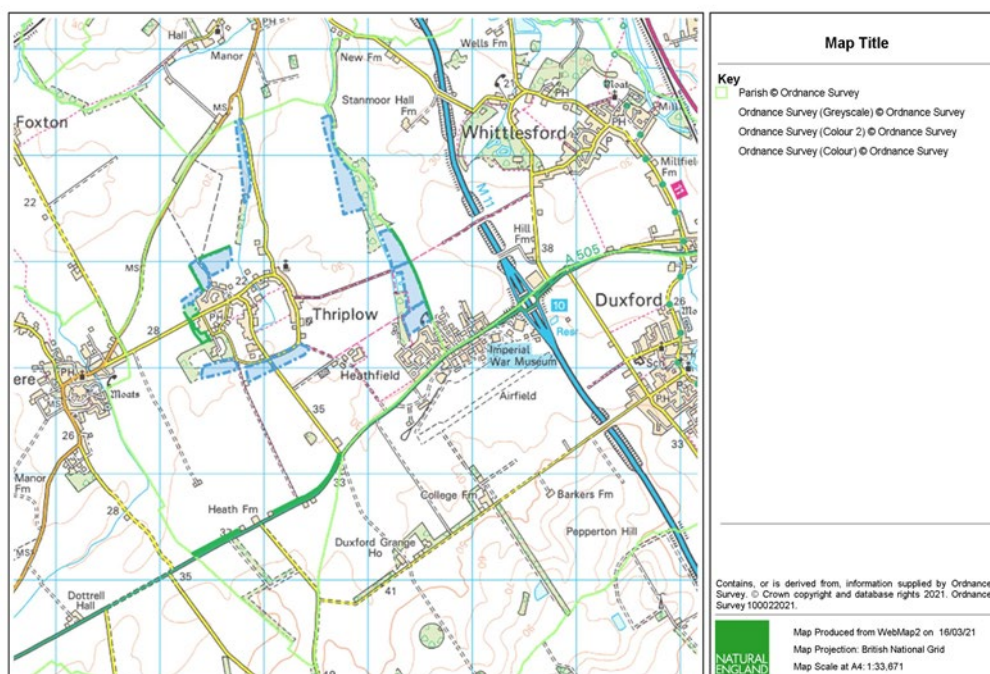
## MAGiC ity habitats in Heathfield and Thriplow parish 2021



Map 6.11: Map showing areas of priority habitat in Heathfield and Thriplow parish. Source: MAGiC, 2021.

- 6.6.6 In addition to the maps available from MAGiC, the NP group have prepared a further map which identifies additional areas of important habitat, alongside areas where there are opportunities to provide improvements in parish biodiversity.
- 6.6.7 These are shown below in Map 6.12. [Yet to be completed.](#)

**Policy Map 6.12** Existing ecological networks in the parish and opportunities to enhance these.



- 6.6.8 Local Plan Policy NH/4: *Biodiversity* provides a decision-making framework for assessing planning applications which have the potential to impact sites of biodiversity importance. The policy also requires of new development that it should aim to maintain, enhance, restore or add to biodiversity. The policy states opportunities should be taken to achieve positive gain through the form and design of development.
- 6.6.9 The NP supports the approach taken in the Local Plan.
- 6.6.10 It is considered however that the SSSI designations alone are not sufficient to halt the widespread decline of biodiversity. The NP therefore includes additional planning policies in order to secure the protection and enhancement of biodiversity in the parish.

**Policy intent (Policy THP 7)**

- 6.6.11 The intent of the policy is to complement adopted Local Plan policy NH/4: *Biodiversity* by highlighting the opportunities which exist to enhance biodiversity in the parish through the delivery of additional green infrastructure in the network enhancement zone 2.

**Policy THP 7 – Thriplow green infrastructure enhancement zone.**

**Development proposals coming forward within the network enhancement zone 2 (shown on Map 6.9) or any updated version of this will be expected to demonstrate how available opportunities have been taken to deliver additional green infrastructure that enhances existing sites of special scientific interest and the wildlife that depends on them.**

Policy intent (Policy THP 8)

- 6.6.12 The intent of Policy T&H 8 is to highlight local opportunities to deliver net biodiversity gain in the parish. This policy will be applicable to proposals coming forward in all parts of the parish.

**Policy THP 8 – Delivering biodiversity net gain through development proposals**

When delivering biodiversity net gain as part of meeting the Local Plan policy requirements set out in Policy NH/4: *Biodiversity*, the following priorities for biodiversity improvements in the parish should be considered:

- a) Opportunities to provide added protection, restore and enhance the existing ecological networks in the parish as shown on Policy Map 6.11;
- b) Planting trees or new woodland following the Right Tree, Right Place principles. [Explain Right Tree, Right Place in supporting text.](#)
- c) Creating or enhancing biodiverse green space in the locations which will ideally provide habitat in close proximity to existing sites and increase or enhance existing ecological networks in the parish;
- d) Creating new ponds or other water features which will help build on existing networks; and
- e) Planting hedgerows where appropriate

Where necessary to protect and enhance biodiversity in the parish, to mitigate the impact of the proposed development (including the activities of the occupants), and where directly, fairly or reasonably related in scale and kind to the development, contributions towards these initiatives will be sought.



