

# Thriplow and Heathfield Neighbourhood Plan 2023 to 2041

**Consultation Statement, April 2024**



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# 1 Introduction

This consultation statement has been produced to accompany the Submission Draft of the Thriplow and Heathfield Neighbourhood Plan (NP). The consultation statement is required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) to include information on the following:

1. Details of the people and bodies who were consulted about the proposed NP.
2. An explanation of how they were consulted.
3. A summary of the main issues and concerns raised by the people consulted.
4. A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed NP.

The consultation activity undertaken for the Thriplow and Heathfield NP can be broken down into four key stages as set out below. This consultation statement provides an overview of the activity that took place at each of these stages.

<b>NP Stage</b>	<b>Time</b>
<b>Inception:</b> NP area designation and May 2018 community engagement survey	2018
<b>Initial plan development:</b> Community engagement workshops and evidence gathering	2020
<b>Advanced plan development:</b> Targeted consultation on preferred sites and a landscape enhancement strategy for Heathfield	2021
<b>Regulation 14 pre-submission consultation</b>	2023

**Table 1:** *the four stages on engagement activity undertaken for the Thriplow and Heathfield Neighbourhood Plan*

## 2 General overview community and stakeholder engagement in Thriplow and Heathfield

### **The NP Steering Group**

The Steering Group was primarily led by Philippa MacGarry, Thriplow Village resident and Architect with extensive experience of domestic and community projects in London and Cambridgeshire. Philippa has been liaising extensively with the Thriplow & Heathfield Parish Councillors, applying for Grant funding, meeting with advisors, and coordinating the Steering Group members. The voluntary effort has been considerable to reach this stage of the plan.

The Steering Group has consisted of the following volunteers at various stages:

- Philipa MacGarry, Neighbourhood Plan Steering Group leader
- Suzannah McIntyre, text, copywriting and analysis
- Darren Mullet, Heathfield improvement strategy
- Sarah Clarkson, environmental statement
- Christopher Jackson, infrastructure and general support
- David Easthope, Parish councillor and parish history
- Rowan Pashley, Heathfield improvement strategy
- David Schneider, Heathfield improvement strategy
- Kerstin Rivett, design, marketing, website and Parish communications
- Richard Webber, Parish survey questionnaire
- Robert Spridell
- Geoff Axe
- Uday Phadke
- Chris Brearley
- Paul Earnshaw
- Julie Rayment
- Tim Holmes
- Mark Brogan
- Owen MacKay

### **Residents**

As the Parish covers two slightly separated residential areas – Thriplow Village being the smaller with approx. 200 houses and Heathfield having approx. 300 houses – care was taken to encourage feedback and responses to reflected both areas proportionally. We are a community that cares about the Parish as a whole and the connections between us.

## **Businesses, farmers and landowners**

Being a small, active community, our relationships with Parish businesses are strong, with many of the business owners, managers and landowners living in the Parish. This has enabled us to capture valid feedback from these stakeholders within our surveys and consultations, throughout the NP process.

## **Parish consultation**

The NP steering Group used multiple approaches to encourage wider community engagement, including:

- Information leaflets which were distributed by a network of volunteers to each property in the Parish
- Social media calls to action and updates
- Village emails
- 2 x community workshop days (one in Thriplow Village and one in Heathfield)
- In person and telephone contact with those less able to engage with digital
- Updates in the Fowlmere & Thriplow News (distributed to both Thriplow and Heathfield residents)
- Noticeboard posters at the Thriplow Village Shop and at the entrance to Heathfield
- Website regularly updated with information, redacted results and latest news for ease of public access: <https://www.thriplowheathfieldnp.org/latest-news>
- Open meetings at The Green Man pub.

## **Professional advisory services**

The NP Steering Group have been supported by advisory services from:

- **Cambridgeshire ACRE** for navigation and regulatory advice throughout the process, undertaking of *site assessment, housing needs survey, demographic and socio-economic review*, and *Plan* development and policy drafting.
- **Rachel Hogger, town planner, Cambridgeshire Acre and Modicum Planning** for navigation and regulatory advice throughout the Neighbourhood Plan process.
- **Lucy Batchelor-Wylam, Chartered Landscape Architect**, on the *Parish Character Assessment* and *Site selection Landscape and Visual Sensitivity*.
- **Jake Sales, GSI data analyst** on *mapping support*.
- **Cheryl Beattie of AECOM**, on the *Strategic Environmental Assessment report* and the *Masterplan for Heathfield*.
- **Annabel Osborne, Neighbourhood Planning Officer at Locality** on Grant funding
- **Pat & David Easthope and Shirley Wittering, local historian**, on the supporting *Heritage Statement*.

## 3 Inception stage

### 3.1 Neighbourhood Area designation

The Thriplow and Heathfield NP area was designated on 25 August 2017 by the South Cambridgeshire District Council (SCDC) Planning Portfolio Holder. See link here: [www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/thriplow-neighbourhood-plan/](http://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/thriplow-neighbourhood-plan/)

The impetus to produce a Neighbourhood Plan came from the Parish Council (PC). The PC had, as part of its policy for some years, supported the re-development of the grain store site for residential development and when it became apparent that an application was to be made, a number of Thriplow residents felt that this development should be considered as part of a N.P. Although a planning application was likely to be considered before the NP could be produced, this was the principal impetus.

A message delivered to every house in the Parish in 2017 asking that all those interested in helping with the NP come to the village hall on 19th July to register their interest (see Appendix 1).

The minutes of the first meeting held on 5th October 2017 at which the steering group was elected can be found in Appendix 2.

Those elected for the Steering Group were invited to attend a meeting on 16th October 2017 with Cambridgeshire Acre, a charity supporting rural communities, who would explain to the Steering Group and any interested parties a bit more about the Neighbourhood Plan process. Minutes of the meeting can be found in Appendix 2.

Subsequent meeting minutes can be found in Appendix 2.

### 3.2 May 2018 community engagement

In May 2018, a printed copy of the survey questionnaire was distributed to each property in the Parish to determine general opinion on four key areas – with the view to providing some initial direction for the future content of the Neighbourhood Plan. The areas were:

- Amenities, facilities and utilities
- Housing and development
- Local business and transportation
- Green issues.

Survey packs were posted to all 504 residential addresses on 20 September 2018. The survey packs included covering letters from Cambridgeshire ACRE and Thriplow Parish Council, a questionnaire, a FAQ sheet on rural affordable housing and a freepost envelope for returned forms.

The questionnaire was divided into two sections:

- Part One of the survey form contained questions to identify those who believe they have a housing need. Respondents were also asked if they supported the idea of building a small affordable housing development in the village. All households were asked to complete this section.
- Part Two of the survey form contained questions on household circumstances and housing requirements. This part was only completed by those households who are currently, or expecting to be, in need of alternative housing.

The May 2018 Survey document is publicly available at

<https://www.thriplowheathfieldnp.org/may-2018-village-survey.html>

## **Results**

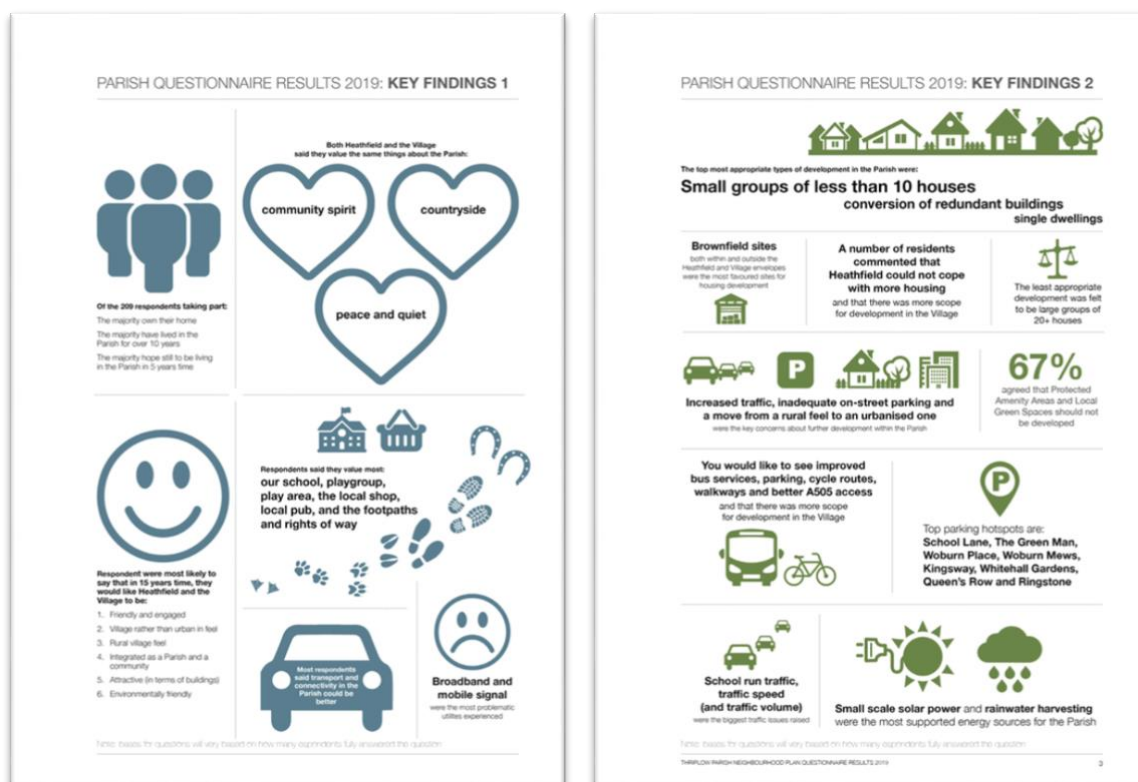
Of the 498 properties/houses in the Parish, 209 hard copy responses were received at this stage. Responses were input manually for analysis. The data entry was a considerable effort and the Steering Group decided, if at all possible, to try to avoid this in the future.

