

Introduction

The Neighbourhood Plan Group (NPG) would like to engage the community on potential sites for housing development in the parish and options and ideas for making environmental improvements at Heathfield.

In February 2020, we engaged the community on vision and 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.

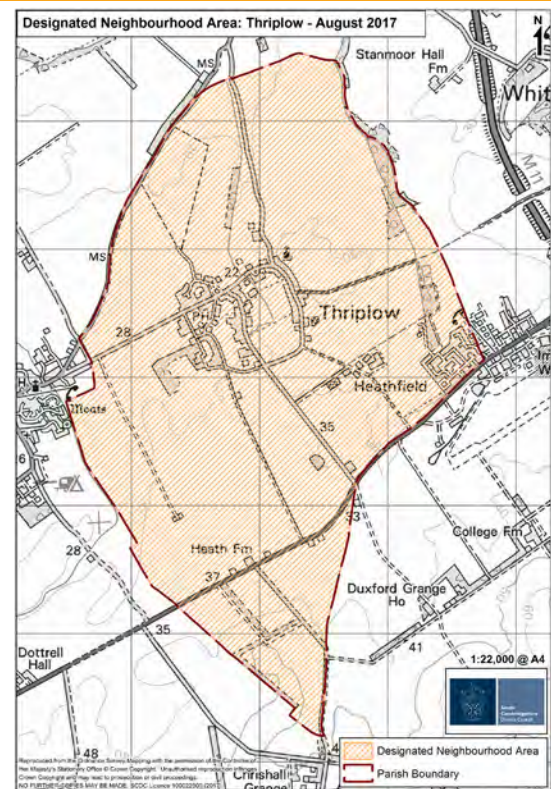
Since this engagement work, the NPG have been working with a neighbourhood planning consultant and chartered landscape architect to progress the neighbourhood plan.

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

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 (see pages 2-6).



A brief overview of the neighbourhood plan journey

As a reminder, a neighbourhood plan is a document containing planning policies which will be used by the local planning authority (in our case this is South Cambridgeshire District Council) when planning applications come forward.

Once we have completed all the content for the neighbourhood plan, we will undertake a formal consultation with residents, local stakeholders and statutory consultees for a minimum period of six weeks. Following that, we will revise the plan in the light of all feedback and submit it to South Cambridgeshire District Council who will then publish the plan for a further round of consultation and appoint an independent examiner to assess the plan.

Subject to a successful examination, every resident in the parish will be given a final say on the plan in a parish-wide referendum. If more than 50% of those who participate cast a vote in favour of the plan, the Thriplow & Heathfield Neighbourhood Plan will be adopted by South Cambridgeshire District Council. With immediate effect it will then carry full weight in the determination of planning applications in our parish.

More information on Neighbourhood Plans can be found at:

<https://www.gov.uk/guidance/neighbourhood-planning--2>

<https://www.planningportal.co.uk>

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SITE ASSESSMENT



Heathfield

The Russell Smith Farm site in Heathfield is on land designated as green belt land, making 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 with so few amenities. However, 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.

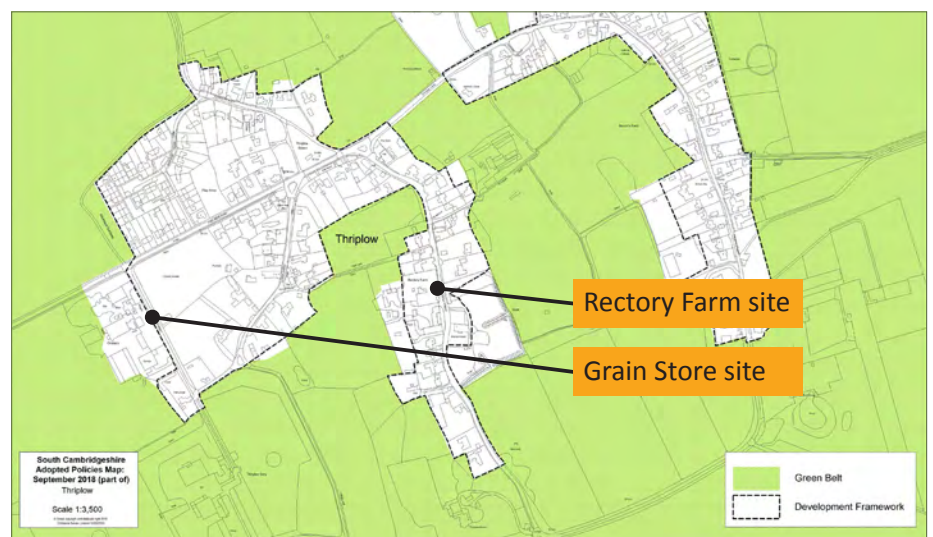
As part of the Neighbourhood Plan we are proposing to put forward a landscape enhancement strategy for Heathfield and we wish to hear your views on this. See page 3.

