

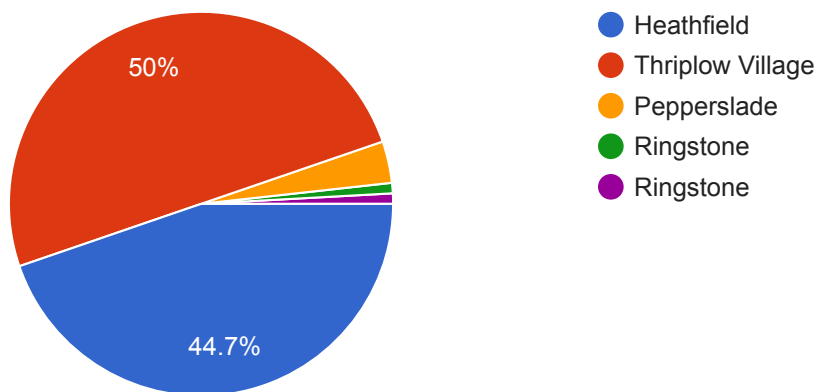
Thriplow & Heathfield Neighbourhood Plan

114 responses

We would like to understand how representative our survey is of the Parish

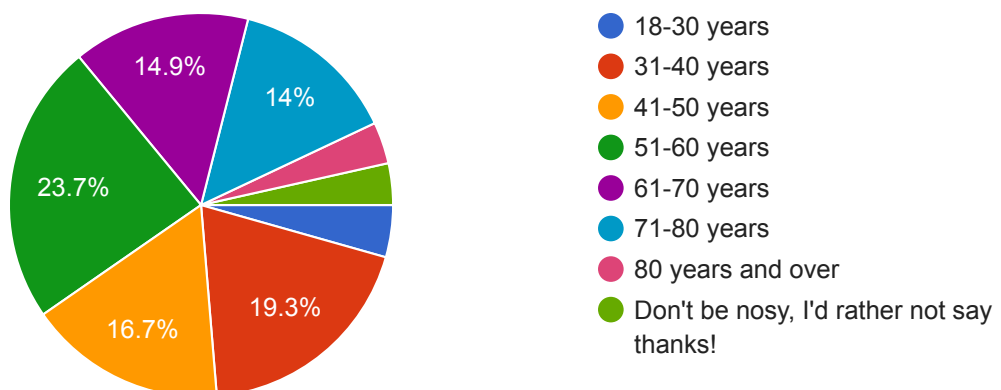
Where in the Parish do you live?

114 responses



Please tell us which of the following age brackets you fall into:

114 responses



Have your say

The Neighbourhood Plan Group (NPG) wish to engage the community on potential sites for development in the parish and options and ideas for undertaking environmental enhancements at Heathfield.

In February 2020, we engaged the community on a vision, objectives and policy ideas for the neighbourhood plan. Later in 2020, we sent out a 'call for sites' to identify land in the Parish that might be open for future housing development. Since this engagement work, the NPG have been working with a neighbourhood planning consultant and chartered landscape architect to progress the neighbourhood plan.

A working copy of the neighbourhood plan is available to view on our website at www.thriplowheathfieldnp.org/

The 'call for sites'

A total of five sites were identified as being available for development – four in Thriplow Village and one in Heathfield. These included the two sites which have recently applied for planning permission, namely the Grain Store and Rectory Farm sites.

Our independent neighbourhood planning consultant and chartered landscape architect have assessed all five sites for suitability for development.

Heathfield

The Russell Smith Farm site in Heathfield is on land designated as green belt. This makes it unsuitable for new residential development. National policy is clear that new buildings in the green belt are inappropriate. Exceptions could apply, for example for the provision of affordable housing and for buildings needed to support outdoor recreation areas. This would only be where the buildings do not impact on the openness of the green belt.

Feedback from the community and the site assessment process both show that amenities are poor in Heathfield.

The housing needs survey also found that people in Heathfield do not want extra housing. It is unsuitable to consider putting more houses in an area of so few amenities.

If additional community amenities are provided and the impact of the loss of open space is compensated for (through the provision of alternative open space), and the constraints relating to the unadopted road and local safety and amenity concerns are satisfactorily addressed, then new housing may be considered appropriate in the future.

However, as part of the Neighbourhood Plan we are proposing to put forward a landscape enhancement strategy for Heathfield and we wish to hear your views on this.