The full results are publicly available at

[https://www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/neighbourhood\\_plan\\_questionnaire\\_responses-3.pdf](https://www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/neighbourhood_plan_questionnaire_responses-3.pdf)

Key findings were communicated in early 2019 to the Parish in a leaflet door drop shown

below and are publicly available at <https://www.thriplowheathfieldnp.org/key-findings.html>



### 3.3 Housing Needs Survey

In early 2018 and, in part, to inform the development of the Neighbourhood Plan, the parish council commissioned Cambridgeshire ACRE to carry out a Housing Needs Survey. The survey was carried out with the support of Accent Housing and South Cambridgeshire District Council. The survey costs were met by Accent Housing, a provider of affordable housing.

The full Cambridgeshire Acre report is publicly available at

<https://www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/thriplow-hns-report-2018-10-public.pdf>

#### Results

The closing date for the survey was Friday 19 October 2018. In total, 106 completed forms were returned giving the survey a 21 per cent response rate.

The findings of the Housing Needs Survey provided important context to the Neighbourhood Plan.

The full report is available to view at <https://www.thriplowheathfieldnp.org/>

The headline messages from the report are:



- 64% of those responding supported the principle of the delivery of a small development of affordable homes for local people in the Parish. Many consultees included additional comments to qualify their answers.
- The 2018 Housing Needs Survey identified 22 households in need of affordable housing who either live in, or have a local connection to, Thriplow and Heathfield parish.

## 4 Initial plan development

### 4.1 Community engagement workshops (2020)

#### SWOT analysis

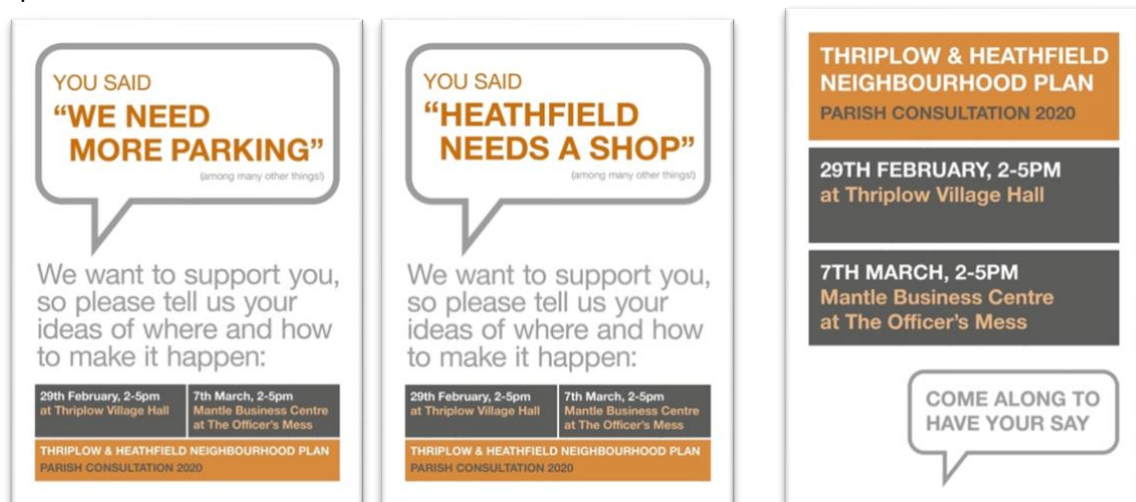
In response to the *May 2018 Survey Questionnaire* and the *Housing Needs Survey*, the NP Steering Group set about interpreting the results to inform a strength-weakness-opportunities-threat analysis (SWOT) on each key area:

- Amenities, facilities and utilities
- Housing and development
- Local business and transportation
- Green issues.

This SWOT analysis was to form the content for the next Parish Consultation with a view to reconfirming the original survey results, encouraging further feedback, stimulating further discussion and providing further direction for the draft neighbourhood Plan content.

The SWOT was presented at two community engagement workshops held in February and March 2020. Printed invitations were door dropped to every property in the Parish, with engaging reminders encouraging attendance via village email, social media and in person via the NP Steering Group.

At the meetings hosted by the NP Steering Group, a set of 13 graphic presentation boards were displayed for public viewing alongside lengthy printed copies of all the supporting documents that informed the content on the boards. These provided visual tools for the NP Steering Group hosts to discuss issues in depth with stakeholders who came to give their opinion.





## Feedback

The community engagement workshops were promoted heavily via social media, village email, Steering Group word of mouth, the Village and Heathfields noticeboards, and a leaflet.

Members of the Steering Group hosted both workshops, to facilitate engagement and valid conversations with stakeholders to discuss their concerns in detail. This gave us the opportunity to show the initial questionnaire survey results along with supporting material that had informed our interpretation to reach the current stage presented on the discussion boards.

Visitors were encouraged to place red or green dots on each board to indicate agreement or disagreement with any content, additional knowledge or comments could be placed on PostIt notes, or more substantial or private comments in feedback notebooks.

During these interactions, we emphasised the importance that the content of the plan was not just to reflect the Steering Groups opinion, it was critical that they reflect the Parish as a whole, as we would be looking to achieve a vote of 50% in a final referendum on the Plan at a later date.

The same boards were used for both events with photographs taken after each event to record which comments were made at each event.

## Results

We had 45 visitors to the workshops across the two afternoons, including a good mix of landowners, developers, business owners and residents.

The red and green dots proved very successful as a simple way to record agreement or disagreement with what had been presented on the boards. And the PostIt notes were excellent to capture further local knowledge and opinions.

The Steering Group had some very interesting conversations regarding aspects of the content which we asked they write in the notebooks to record their views. Those that attended seemed very engaged and passionate about the Parish and were very keen to have their say.

The boards and feedback are publicly available at <https://www.thriplowheathfieldnp.org/feb-mar-2020-community-engagement-workshops.html>

**THRILOW PARISH NEIGHBOURHOOD PLAN**  
VILLAGE CONSULTATION

**The purpose of a Neighbourhood Plan is to promote or improve the social, economic and environmental wellbeing of an area.**

A Neighbourhood Plan is a way of helping local communities to influence the planning of the area in which they live and work.

It can be used to:

- Develop a shared vision for your neighbourhood.
- Choose where new homes, shops, offices and other development should be built.
- Identify and protect important local green spaces.
- Influence what new buildings should look like.

Neighbourhood plans are important because they are used by local planning authorities to guide decisions about planning permission and investment in neighbourhood plan areas.

**THIS PARISH CONSULTATION**

Most of the suggestions on these boards have been taken from your answers to the Village Survey Questionnaire of May 2018.

This consultation aims to present those results and to check that we have understood your views correctly.

We are now looking for your ideas on how to answer some of the issues that arose from the Survey.

The government has committed to delivering 300,000 new homes a year by the mid 2020s to meet housing needs

It is not easy to get funding to pay for new community amenities

One way to do this is to allow some development which is obliged to improve the environment around it

PLEASE COMPLETE AND RETURN YOUR QUESTIONNAIRE BY **MONDAY 20th MAY 2020**

### EIGHT STEPS TO A NEIGHBOURHOOD PLAN

1. Recruit volunteers and set up a neighbourhood planning team
2. Identify the key economic, social and environmental issues  
Cambridge Area South Cambs Local Plan  
Chaffers Landscape Architect report
3. Gather evidence  
Village questionnaire survey  
Cambridge Area South Cambs Local Plan  
Chaffers Landscape Architect report
4. Develop a vision and objectives

**YOUR NEXT ROLE IN THE NEIGHBOURHOOD PLAN**

It is important that you tell us your views now so that we can include them in the draft Neighbourhood Plan document.

Once it is ready, you will be asked to vote in a referendum on whether you would like the plan to be formally adopted by South Cambs Planning Department. We will need over 50% of those who vote to agree in order to achieve this.

Please tell us your ideas for how to improve the parish

If you have anything you would like further information on, please talk to the village representative on duty.

Alternatively, please write your ideas in the 'Comments book' of how to solve some of the issues raised in the Village Survey.

5. Parish consultation
6. Draft the neighbourhood plan and submit to planning department
7. Independent examination by planning inspectorate
8. Parish referendum and adoption  
We need over 50% of parish voters to agree to adopt this plan

### A VISION FOR THE PARISH

Thriplow will grow sustainably to meet the regional planning policy goals whilst remaining a 'living' village 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.