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. See pages 4-6.

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.



HEATHFIELD ENHANCEMENT

A landscape 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

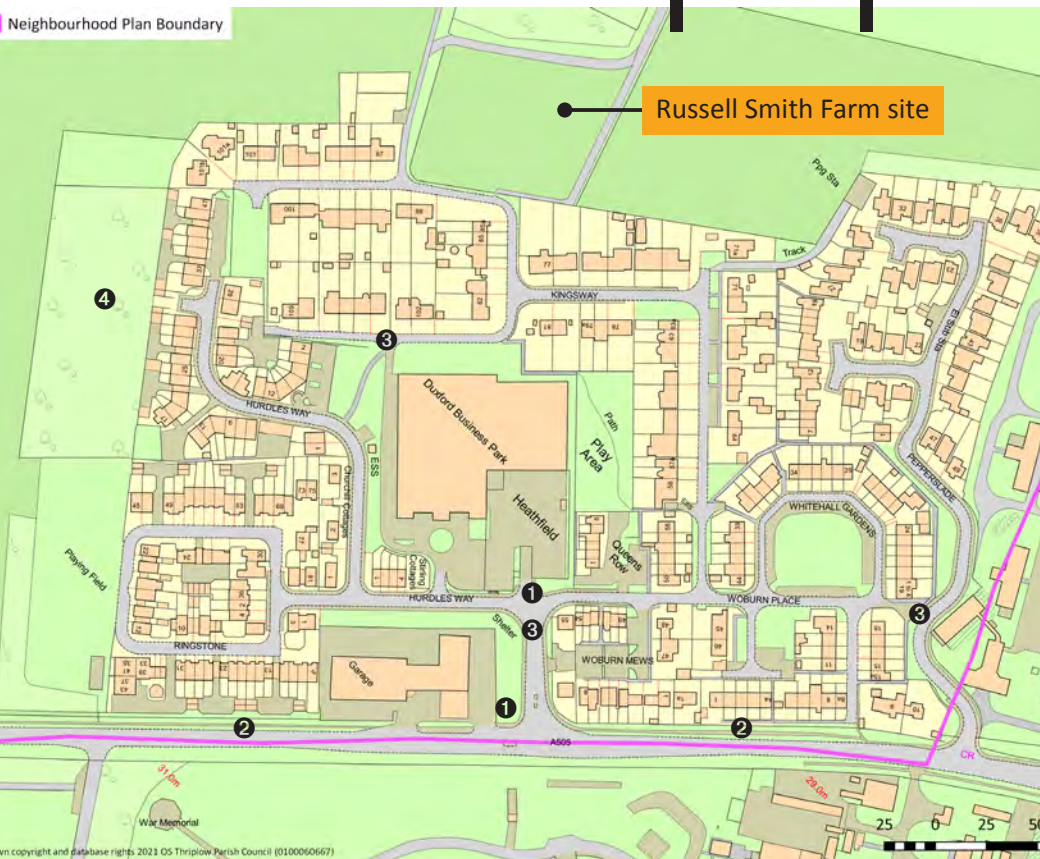
fund a landscape architect to help explore a strategy for improvement for Heathfield. This is why it is important that we hear your views regarding the issues and improvements needed.