## **Policy THP 9 – Protecting and enhancing parish waterways feeding the Hoffer Brook**

- 6.6.13 The parish contains a number of waterways which feed the Hoffer Brook. The Hoffer Brook is approximately 8km in length and rises from the chalk aquifer near Thriplow village. The brook should be considered as a degraded chalk stream – a habitat of potential national importance. The parish falls within a medium and high risk area of water quality. As such, it is important that existing watercourses in the parish are not exposed to agricultural run-off or run-off from road surfaces as a result of new development proposals being permitted and coming forward.

### **Policy intent**

- 6.6.14 The intent of policy THP 9 is to ensure the protection of the Hoffer Brook is considered a priority in the consideration of new development proposals in the parish.

## **Policy THP 9 – Protecting and enhancing parish waterways feeding the Hoffer Brook**

To be supported, development proposals must demonstrate that neither the Hoffer Brook or the parish waterways feeding into the Hoffer Brook will be harmed as a result of run-off from the proposed development.

All proposals will be expected to incorporate sustainable drainage measures as a way of both managing surface water flood risk and protecting water quality in the parish.

## THEME 2 – A LIVING VILLAGE AND SUSTAINABLE SETTLEMENT

6.7 The objectives under this theme are:

- Objective 5: We will continue to be a ‘living’ community which sustains the Thriplow village primary school, shop and facilities.
- Objective 6: Any additional housing development will be focused in Thriplow near to existing shops and services, for reasons of sustainability.
- Objective 7: All development is to use sustainable building materials and to consider and have high standards of energy efficiency. The concept of zero carbon in building is to be aspired to.
- Objective 9: A safer, less congested village.
- Objective 10: The quality and quantity of our rural footpath network and interconnectivity with neighbouring settlements will be improved.

**6.8 Objective 5: We will continue to be a ‘living’ community which sustains the Thriplow village primary school, shop and facilities;**

**Objective 6: Any additional housing development will be focused in Thriplow near to existing shops and services, for reasons of sustainability.**

Context and rationale:

6.8.1 There are no NP specific policies in this section because the policies in the adopted 2018 Local already help in delivering the identified objectives above. The NP does however include a site allocation (see Policy THP 14) which also meets these two objectives.

Context and rationale:

6.8.2 There are no shops or community meeting facilities in Heathfield. There is a BP garage under 1200 m along the A505. However, pedestrian access to this facility is not safe giving this very limited amenity value for Heathfield residents.

6.8.3 In Thriplow village there are the following highly valued shops and community meeting facilities:

- Thriplow Church
- Thriplow village hall
- Thriplow shop
- Thriplow pub

6.8.4 In addition, there is a cricket meadow and allotment site in Thriplow village.

6.8.5 Local Plan Policy SC/3: *Protection of Village Services and Facilities* gives land use protection to the village shop, hall and pub. The policy would refuse the planning permission for proposals that would result in the loss of

the village shop, pub and hall where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.

- 6.8.6 It is therefore not considered necessary to have a standalone policy in the NP to protect the Thriplow village services-
- 6.8.7 The Local Plan does not currently encourage anything other than very limited development in the settlement of Heathfield. Policy S/11 in the Local Plan states that schemes of not more than 2 dwellings will be permitted and exceptionally of up to 8 dwellings where it would recycle a brownfield site with an overall positive benefit to the village. The Local Plan defines a boundary, referred to as a development framework, around Heathfield within which this modest level of development will, in principle, be supported. This boundary is shown on Map 6.7. The only other Local Plan designations that apply in Heathfield are the Cambridge green belt designation which envelopes Heathfield to the north and west and a small section of the conservation area in the neighbouring parish. The green belt designation has the effect of constraining development to the north and west of Heathfield.
- 6.8.8 Policy S/10 of the Local plan identifies Thriplow as a group village. This is one place higher in the district-wide settlement hierarchy than Heathfield. This position reflects the better provision of village services in Thriplow when compared to Heathfield including the primary school, the village shop, village pub, village hall and recreation areas. The Local Plan allows schemes of up to 8 dwellings in the development framework. This development framework is shown on Map 6.5. Exceptionally development may be permitted for up to 15 dwellings where this would make best use of a single brownfield site.
- 6.8.9 Thriplow village is fully enveloped by green belt land in all directions. This effectively constrains the extent to which Thriplow can grow.
- 6.8.10 Sites for residential development have been allocated across the district to ensure that sufficient land is brought forward to meet the identified need for housing in the district. There are no housing allocations identified in Thriplow or Heathfield.
- 6.8.11 However, under the new provision of NPPF (paragraph 66), SCDC have provided an indicative housing figure of 8 additional dwellings to be planned for as part of the NP. SCDC confirm that this figure provides the indicative housing number for the neighbourhood area until the issue is considered in the new joint Local Plan.
- 6.8.12 Importantly, this NP covers the period 2021 to 2041.
- 6.8.13 The NP also recognises Policy S/7 of the Local Plan. This allows for the NP to make additional allocations outside the development framework.