#### SUSTAINABLE GROWTH

- Infrastructure limitations need to limit development appropriately
- Less reliance on cars and appropriate car parking to maintain the village aesthetic & avoid congestion
- 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

#### 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
- 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

#### 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

#### 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

#### INTEGRATING THE PARISH

- Use amenity development to better link Heathfield & Thriplow
- Make mutual access easier
- Create reasons for moving in both directions (use and access of amenities)
- Develop better cycleways, footpaths and other links between Heathfield and Thriplow

#### RESPECTING RURAL ROOTS

- Provision of additional allotments with water supply
- 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

#### ENVIRONMENTAL PROTECTION

- Should any existing green belt be designated for development, it must be replaced with 1.5x newly designated green belt (net expansion of green belt)
- Biodiversity Net Gain (improve the environment)
- Establish new woodland and protected wildlife areas
- 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

### THRIFLOW PARISH NEIGHBOURHOOD PLAN VILLAGE CONSULTATION

## Transport & connectivity

#### HEATHFIELD

#### HEATHFIELD STRENGTHS

- Rural environment
- Close to M11, railway connections and larger towns

#### HEATHFIELD WEAKNESSES

- A505 too busy
- Only one vehicular access to/from Heathfield (safety and Air Show congestion)
- Internal road system does not have good circulation
- Some internal roads not adopted by Council
- Poor connection to Thriplow Village services
- Poor bus service
- Inadequate parking

#### HEATHFIELD OPPORTUNITIES

- Improve road connection to Thriplow particularly at A505/Gravel PR H&J junction
- Bus link Heathfield/Thriplow for school children and shoppers
- Improve cycle and footpath connections to Thriplow and generally
- Create additional vehicular entrances/exit
- South Cambs Council adopt roads
- More and better organised parking
- Better, well-lit path between Thriplow and Heathfield

#### HEATHFIELD THREATS

- Possible re-routing of A505 route across the fields between Heathfield and Thriplow
- End to bus service

### THRIFLOW PARISH NEIGHBOURHOOD PLAN VILLAGE CONSULTATION

## Transport & connectivity

#### VILLAGE

#### VILLAGE STRENGTHS

- Rural environment
- Close to M11, railway connections and larger towns

#### VILLAGE WEAKNESSES

- Speeding through traffic
- Congested school drop-off and car parking generally
- Dangerous A505 access
- Poor bus service
- Poor road maintenance
- Poor mobile phone and broadband connectivity

#### VILLAGE OPPORTUNITIES

- Traffic calming measures
- Village car park
- Improve school drop-off internally and to nearby villages
- Improve access/exit to A505
- Better road maintenance
- Better mobile phone and broadband connectivity
- Better, well-lit path between Thriplow and Heathfield

#### VILLAGE THREATS


- Possible re-routing of A505 route across the fields between Heathfield and Thriplow
- Increased through traffic
- End to bus service



THRIPLow PARISH NEIGHBOURHOOD PLAN VILLAGE CONSULTATION

## Amenities, facilities & utilities

**HEATHFIELD**



**HEATHFIELD STRENGTHS**

- Playground areas and fishing ponds
- Rural path

**HEATHFIELD WEAKNESSES**

- Serious lack of amenities
- No central amenity (e.g. shop or hall)
- Access to Thriplow amenities is only via the busy A66 or a long walk
- Parking space shortage
- Poor drainage
- Unadapted roads
- Poor mobile signal
- Poor broadband connectivity

**HEATHFIELD OPPORTUNITIES**

- Develop a central amenity (e.g. shop or hall)
- More community areas generally
- Create recreational facilities between Heathfield and Thriplow
- Improve drainage
- Better mobile phone and broadband connectivity
- Enhance access to and use of rural environment
- Improve routes to the Village and it's amenities


**HEATHFIELD THREATS**

- Urbanisation

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## Amenities, facilities & utilities

**VILLAGE**



**VILLAGE STRENGTHS**

- Pub
- School
- Shop
- Church
- Cricket pitch
- Playground
- Rural paths
- Bridle ways

**VILLAGE WEAKNESSES**

- Insufficient public recreation space
- Poor mobile signal
- Poor broadband connectivity

**VILLAGE OPPORTUNITIES**


- Improve and use better the rural environment, pathways etc
- Create opportunities to integrate Thriplow-Heathfield more effectively
- Larger cricket pitch and use existing cricket ground as open recreation space
- Improve mobile phone signal
- Improve broadband connectivity

**VILLAGE THREATS**

- Urbanisation

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## Landscape & character



**HEATHFIELD**

**STRENGTHS**

- Pleasant, green, rural
- Views onto green fields
- Friendly atmosphere
- Footpath link goes past fishing lake and woodland
- Green belt designation
- RAF Duxford heritage in Heathfield

**WEAKNESSES**

- Lack of cycle paths and limited footpaths
- Lack of community and retail space in Heathfield
- Lack of recreation space in Thriplow
- Inadequate parking
- Thriplow Heathfield divide
- Threat of flooding in some areas of the parish

**OPPORTUNITIES**

- Go carbon neutral
- Improve links between Heathfield and the Village
- More protected wildlife routes for walking with more biodiversity
- More trees, village woodland
- Protect views onto internal and external green spaces
- Keep roads designation for pedestrians
- Keep village feel
- More protected village amenity areas
- Enhance and protect Site of Special Scientific Interest

**VILLAGE**

**THREATS**


- Growth in population
- Increased traffic along A66
- Disproportionate development
- Unaffordable housing

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## Existing design styles


**HEATHFIELD**

**EXISTING**



**VILLAGE**

**BRICK ROAD SCHOOL, LANE AND WOODS STREET**



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## Housing & development

WHAT IS AFFORDABLE HOUSING?

**Social rented**

Owned by local authority and private registered providers

Rented out under the national rent regime

Typically rented out at 80% of an open market rent

**Affordable rented**

Owned by local authority and private registered providers

Rented out to those eligible for social rented housing

Typically rented out at no more than 80% of the local market rent

**Intermediate housing**

Meet the affordable housing criteria but are for sale or rent at a level above that of social rent but below market levels

Includes shared equity, other low cost homes for sale and intermediate rent

Rented out to those eligible for social rented housing

Typically rented out at no more than 80% of the local market rent

**The South Cambs Local Plan has classified Thriplow as a GROUP VILLAGE**

This permits residential development and re-development up to an indicative maximum size of 8 dwellings.

Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.

**The South Cambs Local Plan has classified Heathfield as an INFILL VILLAGE**

Heathfield is classified as an "infill Village" where residential development and re-development within the development framework of these villages will be restricted to scheme sizes of not more than 2 dwellings (indicative size) comprising:

- a) a gap in an otherwise built up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings or an similar courtyards to those adjoining;
- or
- b) the redevelopment or sub-division of an existing residential courtyard;
- or
- c) the sub-division of an existing dwelling;
- or
- d) the conversion or redevelopment of a non-residential building where this, and private registered would not result in a loss of local employment.

In very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

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## Housing & development

**STRENGTHS**

- Green Belt protects the parish from inappropriately located development
- Planning policy protects against poor quality design proposals
- Attractive parish with good road and rail connections
- Demand for new housing projects provides funding opportunities for new infrastructure

**WEAKNESSES**

- All designated affordable housing in the parish is in Thriplow village
- House prices are significantly higher in Thriplow village
- Limited housing available for younger, newly forming households and the elderly
- No sites identified by the South Cambs Local Plan for new houses
- Parish amenities mostly centred in the village area
- Poor bus service limits possibilities for sustainable development

**OPPORTUNITIES**

- 22 households said they have an affordable housing need
- There is some support for small development including starter homes, family homes and housing for the elderly
- Any new development would offer opportunities for infrastructure funding
- Any new development must have a positive impact on the environment

**THREATS**

- Re-routing the A605 between Heathfield and the Village
- Lack of smaller homes presents those wishing to downsize which would free up family housing
- Pressure for new housing could lead to too many houses and in the wrong places

THRIPLow PARISH NEIGHBOURHOOD PLAN VILLAGE CONSULTATION

## New development - inspiration

Tell us which you think would work best in Heathfield or Thriplow?  
Please use red and green dots.

**1. Modern barn style**

Works for:  
Affordable housing  
Starter homes  
Family homes  
Elderly homes  
Community hub  
Shop

**2. Open crescent**

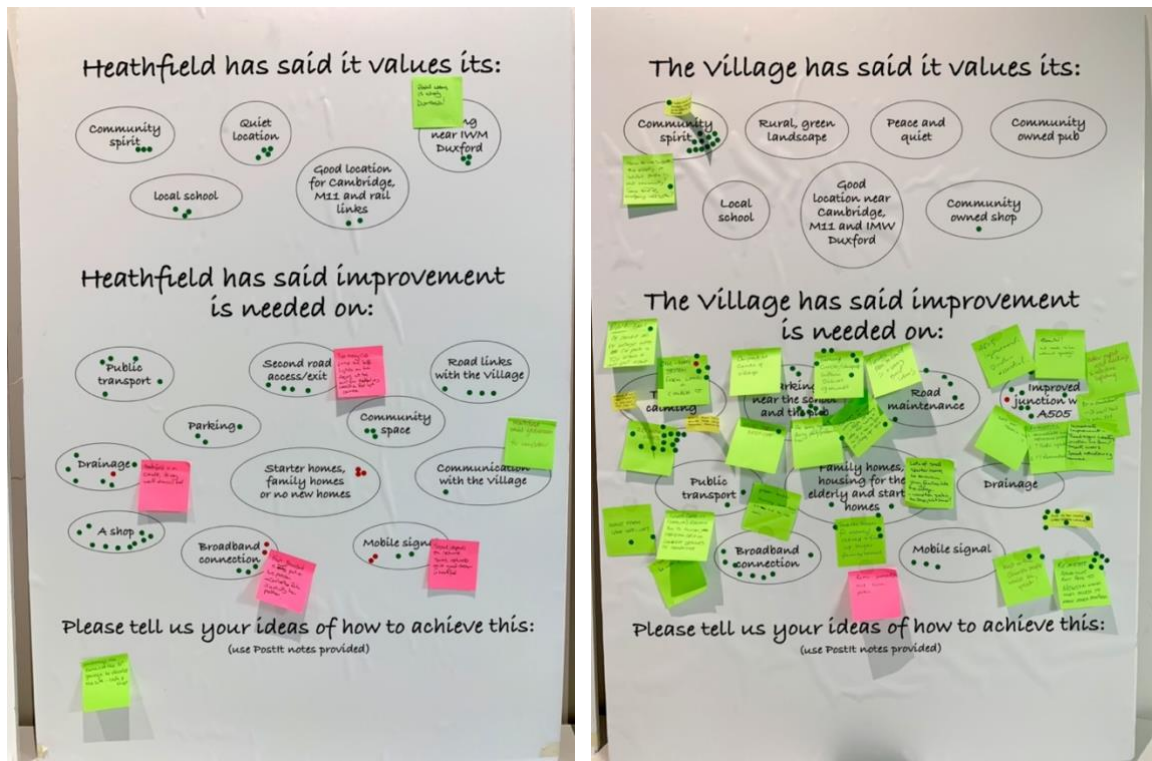
Works for:  
Affordable housing  
Starter homes  
Elderly homes

**3. Rural mixed**

Works for:  
Affordable housing  
Starter homes  
Family homes  
Elderly homes  
Community hub  
Shop

**4. Eco affordable**

Works for:  
Affordable housing  
Starter homes  
Family homes  
Elderly homes  
Community hub  
Shop



## 4.2 Evidence gathering

Towards the end of 2019, the Parish Council secured support via the government's Neighbourhood Planning Support Programme to build the technical evidence required to inform the Thriplow and Heathfield Neighbourhood Plan. This included:

- The Demographic and Socio-Economic Review of Thriplow Parish. [www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/thriplow\\_demographic\\_socio\\_economic\\_review.pdf](http://www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/thriplow_demographic_socio_economic_review.pdf) This was undertaken by Cambridgeshire ACRE in November 2019
- The Thriplow & Heathfield Parish Character Assessment. [www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/thriplow\\_parish\\_local\\_character\\_020220.pdf](http://www.thriplowheathfieldnp.org/uploads/7/5/6/3/75633463/thriplow_parish_local_character_020220.pdf) This is a broad study of landscape character in the parish. The study was undertaken jointly by the Thriplow Neighbourhood Plan group and chartered landscape architect Lucy Batchelor-Wylam.