The eight main issues identified in Heathfield so far are:

- Main entrance image dominated by commercial industrial units ①
- A505 causing noise and pollution and lack of maintenance along frontage (verges, pathways etc) ②
- Limited emergency vehicle access ③
- High density development has led to car parking issues throughout
- Limited road widths throughout
- Unadopted road systems
- Lack of community amenities
- Design and management of open spaces ④



Neighbourhood Plan Boundary



GRAIN STORE SITE

Site overview

The Grain Store site lies on the western edge of Thriplow on Lodge 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.

Recent planning history

This site was subject to a planning application for 36 dwellings in 2018 with 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:

- Reduction in numbers of dwellings to approximately 24
- More landscaping on the west boundary
- A modern barn/agricultural/rural style of architecture
- Exclusion of Revivals garage from the scheme so it can continue serving the community.








Application references:

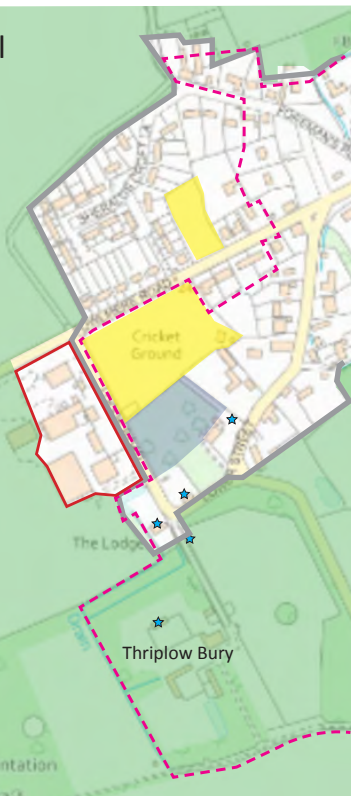
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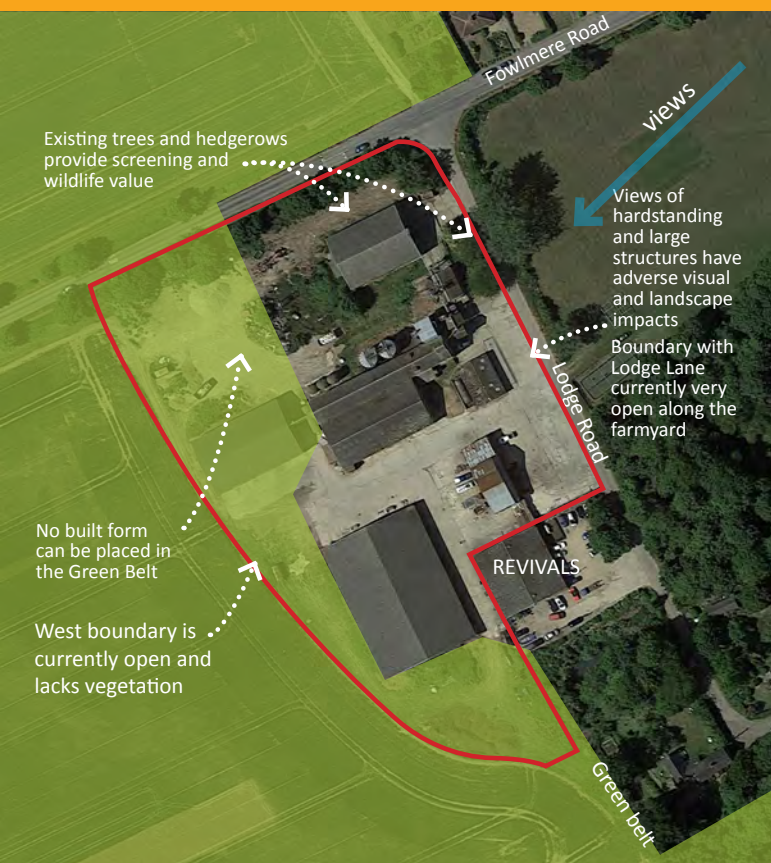
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Designations and Local Plan policies

The following designations and policies are relevant:

-  Grain Store Site
-  Cambridge Green Belt
-  Development framework boundary (S/7)
-  Protected Village Amenity Area (NH/11)
-  Local Green Space (NH/12)
-  Conservation Area (NH/14)
-  Listed Buildings: Grade II* Grade II





Analysis of existing site



Grains Store concept development plan A

Concept development plan A

The example above 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 adjacent to the existing woodland would provide a link for bio-diversity.