Specifically, policy S/7 states: *‘Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.’*

- 6.8.14 The NP supports the overall approach taken in the Local Plan where any growth will be focused in Thriplow village rather than in Heathfield. The NP also aspires for Thriplow to be a ‘living’ community which sustains the Thriplow village primary school, shop and village services.

### **Policy THP 10 – Rural exception sites in Thriplow**

Context and rationale:

- 6.8.15 As set out in Chapter 3, the Housing Needs Survey (HNS) undertaken by Cambridgeshire ACRE in September 2018 identified 22 households as being in need of affordable housing who either live in, or have a local connection to, Thriplow. Since the completion of this survey, no additional affordable housing units have been completed in the parish.
- 6.8.16 Every year the local authority publishes its housing statistical leaflet on housing needs. This reports that in the year 2018 to 2019, there were 12 applicants on the district wide housing register with a connection to Thriplow parish.
- 6.8.17 The use of rural exception site policy is increasingly seen as a key solution to retaining balanced rural communities. A rural exception site is a site used primarily for affordable housing in a rural community that would not normally be used for housing because it is subject to policies of restraint e.g. being in the Green Belt. The affordable housing must be supported by evidence of local need and be prioritised for people with a local connection to the relevant parish.
- 6.8.18 Affordable housing benefits from certain protections in rural areas. Tenants of rented properties cannot exercise their Right to Acquire within ‘Designated Rural Areas’ (generally settlements with a population of less than 3,000). The housing association restricts the amount of equity that the resident can own to 80 per cent or commits to buying back the property if the tenant has 100 per cent ownership. These protections are designed to protect the stock of affordable housing in rural communities. Thriplow falls under both designations.<sup>5</sup>
- 6.8.19 Respondents to Thriplow’s Housing Needs survey showed that sixty-four per cent of respondents supported the principle of such a development and

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<sup>5</sup> CAMBS ACRE Housing Needs Survey

35 per cent were opposed. There is a low proportion of affordable homes and they are all in Thriplow Village. The HNS 2018 reports 9 per cent of housing to be affordable housing for rent with one shared ownership property. The focus on bungalows and larger houses means housing is generally inaccessible to younger families and couples, being too expensive.

- 6.8.20 Rural exception sites are not considered appropriate on the edge of Heathfield due to its distance from Thriplow and lack of amenities.

#### Policy THP 9 – Intent

- 6.8.21 The intention of Policy THP 10 is to encourage the delivery of a rural exception site that is outside the Thriplow development framework but well related to village services.

#### **Policy THP 10 – Rural exception sites in Thriplow**

**Proposals for small scale affordable housing schemes on rural exception sites for people with a Thriplow parish connection on the edge of Thriplow village are supported provided that:**

- i. the proposed development, by virtue of their size, scale and type, will not exceed the identified local needs for affordable housing;**
- ii. the types of dwellings proposed meet the needs identified in Thriplow parish as identified in an up to date housing needs survey;**
- iii. the homes are located within easy access to Thriplow village centre,**
- iv. the affordable housing is provided in perpetuity; and**
- v. no significant harm would be caused to the character of the village, its setting or the countryside.**

### **Sustainable Design and Building**

**6.9 Objective 7: All development is to use sustainable building materials and to consider and have high standards of energy efficiency. The concept of zero carbon in building is to be aspired to.**

- 6.9.1 The Local Plan 2018 currently sets out the following expectations for new development:
- Policy CC/1. This policy requires the integration of measures into the design of developments to enable adaptation to climate risks including overheating and flood risk. The policy requires the submission of a sustainability statement to accompany all proposals.

- Policy CC/3. This policy requires that carbon emissions from all new residential dwellings should be reduced by 10% (compared to building regulations requirements) through onsite renewable and low carbon energy technologies.
  - Policy CC/4. This policy sets minimum water efficiency standards for all development proposals to meet (110 litres/person/day applies to residential development).
  - Policy HQ/1: Design Principles. This policy includes the following requirements applicable to sustainable design and construction:
    - Criteria K) . Ensure developments deliver flexibility that allows for future changes in needs and lifestyles, and adaptation to climate change;
    - Criteria L). Mitigate and adapt to the impacts of climate change on development through location, form, orientation, materials and design of buildings and spaces;
    - Criteria M). Include high quality landscaping and public spaces that integrate the development with its surroundings, having a clear definition between public and private space which provide opportunities for recreation, social interaction as well as support healthy lifestyles, biodiversity, sustainable drainage and climate change mitigation;
- 6.9.2 Since the adoption of the Local Plan in 2018, SCDC have worked together with Cambridge City to produce the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document. This was adopted in January 2020. It provides guidance to planning applicants on how to prepare the required sustainability statement. It also includes in Appendix 1 a sustainability checklist for all applications coming forwards in South Cambridgeshire.
- 6.9.3 This NP supports the approach taken in the Local Plan and there is no need to duplicate this plan. The site allocation policy in this plan does however include criteria applicable to this objective.