An enhancement strategy for Heathfield

The neighbourhood plan does not identify Heathfield as a suitable location for additional residential development. However, the neighbourhood plan does identify Heathfield as an area that would benefit from environmental, landscape and public realm improvements.

The Neighbourhood Plan Group has recently secured a grant to fund a landscape architect to help explore a strategy for improvement for Heathfield. This is why it is important that we hear your views regarding the issues and improvements needed.

So far, the eight main issues identified in Heathfield are:

Q1. Please tell us what you like about living in Heathfield?

75 responses

I don't live in Heathfield !! Form completed identifying Thriplow Village, yet the form continues asking for feedback on Heathfield.

We live in Pepperslade and like the open space, outdoor gym, play area and walks along the bridle path.

Good community spirit

The open spaces and walks through the fields, the access to local road networks (A505, M11, A11), the proximity to beautiful Thriplow, proximity to the IWM

The location. There is good access by car to the north, south, east and west.

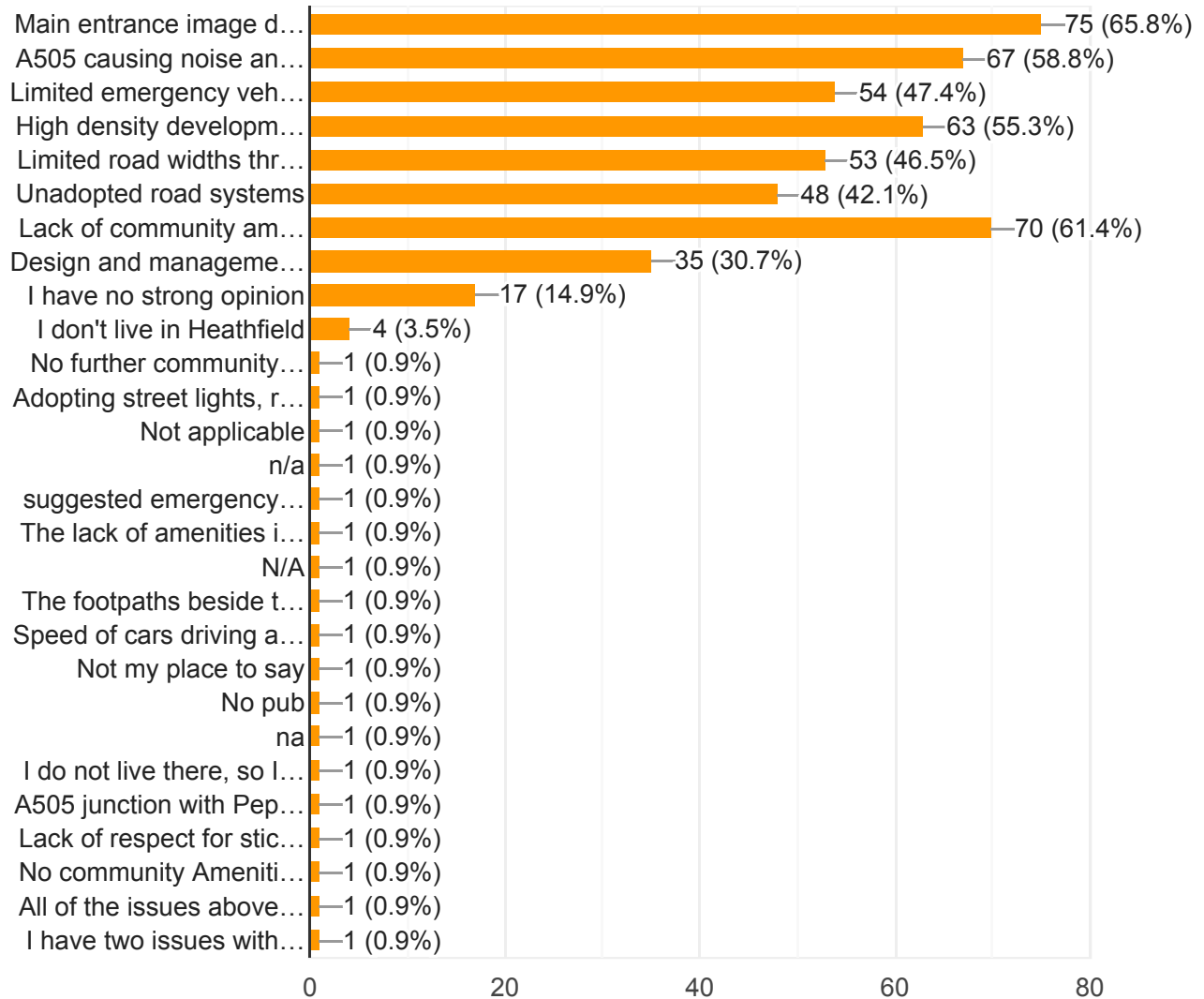
The People. Close to M11. Play spaces for children. Country walks.