### 4.2.1 Thriplow and Heathfield Call for Sites

The Parish Council undertook a parish-level 'call for sites' to help them understand if there were any suitable sites available for development – specifically, sites that could deliver sustainable development, be compatible with the NP vision for the area and meet the findings of the Thriplow and Heathfield Parish Character Assessment.



The Parish Council announced the undertaking of the Parish level call for sites through:

- Letters to land owners of identified sites
- The Village email
- Newsletter
- Announcements via the website
- Word of mouth

The Call for Sites information explained:

- The Neighbourhood Plan would not be able to allocate land for development in the green belt.
- Parish council was primarily looking for small sites that would be appropriate in scale to the size of the existing settlement and which will be in keeping or complement the existing build form and pattern of development in the parish. The information included a link to the draft Neighbourhood Plan vision so that consultees were as informed as possible.
- How the sites would be assessed.

The Call for Sites consultation ran for 4 weeks from 10 September 2020 to 9 October 2020.

And is publicly available at

<https://www.thriplowheathfieldnp.org/latest-news/call-for-sites>

## **Results**

Four sites were put forward by landowners in response to the parish level call for sites. An additional site (1 – 3 Lodge Road) was also known to be available for development since it had been included in the district level call for sites exercise. In total, five sites were included in the site assessment.

### **4.2.2 Undertaking the site assessment**

The results of the site assessment work were published on the NP website pages and applicable landowners were notified. Landowners and residents were invited to comment on the completed site assessment proformas prior to the Parish Council reaching a decision with respect preferred sites or whether indeed any sites would be suitable for allocation via the Neighbourhood Plan. At this stage, the landscape architect was also commissioned to provide a landscape and visual sensitivity of the five sites.

By December 2020, the site assessment proformas were updated and uploaded onto the Neighbourhood Plan website, alongside the landscape and visual sensitivity work. They are available to view at these links:

- <https://www.thriplowheathfieldnp.org/jan-2021-site-assessments.html>

## 5 Advanced plan development: targeted consultation on preferred sites and a landscape enhancement strategy for Heathfield

Following the Call for Sites, a consultation leaflet was created putting forward the sites for feedback. A printed copy of the leaflet was distributed in a door drop to all properties in the Parish, as well as neighbouring Parish Councils. It was also posted onto the local Facebook groups and featured in the Fowlmere & Thriplow News.

### Feedback

Feedback was requested through an online questionnaire on Google Forms for ease of data analysis and to save extensive manual inputting. It asked for simple responses to a short set of questions which were carefully composed to minimise any potential and unintended bias. Opportunity was also given to record further open-ended comments at the end of each section.

It was also available as a printed copy on request and for identified non-digital residents. Social media and Village email was used to encourage responses and spread the word.

**THRIPLow HEATHFIELD**  
Neighbourhood Plan

**PARISH UPDATE**  
OCTOBER 2021

### 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/](http://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>

### CONTENTS

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Heathfield enhancement	3	Architectural design styles	7
Grain Store site	4	Have your say	8

## 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
- Limited road widths throughout
- Unadopted road systems
- Lack of community amenities
- Design and management of open spaces
- AS05 causing noise and pollution and lack of maintenance along frontage (verges, pathways, etc)
- Limited emergency vehicle access
- High density development has led to car parking issues throughout




## 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, Foston.

- 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:  
S/0713/05/O  
S/3591/17/F1




### 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 biodiversity. 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
- 24 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  
 S/3976/18/LB  
 S/3975/18/FL

**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.

## 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](http://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.

A document jointly undertaken by Thriplow & Heathfield Neighbourhood Plan group and Chartered Landscape Architect, Lucy Batchelor-Wylam  
 Produced with funding from 'Locality', a non profit organisation for the betterment of communities  
[www.locality.org.uk](http://www.locality.org.uk)



**THRIPLow HEATHFIELD**  
Neighbourhood Plan

**HAVE YOUR SAY**

Please tell us what you think of these proposals for the Neighbourhood Plan by completing our online feedback form at:  
[www.thriplowheathfieldnp.org/nov-2021-parish-feedback](http://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 use this printed form or call Pip McGarry on 01763 208002 for help.

**Closing date for feedback is 30 November 2021.**

Please put your completed forms in the clear boxes outside either:  
71A Kingsway, Heathfield  
or 13 The Green, Thriplow Village

Firstly, we would like to thank you for taking the time to tell us your views on the proposals developed from your feedback so far.

It is hugely important that we get your feedback at every stage of the process to prove to the South Cambridgeshire District Council that these are indeed the majority views of the Parish.

Without the Parish behind us, the plan will not be accepted by the Council and we will have much less influence over what development happens in our area.

We would like to understand how representative our survey is of the Parish. This will show South Cambridgeshire District Council that our responses represent a cross-section of the Parish.

Where in the Parish do you live?  
 Heathfield     Thriplow Village     Other:

Please tell us which of the following age brackets you fall into:  
 18-30 years     61-70 years     Don't be nosy, I'd rather not say thanks!  
 31-40 years     71-80 years  
 41-50 years     80 years and over  
 51-60 years

**HEATHFIELD**

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

**Q2. Do you agree with the eight main issues in Heathfield identified by the NP Group so far? (Please tick all you agree with)**

- Main entrance image dominated by commercial industrial units
- A505 causing noise and pollution and lack of maintenance along frontage (verges, pathways etc)
- Limited emergency vehicle access
- 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
- I have no strong opinion
- Other:

**Q3. Please tell us which three improvements in Heathfield are most important to you? (Or more if you wish!)**

**GRAIN STORE SITE**

**Q4. Do you support some form of housing development on the Grain Store site?**  
 Yes     No     Maybe

**Q5. Grain Store concept development Plan A – which of the following are important to you? (Please tick all that apply)**

- 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
- Varied scale (different building heights) across the site to reflect existing site history.
- Include buildings which stand out more (local landmarks on a sensitive scale) reflecting the position at the entrance to the village
- I have no strong opinion

**Q6. Do you agree with the idea of approx 24 houses for the Grain Store site?**  
 Yes     No     Don't know

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

**RECTORY FARM SITE**

**Q8. Do you support some form of housing development on the Rectory Farm site?**  
 Yes     No     Maybe

**Q9. Rectory Farm development Plan B – which of the following are important to you? (Please tick all that apply)**

- Retains low density
- Has a rural ambience
- Is kept within the Village envelope
- Includes a sensitive restoration of the Grade II Listed barn
- I have no strong opinion

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

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

**ARCHITECTURAL DESIGN STYLES**

**Q12. Which of the agricultural/rural/village styles shown do you think are appropriate for development in the Parish? (Please tick all that apply)**

- Picture 1     Picture 5
- Picture 2     Rectory Farm application drawings
- Picture 3     I have no strong opinion
- Picture 4     I have no strong opinion

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

- 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.

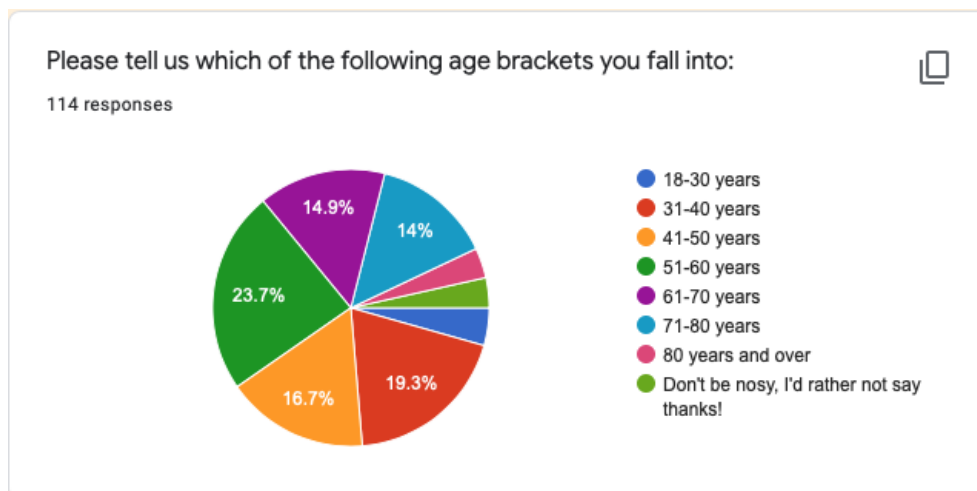
**Q14. Do you have any other comments on architectural style?**

Many thanks for completing this questionnaire.  
We look forward to sharing the results with you as soon as possible.  
The Neighbourhood Planning Group