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

- Retain boundary vegetation.
- No development on the Green Belt Land.
- Plant new native tree belt on the west side to provide screening and integrate the development.
- Maintain the quiet vegetated character of Lodge Road by lining with a hedge.
- Avoid harm to the Conservation Area and nearby listed buildings with vegetated buffers.
- 40% affordable houses.
- Design to reflect a modern barn/ agricultural/rural character in terms of layout and materials.
- Ensure building materials used reflect the local character.
- Mix the affordable with the market housing across the site.

KEY

	Site boundary
	14 Market dwellings
	10 Affordable dwellings
	Existing vegetation to be retained
	Skyline trees (Indicative)
	New public access route
	Green belt
	Flood water basin
	Possible entrance to development

RECTORY FARM SITE

Site overview

Rectory Farm lies in the centre of the village within walking distance of the school, pub, shop, village hall and Church. The site is occupied by largely redundant agricultural buildings. The Tithe Barn is Grade II listed but in serious disrepair.

- 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.

Planning history for Rectory Farm

Part of the site has been the subject of initial 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.

Application references:

SC/0340/68/D

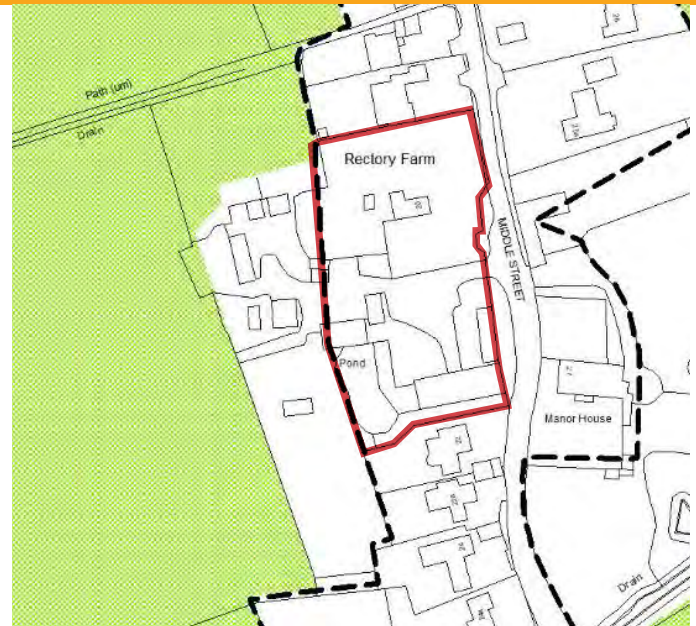
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Development plan B

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

- retains a low density
- has a rural ambience
- is kept within the village envelope
- it includes a sensitive restoration of the Grade II listed barn.



KEY

— Site boundary

- - - Development framework

Green belt



ARCHITECTURAL DESIGN STYLES



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.

The neighbourhood plan would support development of new dwellings of appropriate styles avoiding a 'standard' suburban appearance.

Where houses are arranged in courtyards they could reflect a complex of farm buildings with varied heights to provide an interesting skyline.



Proposed planning application drawings for Rectory Farm site:





HAVE YOUR SAY

Please tell us what you think of these proposals for the Neighbourhood Plan by completing our short feedback form at:

www.thriplowheathfieldnp.org/nov-2021-parish-feedback

By completing the feedback online, you will save us having to type up all your answers!

However, if you cannot complete the survey online, please call Pip MacGarry on 01763 208002 for help.

Closing date for feedback is 30 November 2021.