CB22 postcode, Cambridge phone number, ease of access to M11

It's peaceful

Q2. Do you agree with the eight main issues identified by the NP Group so far?

114 responses



Q3. Please tell us which three improvements in Heathfield are most important to you?

87 responses

Amenities, parking, look of main entrance

Improving the main entrance, Improving access for emergency vehicles, reducing noise & pollution

(1) We need more parking for visitors. (2) I worry that there is now only one entrance and exit from the estate, which means emergency vehicles could be blocked by lorries delivering fuel, vans delivering packages etc. (3) I worry that our factory neighbour will try to add more unsuitable things (like the air conditioning units) and then attempt to get retrospective planning permission.

Top priority is a village hub on the R.Smith site.

Everything else would be nice, but can live without.

Maintain the A505 frontage, no more commercial expansion, more access roads that are interconnected

Lack of amenities, main entrance appearance, limited emergency vehicle access

Thriplow Village

After considering the results of the assessment, the NPG and advisors concluded that the Grain Store and Rectory Farm sites had the fewest constraints and represented the best opportunities for housing development provided they met certain criteria.

If acceptable to residents, the Neighbourhood Plan would seek to support these two sites for development and have some input on how they should be developed through establishing principles that must be met prior to planning permission being granted.

It should be noted that planning applications for development can come forward at any time. If the principle of development is not already established through site-specific policies in the neighbourhood plan, the application will still be assessed against other policies in the neighbourhood plan and local plan.

The Grain Store site

The Grain Store site lies on the western edge of Thriplow on Fowlmere Road. It comprises a range of largely redundant farm buildings including sheds, storage, silos and associated structures and hardstanding. Revivals garage is also located on the site.

The facility is getting too old to meet the needs of modern farming and Thriplow Farms wish to relocate their grain storage to a new site on Fowlmere Road, Foxton.

The site lies outside the village boundary which puts it in 'countryside' in planning terms. (Allocation would bring it inside the boundary in the next Local Plan review).

The western part of the site is in the Cambridge Greenbelt and should not be built upon.

The site adjoins the Thriplow Conservation Area along its east boundary and there are a number of listed buildings in the area.

The site lies in a sustainable location in Thriplow, within walking distance of the school, pub, shop, village hall and Church.

Relocation of the grain store would remove agricultural vehicles and noise from the village edge.

The site is also being considered by Greater Cambridge Planning.

Given the large scale of the buildings, metal structures and their declining state of repair, the site makes limited positive contribution to the local landscape character. There is good scope for improvement and enhancement of the character of the village edge with substantial new tree planting.

Grain Store site: recent planning history

This site was subject to a planning application for 36 dwellings in 2018 with new vehicular access from Lodge Road, parking, drainage infrastructure and public open space including children's play facilities.

This application was refused, with the reasons for refusal given that scale and nature of the development were not in keeping with the local area and it insufficiently preserved or enhanced its character.

However, the Landscape Architect was satisfied that development of the site is possible without adverse landscape character or visual effects. Therefore, the NPG are keen to explore development of the site in a way that is sympathetic to local character.

To address issues of character, the following key changes are proposed from the 2018 scheme:

Grain Store: concept development plan A

The example shown below is a concept development plan showing an indicative arrangement of 24 houses, arranged around a single access road. The Greenbelt land is only used for open space and for attenuation of swale flood water.

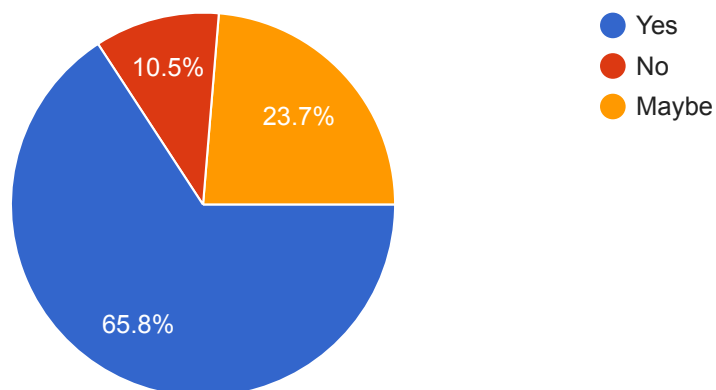
All existing vegetation is retained and substantial new boundary planting is proposed. A new copse is proposed in the south to link up with adjacent woodland.