## Results

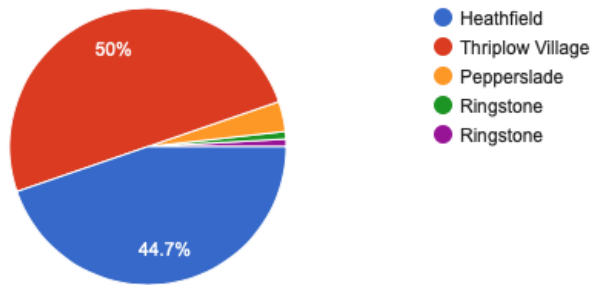
We received 114 responses which included direct Google Form entries and those entered on behalf of non-digital residents. The results showed a good representation from both areas of the Parish. Using Google Forms enabled us to present the results very easily as graphics:

The redacted results were presented and made publicly available on the website here: <https://www.thriplowheathfieldnp.org/nov-2021-parish-feedback.html>



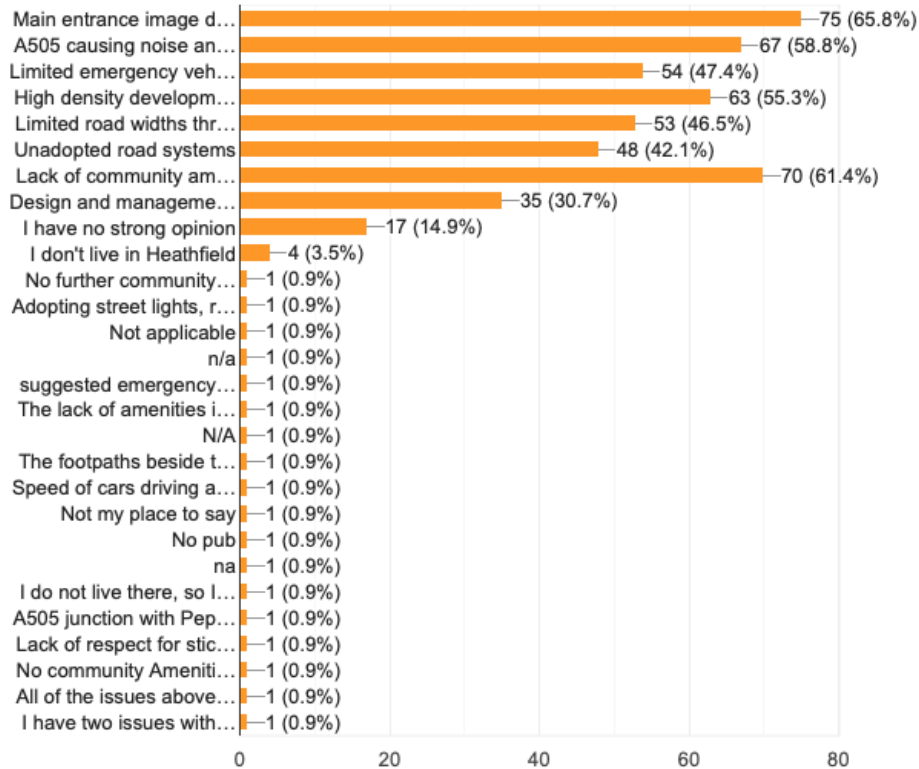
### Where in the Parish do you live?

114 responses



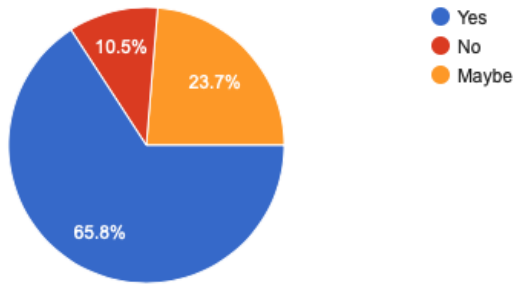
### Q2. Do you agree with the eight main issues identified by the NP Group so far?

114 responses



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

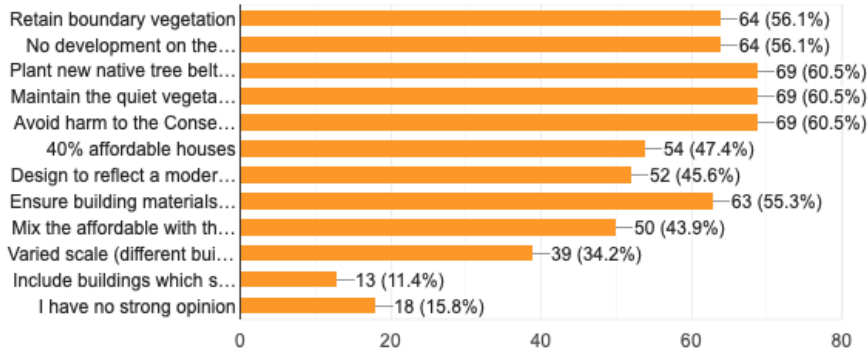
114 responses



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

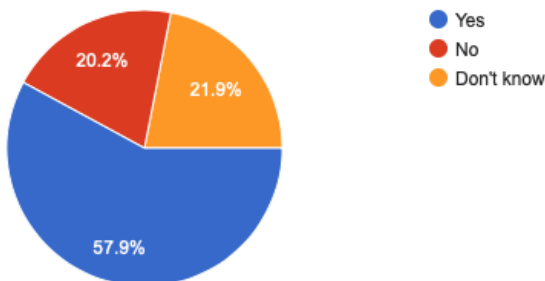


114 responses



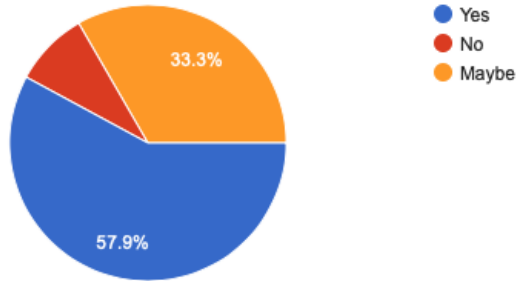
**Q6. Do you agree with the idea of approximately 24 houses for the Grain Store site?**

114 responses



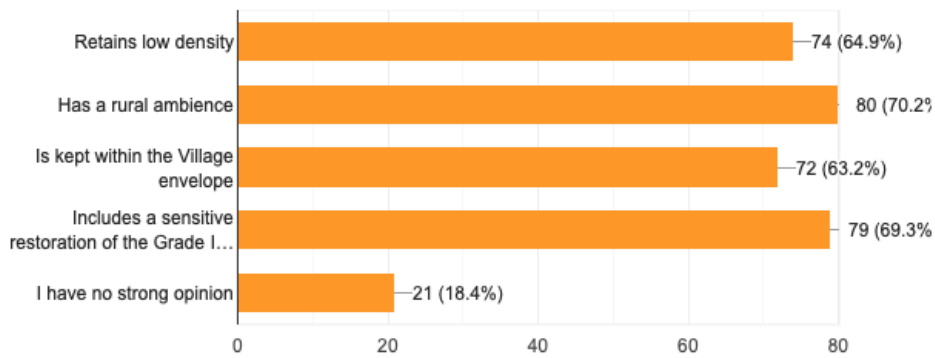
**Q8. Do you support some form of housing development on the Rectory Farm site?**

114 responses



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

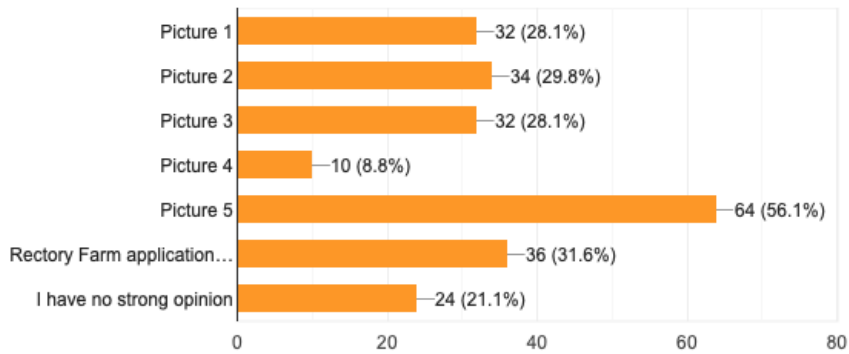
114 responses



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



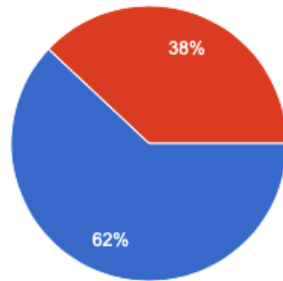
114 responses





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.

## 6 Regulation 14 pre-submission consultation

Pre submission consultation was undertaken of the Thriplow and Heathfield NP from 30 January – 14 March 2023 in accordance with Regulation 14 of the Neighbourhood Planning Consultation.

### 6.1 Who was consulted and how were they consulted:

#### 6.1.1 People working and living in the plan area

**THRILOW & HEATHFIELD**  
Neighbourhood Plan

**PARISH UPDATE**  
FEBRUARY 2023

**HAVE YOUR SAY**  
This crucial consultation runs from 30 January to 14 March 2023

**The Thriplow and Heathfield Neighbourhood Plan will become official planning guidance which must be used when making all decisions on planning applications in the Parish until 2041.**

Following previous Parish consultations, the Neighbourhood Plan steering group (working on the behalf of the Parish Council) has now prepared the pre-submission version of the Thriplow and Heathfield Neighbourhood Plan.

**Why your views are important**  
This is an important opportunity to influence the content of the Plan. We will revise the Plan in light of feedback before we submit it to South Cambridgeshire District Council.

**What will happen next**  
The Council will appoint an independent examiner to check the documents, then organise a parish-wide referendum where residents will have the final vote on the Plan.