## **6.10 Objective 9: A safer, less congested village.**

### **Policy THP 11 – Improving parking provision and improving road safety in Thriplow and Heathfield**

Context and rationale:

Safety issues accessing Thriplow village

- 6.10.1 The village of Thriplow is accessed from the south off the A505 either at Flint Cross via Fowlmere or onto Gravel Pit Hill and from the A10 to the north either via Newton or Fowlmere. The access off the A505 from the south is regarded by most who use it as hazardous. When travelling from the east, there is a need to sit in the middle lane whilst fast traffic rushes past on the left, until there is an adequate gap in the traffic to turn right into Gravel Pit Hill. According to Cambridgeshire County Council maintained statistics on road traffic accidents there has been one accident at this junction in the five year period 2014 to 2018 (inclusive). Based on reports by local people, it is considered this statistic understates the problem. See paragraph 4.6.31.
- 6.10.2 The parish residents aspire towards the provision of a safer junction at Gravel Pit Hill. However, it is outside the scope of this neighbourhood plan to resolve this issue. The parish council will continue to work with stakeholders to seek solutions. This is raised again in Chapter 7 of this plan.

#### Safety issues accessing Heathfield

- 6.10.3 Parish residents are also concerned about the current access off the A505 into the Heathfield settlement at the Heathfield Way/A505 junction. There is only one access on and off the estate and the current layout is widely regarded as a safety hazard. No viable solutions have been identified to address the issue. The current situation, however, further highlights the reasons why additional development in Heathfield should be limited.

#### Road Safety within the village.

- 6.10.4 Parish residents have expressed concerns regarding traffic safety within the villages. The neighbourhood plan group have explored measures to address this. This includes:

##### Thriplow:

- Implementing a 20mph zone in the built-up areas of the residential areas
- Better and more organised provision of off-street parking to cater for the Thriplow primary school.
- More off-street parking generally
- Better footpaths along Fowlmere Road and School Lane as a way of improving pedestrian safety for school children but also residents walking to Fowlmere.
- Better provision of off-road public footpaths
- The provision of an all-weather cycling route to the nearest railway stations, Whittlesford and Foxton.



Heathfield:

- Improving the provision of off-street parking, particularly in relation to the current parking hotspots as identified on Map 5.1 of this plan.
- 6.10.5 As with the infrastructure needed to achieve a safer junction at Gravel Pit Hill, the measures above cannot be achieved through planning policy or through planning policy alone. They are therefore identified as community-shared aspirations in Chapter 6 of this plan.
- 6.10.6 A planning policy however can ensure that any new development proposals do not exacerbate existing problems and where proportionate to the size of a proposed development, a planning policy can require new opportunities to be taken to improve road safety through a scheme.

Policy intent

- 6.10.7 Policy T1/3: *Parking provision* in the Local Plan requires of all development across the district to provide car parking provision through a design-led approach in accordance with indicative standards. In the village of Thriplow, due to the nature of the rural roads, it is not appropriate to provide residential parking on street. In Heathfield, the current roads are at capacity in terms of on street parking and there is an identified need to alleviate this congestion (as identified in Map 6.6 above). The policy below therefore requires for all car parking needs generated through new development to be provided on plot.
- 6.10.8 The policy also identifies opportunities which will be sought to help address existing problems when new development comes forward. Any contributions being sought from new development will need to comply with national policy in particular paragraph 56 that states planning obligations must be a) necessary to make the development acceptable in planning terms b) directly related to the development and c) fairly and reasonably related in scale and kind to the development.

### **Policy THP 11 – Improving parking provision and improving road safety in Thriplow and Heathfield**

In order to maintain pedestrian safety on the village roads, all new development proposals will be expected to incorporate adequate off-street parking provision on site.

Opportunities will also be sought from new development proposals to:

- Improve existing pavements serving the development to make them more accessible for all users
- Alleviate existing congestion and on street parking issues particularly relating to the Thriplow primary school and in the parking hotspots in Heathfield (see Map 6.4)

Where necessary to achieve a good quality and accessible walking and cycling environment to meet the needs of the users of the development and where directly, fairly and reasonably related in scale and kind to the development, contributions towards the initiatives identified above will be sought.