Revivals garage will not be affected and will continue to operate. There will be potential to allow Thriplow & Heathfield Parish residents, or those with links to the Parish, priority access to the affordable housing.

Key design principles

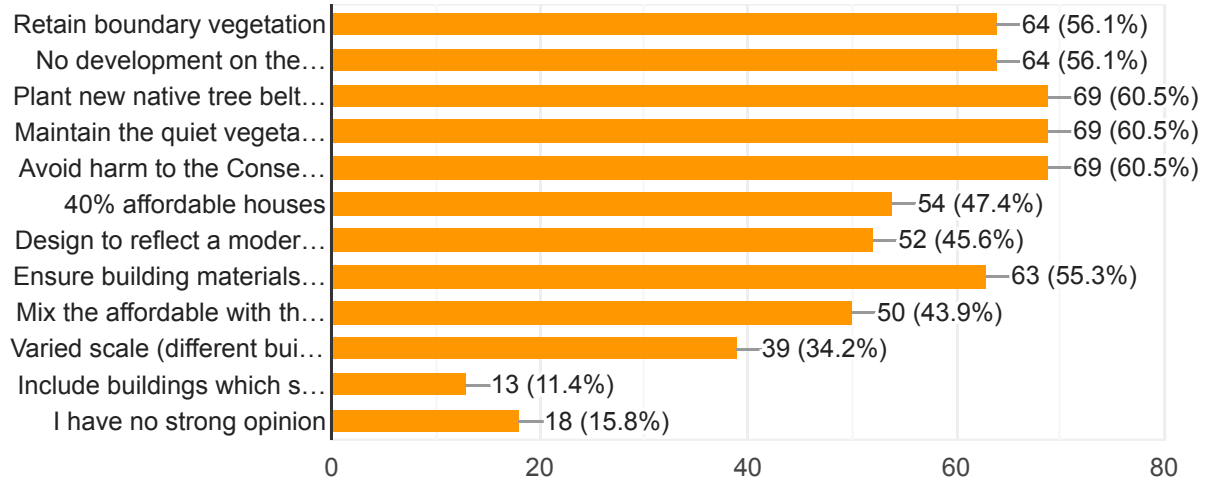
Q4. Do you support some form of housing development on the Grain Store site?

114 responses



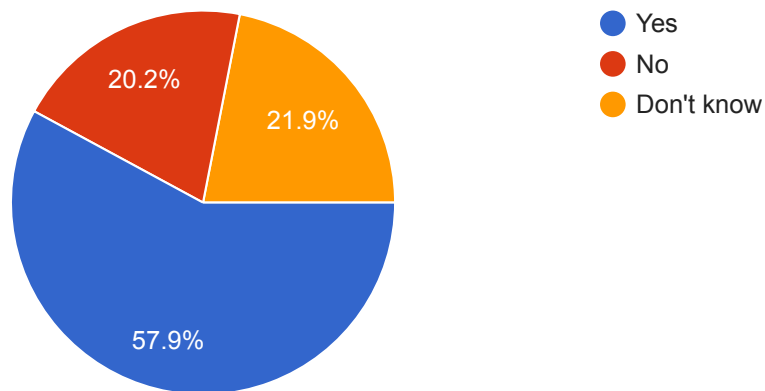
Q5. Grain Store concept development plan A – which of the following are important to you:

114 responses



Q6. Do you agree with the idea of approximately 24 houses for the Grain Store site?

114 responses



Q7. Are there other concerns or priorities you wish to tell us about?

60 responses

Increased traffic flow on Fowimere Rd. and Middle St. Need additional measures to reduce speed through these areas ie speed cushions and width reductions.

Village amenities are only small, so some extra support ie for shop and school would be welcome

None

In an area with no local shop / local pub / community centre etc - there seems to already be quite a lot of housing.

The a505, would it cope with the extra flow of traffic onto it, it's crazy busy already without the extra cars to the new builds

I'm relatively new to the area and live in Healthfield hence I feel unable to comment on developments in this part of the parish

Traffic calming measures to protect pedestrians on Farm Lane. Plus traffic calming in the village. A one way system to access the development should be considered

Rectory Farm site

The site is in a sustainable location in Thriplow, inside the village boundary and in the Conservation Area.