**View the updated Plan and give us your final comments online\***

1. Visit [www.thriplowheathfieldnp.org](http://www.thriplowheathfieldnp.org)
2. View the current Neighbourhood Plan, together with its supporting documents.
3. Complete the Comments Form online\* or email your comments to [thriplowandheathfieldnpg@gmail.com](mailto:thriplowandheathfieldnpg@gmail.com)

**\*To request a printed copy of the draft Plan and Comments Form**  
Please call Philippa on 01763 208002 or Martyn Corbet on 01223 839546

**Drop in events** will be held where members of the Neighbourhood Plan steering group will be available to answer your questions and you can view paper copies of the Plan:

<b>Thursday 9 February 2023</b> 2.30–4.00pm, Thriplow Village Hall 6.00–7.30pm, The Green Man Pub	<b>Thursday 9 March 2023</b> 2.30–4.00pm, Thriplow Village Hall 6.00–7.30pm, The Green Man Pub
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All comments must be received by 5pm on 14 March 2023  
[www.thriplowheathfieldnp.org](http://www.thriplowheathfieldnp.org)

This is a formal consultation taking place under Regulation 14 of the Neighbourhood Planning (General) Regulation 2012 as amended

**THRILOW & HEATHFIELD**  
Neighbourhood Plan

**HAVE YOUR SAY DROP IN EVENTS**

**Thursday 9 February 2023**  
2.30–4.00pm, Thriplow Village Hall  
6.00–7.30pm, The Green Man Pub

**Thursday 9 March 2023**  
2.30–4.00pm, Thriplow Village Hall  
6.00–7.30pm, The Green Man Pub

[www.thriplowheathfieldnp.org](http://www.thriplowheathfieldnp.org)



Letters were sent by the Parish Council Clerk to all known consultation bodies in the Parish. See Section 6.1.2.

January 2023, all households in the Parish were given a printed door drop flyer titled 'Have your say', inviting feedback on the pre-submission version of the draft Neighbourhood Plan through a second Google Forms questionnaire. It was also available as a printed copy on request and for identified non-digital residents. It was also made clear that comments made in a different written format i.e. via letter would also be accepted.

Announcements were made in the Fowlmere & Thriplow News, the Village email, on local Facebook groups and the Steering Group spread the word to encourage responses.

The Plan was made publicly available on the website, at four drop in events where residents could discuss the plan, and at three Parish locations where hard copies of the plan could be viewed throughout the consultation period.

The following supporting documents were also made available to view at the Regulation 14 consultation webpage (<https://www.thriplowheathfieldnp.org/>):

- **Thriplow and Heathfield Neighbourhood Plan (landscape-led) Development Brief for the Grainstore site 2022**
- **Thriplow and Heathfield Parish Landscape Character Assessment**
- **AECOM Neighbourhood Masterplan for Heathfield 2022**
- Site assessment work (2020)
- Thriplow and Heathfield Site Selection: Landscape and visual sensitivity assessment
- Housing Needs Survey (2018)
- A Demographic and Socio-Economic Review of Thriplow Parish, November 2019
- Strategic Environmental Assessment
- Habitats Regulations Assessment Appropriate Assessment

## Feedback

Feedback was requested through an online questionnaire on Google Forms, asking for responses on three key themes, identified by the Steering Group through previous consultations, to be used as the vision of our plan, with further aspirational ideas covered in Chapter 7.

THEME 1: Protecting the natural environment and character

THEME 2: A living Parish and sustainable development

THEME 3: Social cohesion and Parish links

CHAPTER 7: Other community initiatives

Further open-ended responses were encouraged at the end of each theme.

### 6.1.2 Consultation bodies

Regulation 14 b) of the Neighbourhood Planning Regulations stipulates that the qualifying body (Thriplow and Heathfield Parish Council) should consult any consultation body set out in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan.

Accordingly, a list of consultation bodies were directly written to at the start of the Reg 14 consultation period. Many of the organisations contacted fit with the categories set out Schedule 1 to the Neighbourhood Planning (General) Regulations 2012 (as amended) and these are listed in the table below.

In addition, the following landowners and local agents were contacted:  
William Russell, Carter Jonas, Thriplow Farms and Smiths Farms.

<b>Regulation 14 consultation bodies included in the consultation.</b>
<p><b>Local Planning Authority</b> South Cambridgeshire District Council Greater Cambridge Shared Planning Service District Councillor also contacted.</p>
<p><b>County Council</b> Cambridgeshire County Council Cambridgeshire and Peterborough Combined Authority also contacted</p>
<p><b>Member of Parliament for the Parish</b></p>
<p><b>Neighbouring Parishes</b> Foxton Newton Whittlesford Duxford Fowlmere</p>

<b>Regulation 14 consultation bodies included in the consultation.</b>
<b>The Coal Authority</b>
<b>Homes and Communities Agency</b>
<b>Natural England</b>
<ul style="list-style-type: none"> <li>• <b>Environment Agency</b></li> <li>• <b>Historic Buildings and Monuments Commission for England</b></li> <li>• <b>Network Rail Infrastructure Limited</b></li> </ul>
<b>A strategic highways company any part of whose area is in or adjoins the neighbourhood area;</b> National Highways
<b>Where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of</b> Not contacted
<b>Marine Management Organisation</b> Not contacted
<b>Any person</b> <ol style="list-style-type: none"> <li>I. <b>to whom the electronic code applies by virtue of a direction given under section 106 (3) (a) of the Communications Act 2003; and</b></li> <li>II. <b>who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority</b></li> </ol> <p>BT Open Reach Mobile Operators Association County Broadband National Grid National Gas</p>
<b>Where it exercises functions in any part of the neighbourhood area:</b> <ul style="list-style-type: none"> <li>• <b>an integrated care board established under Chapter A3 of Part 2 of the National Health Service Act 2006;</b></li> <li>• <b>NHS England;</b></li> <li>• <b>A person to whom a license has been granted under section 6 (1) (b) and (c) of the Electricity Act</b></li> <li>• <b>A person to whom a license has been granted under section 1(2) of the Gas Act 1986</b></li> <li>• <b>A sewage undertaker</b></li> <li>• <b>A water undertaker</b></li> </ul> <p>Cambridgeshire and Peterborough NHS Foundation Trust Cambridgeshire Primary Care Trust UK Power Networks National Grid</p>
<b>Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area</b> <p>Daffodil Weekend Committee Heathfield Residents Association Other Heathfield management companies. Cricket Club</p>

<b>Regulation 14 consultation bodies included in the consultation.</b>
Thriplow Society Cambridge Citizens Advice Bureau
<b>Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area</b> British Horse Society Wildanglia.org Sport England Woodland Trust Ramblers Church of England Primary School
<b>Bodies which represent the interests of different religious groups in the neighbourhood area</b> St. George's Church Thriplow
<b>Bodies which represent the interests of persons carrying on business in the neighbourhood area</b> KWS Clarion Revivals Imperial War Museum Nivtar Distribution Savoursmiths Thriplow Shop Cambridge Direction
<b>Bodies which represent the interests of disabled persons in the neighbourhood area</b> Disability Cambridgeshire Mobile library

**Table 2:** organisations contacted under Regulation 14 b) of the Neighbourhood Planning (General) Regulations 2012 (as amended).

## 6.2 Summary of the main issues and concerns raised

51 responses were received with many of these providing open comments. This included one response from a resident in a neighbouring village.

In addition, eight statutory bodies/local organisations plus South Cambridgeshire District Council (SCDC) participated in the engagement. Appendix 3 provides a log of every comment made on the plan, alongside a response by the Parish Council. As can be seen from reviewing this appendix, a wide range of comments were received on the plan with the vast majority relating to non-substantive issues.

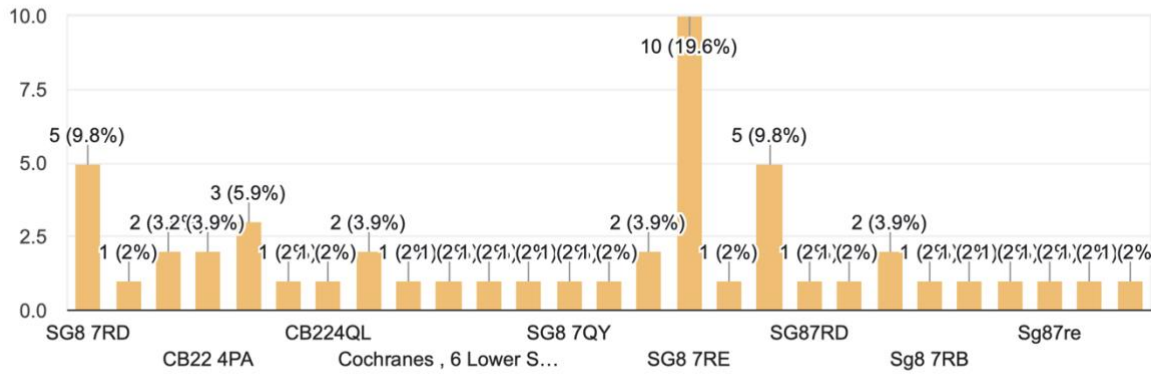
**Results**

The redacted results were presented and made publicly available on the website here:

[https://www.thriplowheathfieldnnp.org/uploads/7/5/6/3/75633463/thnp\\_responses\\_march\\_2023\\_results\\_web3.pdf](https://www.thriplowheathfieldnnp.org/uploads/7/5/6/3/75633463/thnp_responses_march_2023_results_web3.pdf)