### **6.11 Objective 10: The quality and quantity of our rural footpath network and interconnectivity with neighbouring settlements will be improved.**

#### **Context and rationale**

- 6.11.1 There are two possible round routes in the parish. One is in Russell Smith's land, going from the Drift to the fishing ponds and back via the sewage works and the industrial area on the concrete road. Parts are subject to flooding. The other is on Thriplow Farms going south of Farm Lane, across to the 'Black Barn' and then back to the Fowlmere Road.
- 6.11.2 The only woodland walked in by the public is that, immediately north of Heathfield belonging to Russell Smith Farms between the fishing pond and the Heathfield path. The continuation of this woodland as a walk in the northerly direction towards Newton via Great Nine Wells would be beneficial for all, but it is not a public footpath. If the northern part of this woodland were to be publicly navigable, it would open up access to another farm track, which goes close to Newton, onto the B1368.
- 6.11.3 The village existing rural path network has 2 footpaths crossing east to west. Heathfield has a single public footpath going from the southwest parallel with the A505 and joining up with a farm track, then being diverted

around KWS greenhouses and warehousing and going through the new Smith's factory area.

- 6.11.4 From the village there is a bridleway going from the south East of Church St to the KWS /Smiths industrial area, then going north east past the Sewage Works and joining up with a Smith's farm track going north-south from Heathfield past the Fishing ponds between the Drift and Heathfield. This is the route, which has been built as a well footed concrete road width route to connect Thriplow and Heathfield, as the parish's way of enabling children to take bikes to school from Heathfield.
- 6.11.5 There is another footpath, which is a diversion around the KWS site to go to Heathfield.
- 6.11.6 The Drift goes from Church Street across to Whittlesford. Part of it is low lying and liable to flooding, but there is a good bridge over the M11, enabling off road bikes to make their way to Whittlesford, as well as pedestrians.
- 6.11.7 To the south of Farm Lane there is a footpath heading south towards the A505, which people use and turn into a circular walking route, by linking up permissively with another farm track which returns to the Thriplow Fowlmere Road.
- 6.11.8 The current network of footpath routes and cycling networks are shown below on Map 6.12
- 6.11.9 The work undertaken as part of this NP has resulted in identifying an aspired-to improved network of rural routes. This is shown on Map 6.13. They are explained as follows:
- gaps in the footpath network between Thriplow and Newton (see Map 6.13).
  - provision of safer and separate bike routes between Thriplow and Foxton for access to railway station (see Map 6.13)
  - improvements to the bike access from Thriplow to Heathfield and Thriplow to Whittlesford, to reach the other railway network
  - improvements throughout to ensure the network is good enough for disabled access and smooth enough for wheeled bikes

### **Cycling Routes**

- 6.11.10 The access to Whittlesford is clear, along the Drift, then across the M11. This is subject to flooding and not sound enough for cycle use, even though the bridge is ideal for developing this as the best cycling route to the railway station.
- 6.11.11 There is an alternative which goes via the concrete path to Heathfield, then through the ramped hole in the wall from Woburn Place to Pepperslade.

Once one has got through the ramp and doorway in the wall, the cyclist must use the dilapidated, overgrown footpath beside the A505 until reaching the cycle route, which crosses the M11 at the vehicle slip roads from and to the roundabout after which there is a sounder cycle path alongside and separate from the A505 which goes to Station Road. The slip roads and dilapidation on this route make it dangerous.

- 6.11.12 The access to Foxton station is only along roads with 60mph limit and blind summits., with no road markings. There are possible footpath routes, which could be adapted to suit cycle use, if permissive routes were re-opened.

