

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

All 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.

This means:

- a) Taking a design-led approach to addressing the parking needs generated by a development in line with Policy THP 12 in this plan
- b) Retaining existing landscape features that have amenity or ecological value and taking opportunities to incorporate new landscape features such as trees and hedgerows, particularly where this will have public amenity value.
- c) Ensuring there is a high quality of architectural design and landscaping on any frontage to a public space, including residential streets and open spaces.

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.

All development proposals which come forward in Heathfield or which otherwise impact on the residential areas in Heathfield will be expected to use available opportunities for improving the character, quality and cohesiveness of the area and the way it functions. This could include implementing the environmental, landscape and public realm improvements identified on Map 9, The Heathfield Enhancement Strategy as far as they are applicable to the proposal. Expectations will be commensurate with the scale of the proposed development.

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.

## **Policy THP 2 – Provision of additional amenities in Heathfield**

- 6.2. 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.
- 6.2.1. 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.
- 6.2.2. 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.
- 6.2.3. The Duxford Business Park is a commercial building with its own off-street parking, located in the middle of Heathfield. It currently provides business units and is considered to be in a good location for providing amenity space for community purposes. Space is limited so suitable uses would be limited to a small shop or small community meeting space.

### Policy intent

- 6.2.4. 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 those 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 2 – Provision of additional amenities in Heathfield**

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

**The provision of community meeting space facilities will be particularly welcomed as part of development proposals coming forward on the Duxford Business Park site (as shown on Map 10).**

### **Policy THP 3 – Protecting and enhancing village character in Thriplow**

1. All 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.
2. 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:
  - a) careful and well thought-through landscaping that takes into account the characteristics in the Local Character Area (defined and described in Appendix 1) in which it is located;
  - b) ensuring the scheme assimilates 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);
  - c) 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;
  - d) 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
  - e) 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.

Policy intent

6.4.2. The intent of Policy THP 4 is to apply the Local Plan important countryside frontage designation to the frontages market on Policy Map 12

**Policy THP 4 – Important Countryside Frontages in Thriplow village**

1. The frontages shown on Policy Map 12, and listed below, are designated as Important Countryside Frontages as defined in the 2018 Local Plan.
  - a) The View” Important Countryside Frontage
  - b) “The Baulk” Important Countryside Frontage
  - c) “Narrow Lane” Important Countryside Frontage
  - d) “Sheralds Croft and Foremans Road” Important Countryside Frontage
  - e) “Churchyard” Important Countryside Frontage
2. Planning permission will be refused where a development proposal compromises any of the following purposes of the frontages:
  - a) Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area;  
or
  - b) Provides an important rural break between two nearby but detached parts of the development framework.

**Objective 3: New development will be sensitive to our rural environment and reflect our rural roots**

**Policy THP 5 - Parish-wide locally valued views.**

- 6.5. Chapter 5 highlights the importance of preserving and enhancing valued views of the open countryside found within the village of Thriplow, on the edges of the Thriplow village, on the edges of the settlement of Heathfield and from the popular network of public rights of way.
- 6.5.1. A views assessment has been undertaken to identify the most valued views, alongside a description of their key features. This is found in Appendix 2.
- 6.5.2. Views which have been locally identified as being valued and contributing to the enjoyment of the rural nature of the parish in and around both settlements are shown on Maps 12, 13 and 14. The public rights of way network is also shown on these maps to illustrate how the views relate to popular routes in and around the settlements.

Policy intent

- 6.5.3. To recognise, preserve and enhance locally valued views

**Policy THP 5: Locally valued views**

**New development proposals will not be supported if they adversely impact on the locally important views identified on Policy Maps 12, 13 and 14.**

### **Policy THP 6 – Supporting the rural economy**

Development proposals which support existing agricultural and other land-based rural businesses in the parish will be permitted subject to the proposal:

- a) Being of a scale appropriate to its rural location
- b) Not damaging the residential environment or have an unacceptable impact on the roads in the parish
- c) Not adversely impacting rural character and tranquility in the parish through inappropriate urbanisation, noise or light pollution; and
- d) Maintaining or enhancing the local character and prevailing openness of the landscape, as described in the Thriplow and Heathfield Landscape Character Assessment.
- e) Avoiding significant impact on hedgerows or any severance of bat flight lines to protect foraging and commuting habitat for Barbastelle bats which could belong to the population protected by Eversden & Wimpole Woods SAC.