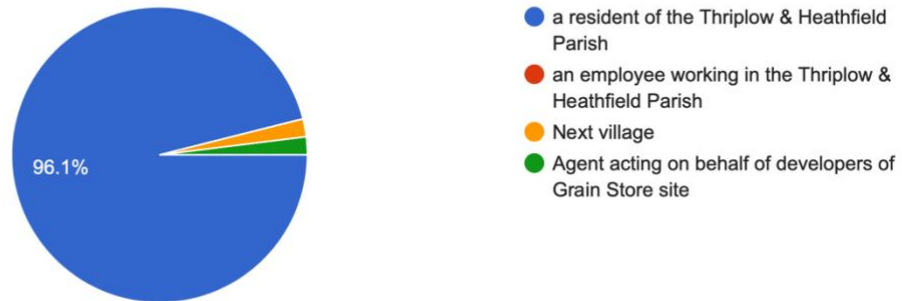
**Your postcode**

51 responses



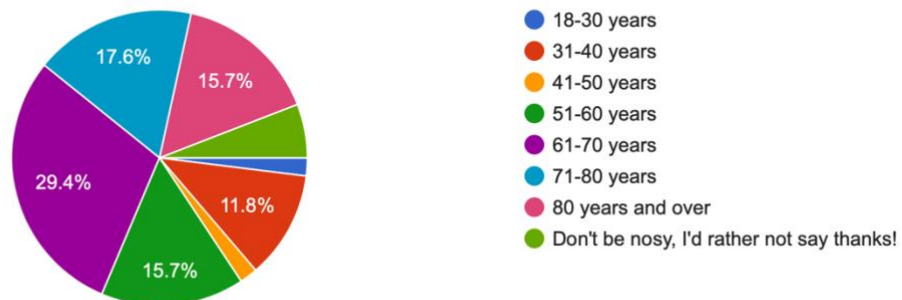
**Are you:**

51 responses



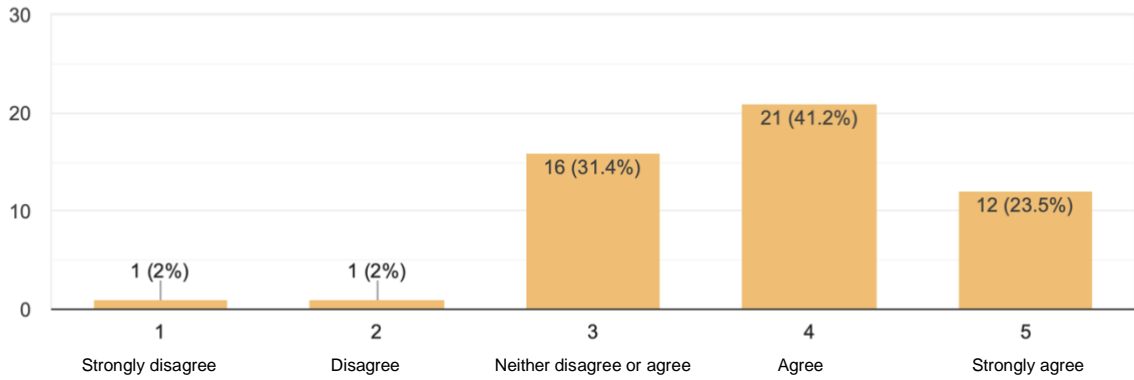
**Please tell us which of the following age brackets you fall into:**

51 responses



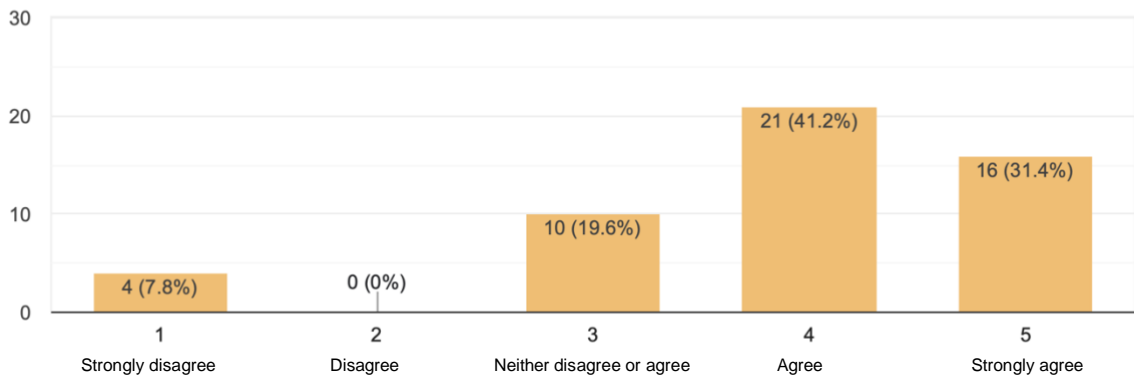
**Heathfield improvements as described in the Plan Policy number THP1 Page 52**

51 responses



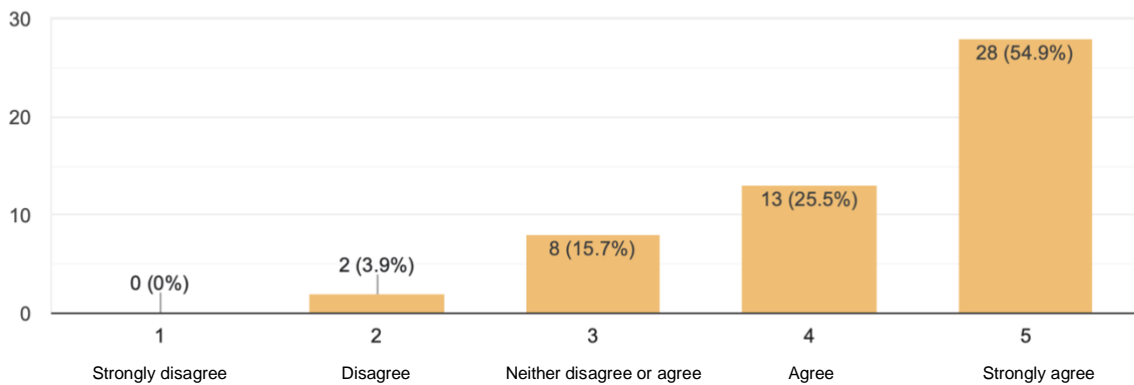
**Heathfield additional amenities Policy number THP2 Page 55**

51 responses



**Protecting Thriplow Village character Policy number THP3 Page 61**

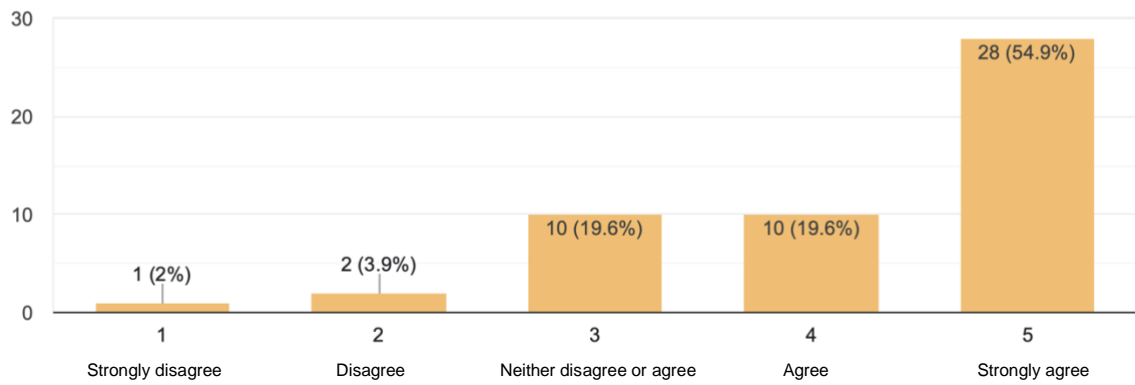
51 responses





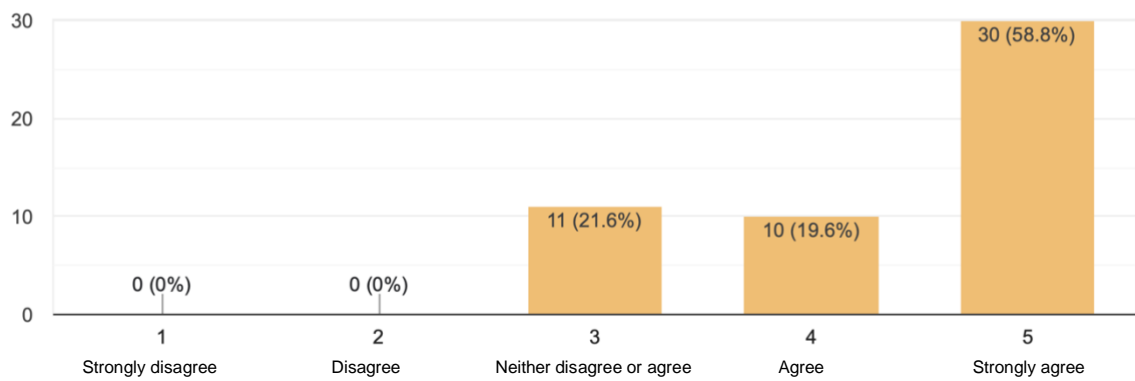
### Locally valued views Policy number THP5 Page 65