#### Policy intent

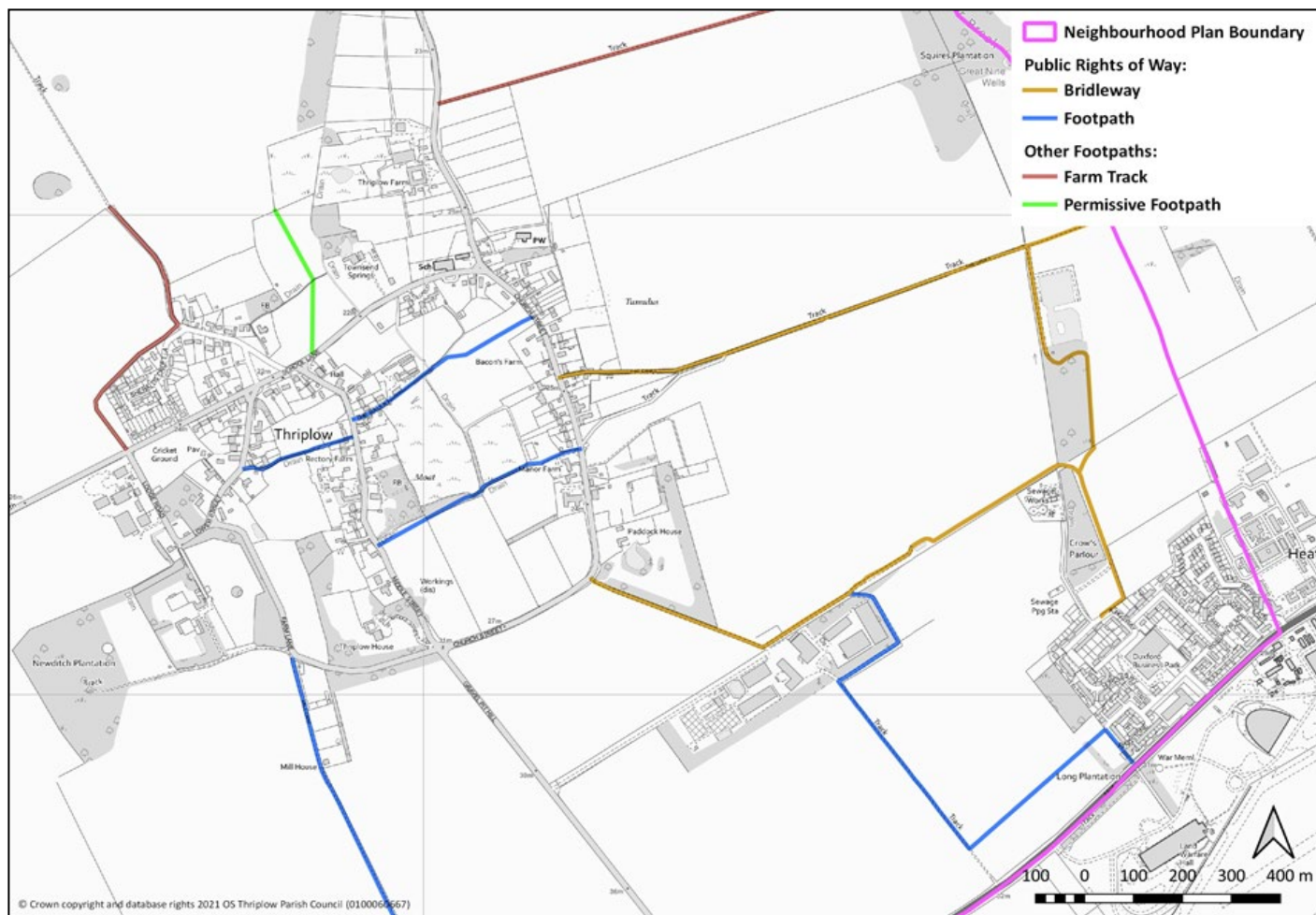
- 6.11.13 The intention of Policy THP 12 is to protect the existing rural and cycling network and to seek improvements in this network.

#### **Policy THP 12 – Protecting and improving the rural footpath network and sustainable connections to neighbouring settlements.**

All new development will be expected to protect the existing rural footpath network in the parish (see Maps 6.12 and 6.13)

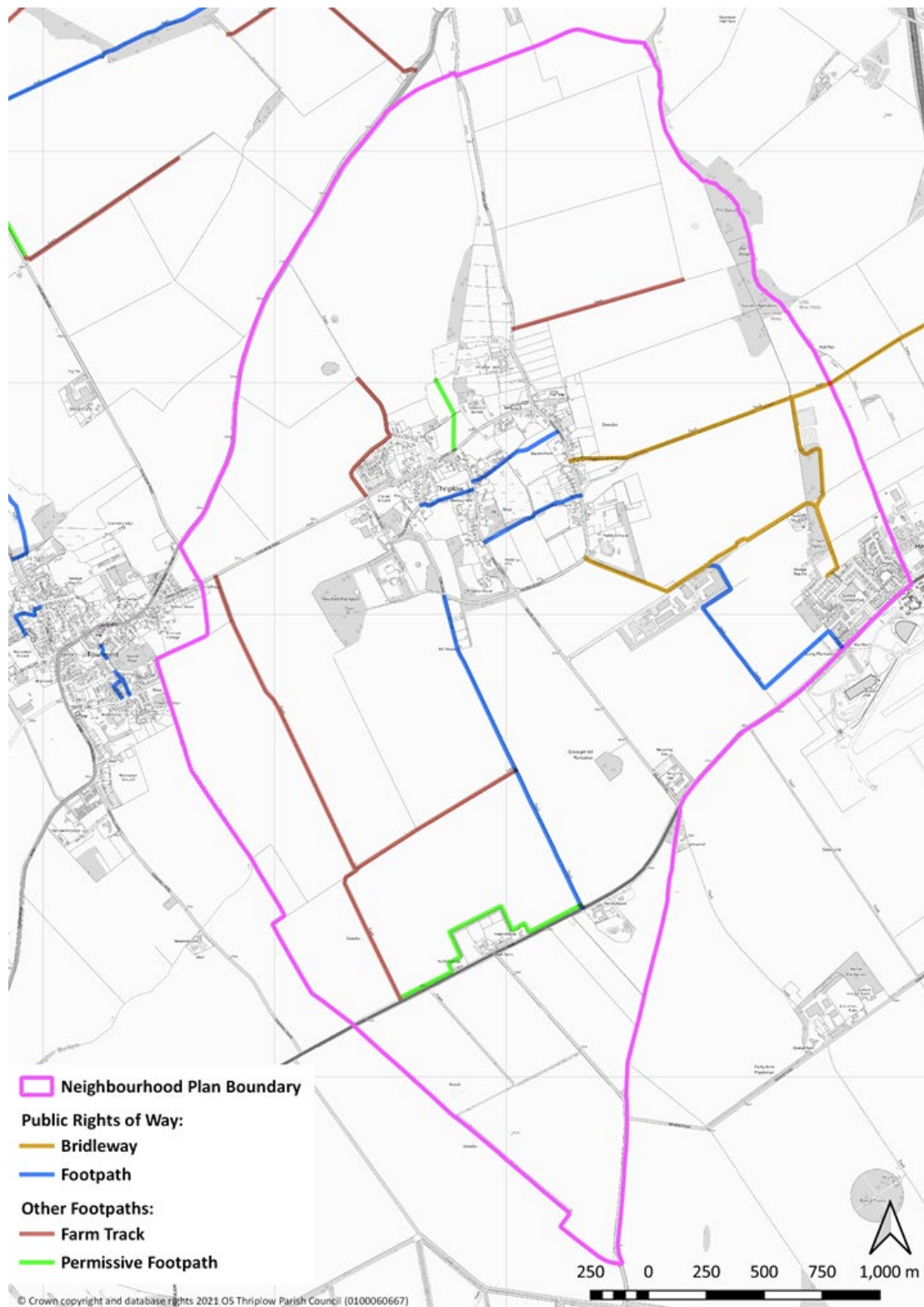
Where necessary to make a development proposal acceptable and where directly and fairly and reasonably related in scale and kind to the development, contributions towards improvements (as set out in this plan) to the network of rural routes (footpath and cycling routes) will be sought.