The Tithe Barn is in need of urgent restoration and the farmhouse is in need of modernisation.

Given the large scale of the buildings and their declining state of repair there is good scope for enhancement of the site.

Rectory Farm: recent planning history

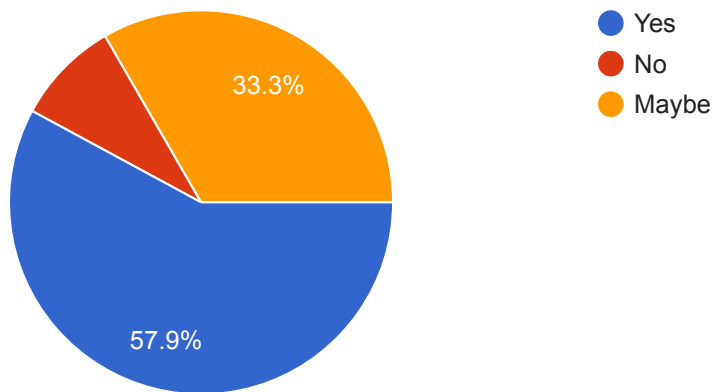
The site has been the subject of planning proposals and a presentation to the Parish in 2019. However, no planning proposal has been approved to date and details are still subject to discussion.

Rectory Farm: development plan B

There is general support in the community for development of the site provided it:

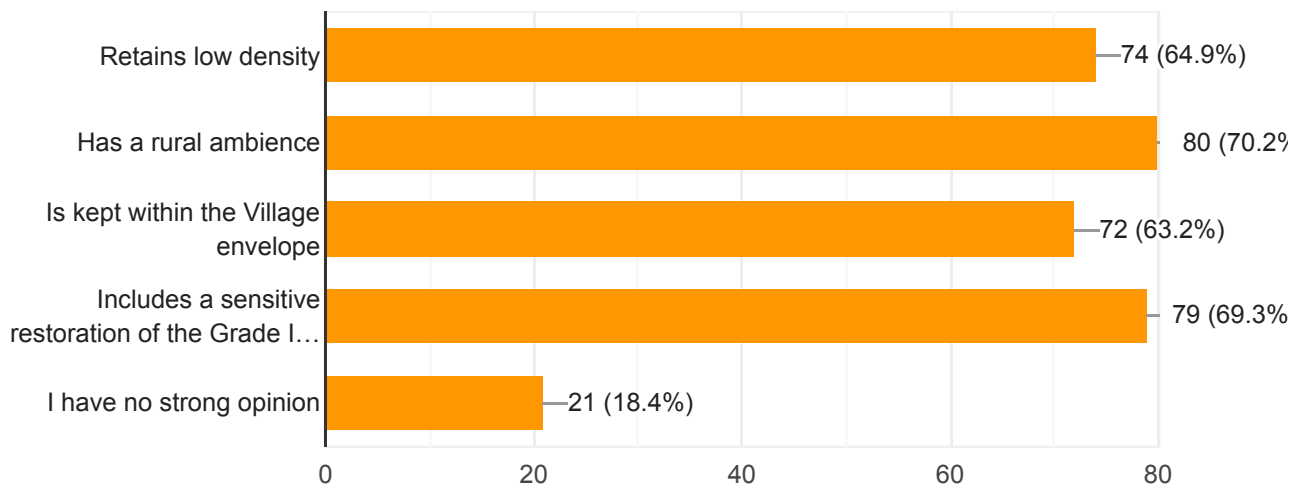
Q8. Do you support some form of housing development on the Rectory Farm site?

114 responses



Q9. Rectory Farm development Plan B - which of the following are important to you?

114 responses



Q10. If the Rectory Farm site is developed, what would you like to see?

70 responses

Affordable housing

in keeping with village character

That the current buildings are updated with modification if necessary.

I would prefer at least part of the Tithe Barn to be used as a village museum.

Middle Street, 20 mph limit and pavements ; and some limit to times and number of site traffic movements

A select small in keeping aesthetically pleasing development to be retained within the farmyard and farmhouse area (development framework only) and not over developed

A build that is tastefully done and pleasing to the eye

Good quality homes - well designed and built with care.

Q11. Are there other concerns or priorities you wish to tell us about, if this site is developed?