51 responses



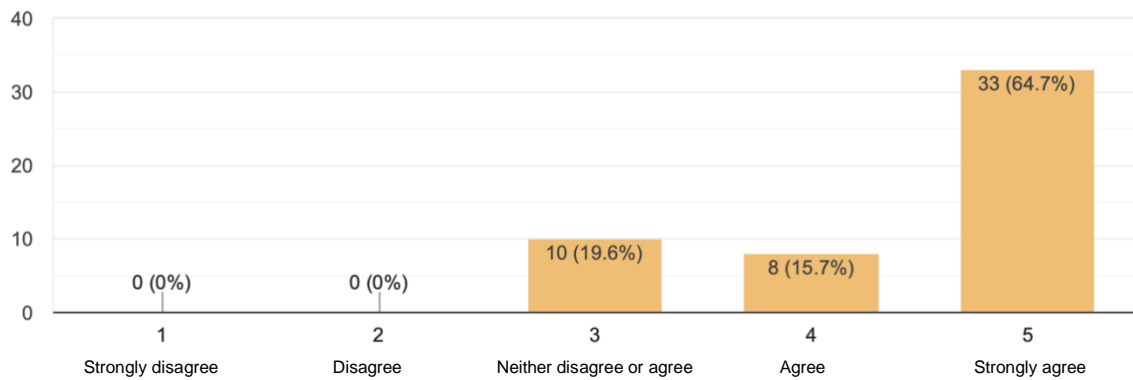
### Countryside frontages in Thriplow Village Policy number THP4 Page 63

51 responses



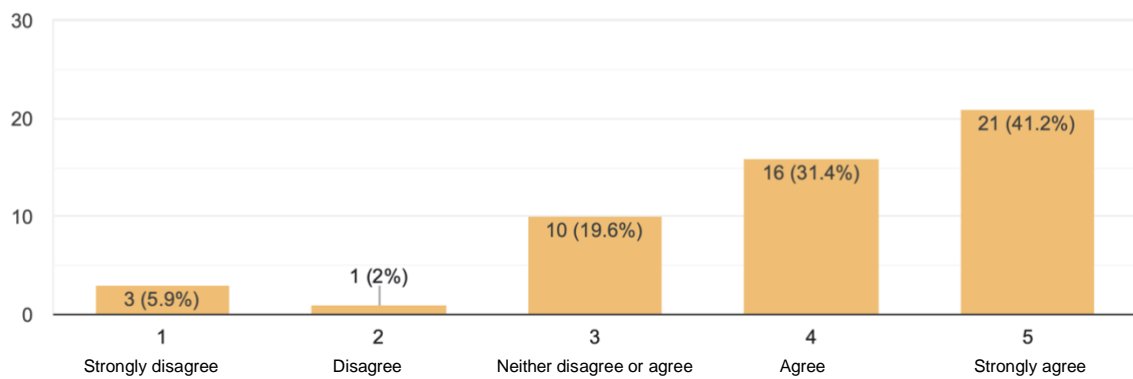
**Supporting the rural economy Policy number THP6 Page 69**

51 responses



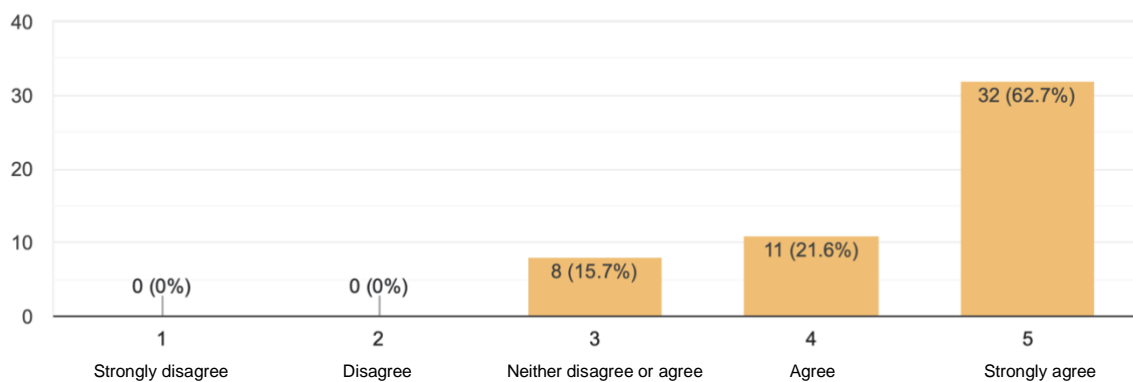
**Heathfield local green spaces Policy number THP7 Page 72**

51 responses



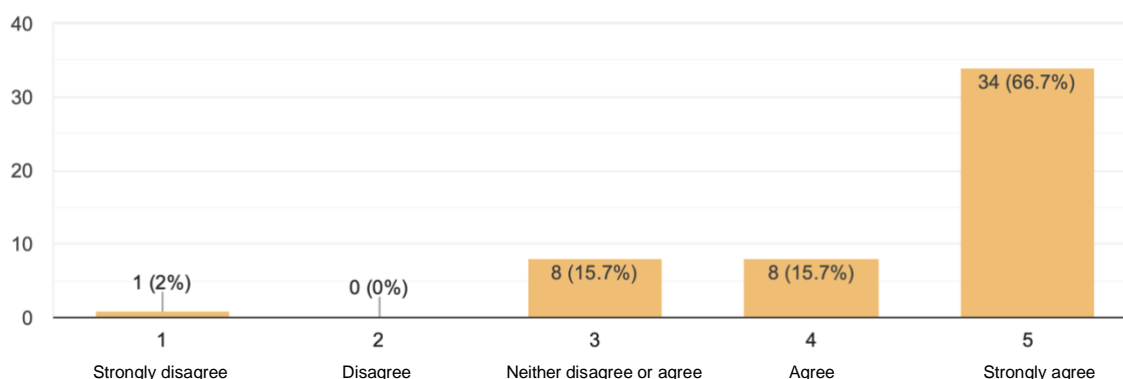
**Protecting biodiversity Policy number THP8 Page 80**

51 responses



### Protecting the Hoffer Brook Policy number THP9 Page 83

51 responses



As can be seen from the summary below, broad support for all the policies was received.

Policy	Strongly support/ support %
Policy THP 1 (Improving the character and quality of Heathfield)	65 Note: 31% neither disagreed or agreed.
Policy THP 2 (Provision of additional amenities in Heathfield)	73
Policy THP 3 (Protecting and enhancing village character in Thriplow)	80
Policy THP 4 (Important countryside frontages in Thriplow)	78
Policy THP 5 (Parish-wide locally valued views)	75
Policy THP 6 (The rural economy)	80
Policy THP 7 (Heathfield Local Green Spaces)	72
Policy THP 8 (Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain)	84
Policy THP 9 (Protecting and enhancing the parish tributary feeding the Hoffer Brook)	82
Policy THP 10 (Grain Store)	65
Policy THP 11 (Rural exception sites in Thriplow)	62
Policy THP 12 (Improving parking provision and improving road safety in Thriplow and Heathfield)	78
Policy THP 13 (Protecting and improving the rural footpath network and sustainable connections to neighbouring settlements)	69
Policy THP 14 (Development proposals resulting in better links between Heathfield and Thriplow communities)	74

**Table 3:** level of support for individual planning policies at Regulation 14 stage

### 6.3 How the plan has been amended in light of feedback received at Regulation 14 consultation

Over 80 changes were made to the Neighbourhood Plan, taking into account feedback received at Regulation 14 consultation stage. The majority of the changes can be regarded as minor changes. The full list of changes made to the plan in light of the Regulation 14 consultation feedback is available to view in Appendix 4. The more substantive changes are shown below.

<b>Key changes to the Regulation 14 Neighbourhood Plan</b>	<b>Reasons for change</b>
<b>Policy THP 1 (Improving the character and quality of Heathfield)</b>	
Amendments made to wording of the issues and solutions identified on Maps 8 and 9	To reflect community feedback received at Regulation 14 consultation.
<b>Policy THP 3 (Protecting and enhancing village character in Thriplow)</b>	
Two clauses deleted in response to comments from the Greater Cambridge Shared Partnership (GCSP), setting out the clauses did not add to existing policy context provided at the national and local level.	To address Reg 14 comments from GCSP
One clause added to clarify that development proposals that would erode the character of the rural lanes would not be supported. In response to comments from residents.	In response to Reg 14 comment from residents
<b>Policy THP 4 (Important countryside frontages)</b>	
Three proposed ICFs from public rights of way between different settled areas of Thriplow village removed	To address objection by GCSP.
<b>Policy THP 5 (Locally valued view), Map 13 and Appendix 2</b>	
Parish-wide important views updated to: <ul style="list-style-type: none"> <li>include additional view from Church Street looking west across the Baulk</li> <li>ensure the views from the removed ICFs appropriately recognise landscape value with the ICFs now removed.</li> </ul> Appendix 2	In response to resident at Reg 14 stage and reflect findings of the Local Character Assessment more accurately

<b>Key changes to the Regulation 14 Neighbourhood Plan</b>	<b>Reasons for change</b>
<ul style="list-style-type: none"> <li>• amended to include assessment of views from Heathfield</li> <li>• reflect removal of ICFs</li> <li>• reworded in some places where needed to strengthen the links with the findings from the Local Character Assessment</li> </ul>	
<b>Policy THP 10 (Grainstore site)</b>	
<p>Removal of requirement to provide pedestrian footway along Lodge Road.</p> <p>Removal of one way vehicular exit (shown on map) from site to Lodge Road.</p>	<p>To address issues raised by Historic England and residents with respect to importance of preserving rural character along Lodge Road</p>
<p>Additional clause added regarding car parking provision.</p>	<p>To recognise high levels of car dependency in the parish and to ensure Lodge Road is not in any way impacted e.g. through rise in on street parking demand.</p>
<p>New clause added to flag up opportunity to for biodiversity enhancements to deliver improved connections with woodland located to the south of the site at Newditch Plantation.</p>	<p>To ensure the policy is consistent with the provisions set out in THP 8</p>
<b>New policy</b>	
<p>Insertion of a new policy that could apply in the even of a infrastructure levy being introduced either at district level or via planning reform at the national level. All the infrastructure priorities identified reflect wording set out in policies in the plan (Policy THP 1, THP 8, THP 12 and THP 13) and does not introduce new principles not consulted upon as part of the Regulation 14 engagement</p>	<p>In response to comments provided by GCSP.</p>

**Table 4:** key changes made to the Neighbourhood Plan following Regulation 14 consultation