Where a development proposal comes forward which presents an opportunity – see Map 6.14 - (e.g by way of its location) for improving the existing footpath and cycling routes, such opportunities should be taken.



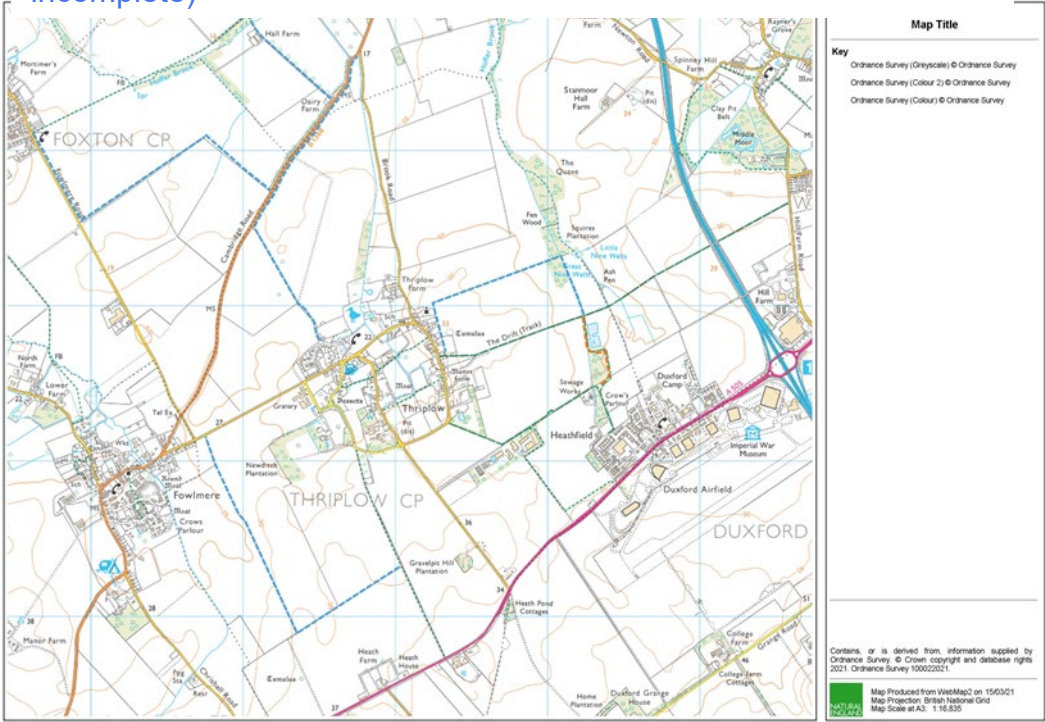
**Policy Map 6.13:**  
Existing network of  
rural routes in the  
parish

**Policy Map 6.14:** Existing network of rural routes in the parish





**Policy Map 6.15:** Aspired-to circular route for the parish ([Map incomplete](#))



**Policy Map 6.16:** Aspired-to routes for more sustainable travel. [Map incomplete](#)





### THEME 3: SOCIAL COHESION AND PARISH INTEGRATION

6.12 The objective under this theme is:

- Objective 11: There will be more cohesion between the two communities of Thriplow and Heathfield

**6.13 Objective 11: There will be more cohesion between the two communities of Thriplow and Heathfield**

6.13.1 The neighbourhood plan group would like to encourage better connections between Heathfield and Thriplow. A key challenge is overcoming the difficulties created by having no direct vehicular link between the two settlements. There is a public footpath linking the two settlements. Recently, the footpath was re-laid as a concrete path, which has resulted in an easier and more pleasant access between the two settlements, in particular for cyclists. This has the important benefit of increasing access to the Thriplow based village services to Heathfield residents. Discussions are currently underway as to whether this path should be lit at night. There are different views on this, with energy conservation and night sky darkness going against the increased amenity that this would provide.