### **Policy THP 7 – Heathfield Local Green spaces**

1. The following sites as shown on Policy Map 16 are designated as Local Green Spaces
  - a) Heathfield recreation area
  - b) Kingsway play space
  - c) Whitehall Gardens Amenity Area
  - d) Play space at Ringstone
2. 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 THP 8 – Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain**

1. Development close to or involving a site or feature of biodiversity value, must take full account of that value. This includes:

**Sites:**

- a) The designated Sites of Importance for Special Scientific Interest (see Map 17)
  - b) Areas of Priority Habitat, including purple moor grass and rush pasture, floodplain grazing marsh, areas of deciduous woodland and traditional orchards (see Map 18)
  - c) Sites identified locally as being important for biodiversity, including the tributary feeding the Hoffer Brook.
2. For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:
    - a) Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ.
    - b) Secondly, mitigate impacts where these have been found to be unavoidable. Through replacement of lost protected and priority habitats and accommodating displaced species in the site boundary
    - c) Thirdly, compensate if mitigation measures are insufficient.

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### Policy continued

3. All proposals will be expected to demonstrate how available opportunities have been taken to deliver green or blue infrastructure that enhances and links existing sites and features of biodiversity value and the wildlife that depends on them. In doing so regard should be had to the opportunities identified on Map 19.
4. 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 grow and link existing ecological networks in the parish as shown on Policy Map 19 following the Lawton principle of “bigger, better, more joined up”.
  - b) Planting trees or areas of new woodland/wood pasture following right tree, right place principles (increasing tree cover whilst protecting what is special and valued in the landscape and keeping the environmental benefits already being delivered); creating new biodiverse green space such as chalk grassland in locations which will provide new habitat in close proximity to existing sites and increase or enhance existing ecological networks in the parish; creating or restoring new ponds or other water features which will help build on existing blue infrastructure.
  - c) Restoring existing hedges through coppicing/layering and gapping up and planting new hedgerows where appropriate.
  - d) Improvements to the Hoffer Brook tributary, see priorities in Policy THP 9.

Where necessary to protect and enhance biodiversity in the parish, to mitigate the impact of 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 the parish tributary feeding the Hoffer Brook**

1. To be supported, development proposals must demonstrate that neither the Hoffer Brook nor the parish waterways feeding into the Hoffer Brook will be harmed as a result of run-off from the proposed development.
2. 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, with reference to SPD Biodiversity Issue B6 – Sustainable Drainage Systems.
3. The following initiatives are considered examples of work that may be required for the Hoffer Brook/tributaries of the Hoffer Brook and may be sought, where necessary to deliver sustainable development and where directly, fairly and reasonably related in scale and kind to a proposed development; or as part of delivering biodiversity net gain under Policy THP 8. Works should be informed by an updated plan.:
  - a) Sensitive de-silt – to remove some of the deep silt, which has accumulated over decades without management so that some areas can remain scoured clean.
  - b) Add gravel to unrestored sections of the lower reaches, where there is a suitable hard bed. Regrade banks to create a more natural bank profile if required.
  - c) Move augmentation point on Thriplow Meadows so that water flows over the land rather than by-passing it (SSSI consent will be required for this).
  - d) Replant if lost or continued management to pollard willows along watercourses
  - e) Sensitive tree/scrub removal to allow daylight to reach the watercourses.

### **Policy THP 10 – Grain store site allocation**

The site shown on Policy Map 20 is allocated for residential development for approximately 20 homes. The following site-specific considerations and requirements will apply:

#### **Housing:**

- a) Incorporate a balanced mix of house sizes and tenure incorporating smaller units (1 and 2 bedroom units) suitable for older people seeking to downsize and younger adults seeking their first home as well as larger units (3, 4 and 5 bedroom properties), suitable for families.
- b) At least 40% of the homes to be provided as affordable housing and targeted to meet affordable housing needs in the parish. People with a strong local connection to Thriplow & Heathfield parish, as defined in the glossary, whose needs are not met by the open market will be given priority of allocation (be first to be offered the tenancy or ownership of the home) of the affordable housing (including any First Homes) provided on this site.

#### **Vehicular Access:**

- c) The scheme must demonstrate safe highway access, and preferably off Fowlmere Road, that meets the satisfaction of local Highway Authority. This may include provision of traffic calming measures along Fowlmere Road.

#### **Connectivity and permeability:**

- d) Incorporation of safe and attractive walking and cycling routes on site providing access links to and from both Lodge Road and Fowlmere Road
- e) Pedestrian footways to be provided along Lodge Road and Fowlmere Road, together with a pedestrian crossing where the two meet in order to facilitate a safe pedestrian route to existing pavement infrastructure along Fowlmere Road and allow for safe walking routes to village services.

Policy continued overleaf...