52 responses

No

none

Number of cars with development how it is there could be as many as 30 extra cars. So would like to see each property to have a restrictions of one vehicle.

make farm access to Middle Street safe

Drainage is a significant issue. A developer may need to include improvements in the adjacent areas in order to stop flooding on the site.

The development should be very low density, built within the development framework only, and a pleasing architectural design. Volume of traffic and the speed is grave concern.

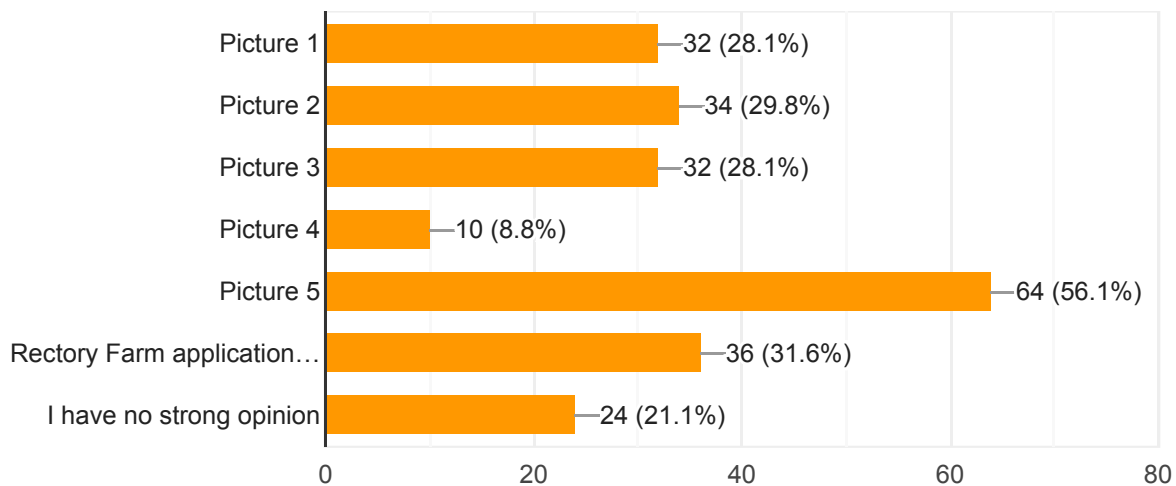
Safe access to and from Middle St. (a through route/rat run from villages to the west towards M11)

Architectural style

In line with the feedback from the NPG parish consultations held in February and March 2020, attendees felt that the images 1-5 show an agricultural/rural/village feel which would be appropriate for the parish.

Q12. Which of the agricultural/rural/village styles shown do you think are appropriate for development in the Parish?

114 responses

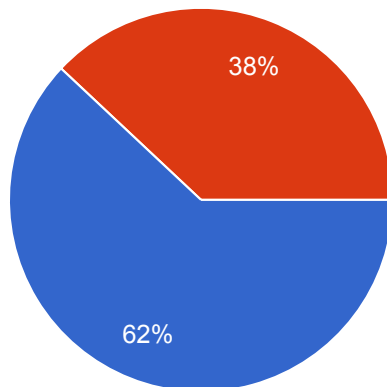


The NPG would like to support development of new dwellings of appropriate styles avoiding a 'standard' suburban appearance.

The NPG would also like to support development where houses are arranged in courtyards which could reflect a complex of farm buildings with varied heights to provide an interesting skyline.

Q13. Which of the following are important to you for any development in the Parish:

100 responses



- Development of new dwellings of appropriate styles avoiding a 'standard' suburban appearance.
- Development where houses are arranged in courtyards so they could reflect a complex of farm buildings with varied heights to provide an interesting skyline.

Q14. Do you have any other comments on architectural style?

37 responses

No

I do not favour courtyard dwellings for the reasons given above in my Grain Store feedback, but I repeat them here: housing without private front-door access does not currently exist in Thriplow; it is safer for young children to have a front door onto a private path/driveway; communal access areas can become neglected (examples exist in nearby villages).

I am not an architect and style is a very personal thing. The photos above are all quite similar so very hard to chose. More emphasis on the building standards and energy efficiency is important to me. I do not see any PV's panels on the roofs of any of the photos shown. Let's ensure these new houses are built will the long term sustainability in mind.

Buildings appropriate to rural/farm/village

Anything other than looking like the dreaded standard new build boxes!!

Many thanks for completing this questionnaire

Google Forms