6.13.2 The parish council will continue to work with stakeholders including landowners in the area between the two settlements to explore further initiatives which would result in improved interconnectivity between the two settlements. This could for instance include contributions towards the provision of improvement at the Pepperslade/Heathfield link when development comes forward. Another initiative that has been identified as part of this NP is a parish wide aspiration for an accessible area of community woodland to be provided on the farmland that lies between Thriplow and Heathfield.

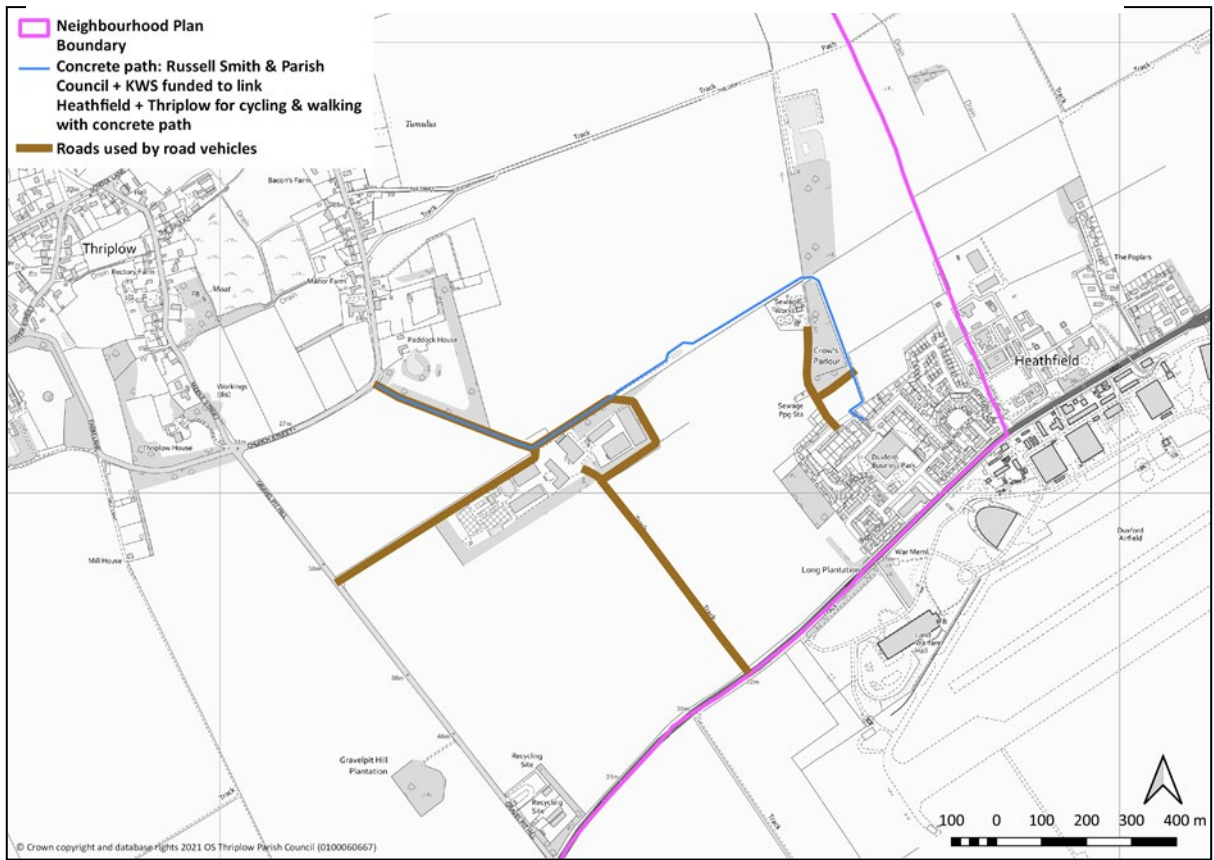
Policy intent

6.13.3 Policy THP 13 is an aspirational policy welcoming future proposals that will lead to better integration between the Heathfield and Thriplow communities.

**Policy THP 13 – Development proposals resulting in better integration between the Heathfield and Thriplow communities.**

Development proposals which will facilitate opportunities for the Heathfield and Thriplow communities to come together will, in principle, be strongly supported.

**Map 6.17:** Thriplow and Heathfield sustainable travel route



## THEME 4: SITE SPECIFIC ALLOCATION

- 6.14 The site allocation policy under this theme will help contribute towards achieving the following plan objectives:

### **Policy THP 14 – Grain store site allocation**

*Work pending*

## 7. Other community initiatives

Work in progress.