## Policy THP 10 – Grain store site allocation continued

### Landscaping

- f) To secure a high level of residential amenity, the incorporation of generous landscaping between the residential areas and vehicle repair shop to the south and the agricultural buildings to the west and south
- g) Retain existing boundary vegetation
- h) Ensure the new development is integrated well in its wider landscape setting at this settlement edge location through:
  - a. providing a landscaped buffer of a native tree belt along the western boundary of the site which ensures the maintenance of a soft vegetated edge to the village edge
  - b. incorporating a boundary hedge using native species along the eastern edge to maintain the rural and vegetated character of Lodge Road.
- i) Conserve and enhance the setting of the Conservation Area through provision of improved vegetated buffers (native hedge species) along Lodge Road

### Design:

- f) The proposal must be the result of a design-led process which acknowledges the sensitivities and opportunities for improvement with respect to this village gateway location abutting both the countryside and the Thriplow conservation area.

### Sustainable design and construction

- g) A Sustainable Statement must accompany the planning application demonstrating how the development:
  - a. facilitates low carbon living for future occupiers through 1. Reducing the need for energy through site layout, orientation and building fabric. 2. Incorporation of low carbon heating solutions and 3. Incorporation of renewable energy technology as appropriate and
  - b. meets other sustainability criteria set out in Appendix 1 to the Great Cambridge Sustainable Design and Construction SPD, or any updated version of this.

Policy continued overleaf...

**Policy THP 10 – Grain store site allocation policy continued...**

A proposal which adopts an innovative approach to the construction of low and net zero carbon homes (for example construction to Passivehaus or similar standards) is strongly encouraged.

**Biodiversity**

- h) Submission of an Ecological Study that establishes either**
  - a. That there would be no negative impact on flora and fauna; or if any negative impacts are identified, establishes that**
  - b. These negative impacts are suitably mitigated against; and**
  - c. The scheme as a whole will deliver a net gain in biodiversity.**
- i) Significant impacts on hedgerows or any severance of bat flight lines must be avoided to protect foraging and commuting habitat for Barbastelle bats which could belong to the population protected by Eversden & Wimpole Woods**

**SAC**

### **Policy THP 11 – Rural exception sites in Thriplow**

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

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

## Policy THP 12 – Improving parking provision and improving road safety in Thriplow and Heathfield

1. In order to maintain pedestrian safety on the village roads, all new development proposals will be expected to adopt a design-led approach to addressing the parking needs generated by the development. This should take into account known existing issues, in the vicinity, including those described in the supporting text to this policy, This would normally mean providing dedicated parking on-plot. Off-plot parking provision will only be acceptable where spaces are provided in a convenient location, for example in the form of parking bays or inset bays, in front of or adjacent to the proposal and without impeding road safety, particularly for pedestrians and other non-motorised users. Tree planting and other landscaping should be incorporated to maintain or create a high quality streetscape, that is not visually dominated by parked cars.
2. Reliance on rear parking courtyards as providing suitable parking for residential properties will not normally be supported due to their proven underutilisation in the parish and due to this resulting in damage to open space, amenity space and street scape through inappropriately parked vehicles. Rear parking courtyards, will only be considered as a viable option when all on-plot and on-street parking options are exhausted and evidence is submitted that the rear parking provision provides a convenient (easily accessed and exited), safe (with good surveillance) and attractive (incorporating landscaping) option for future occupiers.
3. Opportunities will also be sought from new development proposals to:
  - a) Improve existing pavements serving the development to make them more accessible for all users.
  - b) Alleviate existing congestion and on street parking issues particularly relating to the Thriplow primary school and in the parking issues in Heathfield.
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, s106 contributions towards the initiatives identified above will be sought.

- d) improvements throughout to ensure the network is good enough for disabled access and smooth enough for wheeled bikes.

Policy intent

- 6.13.9. The intention of Policy THP 13 is to protect and improve routes for non-motorised users in the parish so that parishioners have increased options for both outdoor recreation purposes and for travelling to neighbouring settlements and linking up with the local railway network.

**Policy THP 13 – Protecting and improving our rural routes for non-motorised users and creating sustainable connections to neighbouring settlements.**

All new development will be expected to protect existing rural routes available to for non-motorised users in the parish. (see Maps 21, 22 and 25)

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 this network will be sought.

Where a development proposal comes forward which presents an opportunity – see Maps 23 and 24 - (e.g by way of its location) for improving the existing footpath, bridleway and cycling routes, such opportunities should be taken.

**Policy THP 14 – Development proposals resulting in better links between the Heathfield and Thriplow communities**

1. Development proposals which will facilitate opportunities for the Heathfield and Thriplow communities to come together will, in principle, be strongly supported. This includes improved sustainable travel routes as well as the provision of a community meeting space or outdoor recreation area to serve both communities.
2. Significant impacts on hedgerows or any severance of bat flight lines must be avoided to protect foraging and commuting habitat for Barbastelle bats which could belong to the population protected by Eversden & Wimpole Woods SAC.
3. Development proposals which lead to additional severance, for example through adversely impacting the sustainable travel routes between the two communities will not be supported.