

Thriplow and Heathfield Neighbourhood Plan

Appendix 3

Report of comments received during Regulation 14 consultation 30 January to 14 March 2023

Forty six residents responded to the consultation with many of these providing open comments and these are reported in this document. One response was received from a resident in a neighbouring village. In addition, 8 statutory bodies/local organisations plus South Cambridgeshire District Council (SCDC) participated in the engagement.

This document is report of the open comments to the consultation only. The separate consultation report is available to view here:

<https://www.thriplowheathfieldnp.org/>

RESPONDENT KEY

South Cambridgeshire District Council	SCDC
Residents Comment	Res
Stakeholders:	
Natural England	S2
Anglian Water	S3
National Grid	S4
Historic England	S5
National Highways	S6
Carter Jonas on the behalf of MPM Properties	S7
Thriplow Farms	S8
Heathfield Residents Association	S9

Para/policy number	Comment	Owner	Proposed PC response
General comment	2. We have concentrated on the planning policies as, ultimately, they are the elements that will be used to determine planning applications and must meet the Basic Conditions. We raise a number of comments in relation to policies and are happy to undertake further dialogue with the Parish council and/or Neighbourhood Plan Group should you so wish.	SCDC	Noted
General	3. We note that the plan makes no reference to consultation with businesses. This is a requirement of the process, so should be addressed.	SCDC	Noted. Businesses have been engaged through the process of preparing the NP, including at Regulation 14 stage.
General	4. We also remind you that, should you feel it necessary to make substantive changes to this pre-submission draft plan in response to comments received, it may be appropriate to consult again at this stage prior to formally submitting it and the other required documents to the District Council.	SCDC	Noted
General	5. The front cover of your Plan should say that the plan was prepared by Thriplow and Heathfield Parish Council as they are the 'qualifying body' to carry out a neighbourhood plan. It would also be helpful if a date and the version of the Plan was on the cover. For example, if the next version is the plan to be submitted to SCDC, it should say "Submission Plan".	SCDC	Noted and agreed. This has been addressed in the amendments to the plan.
Maps	6. We highly recommend that one overall "Policies Map" on an Ordnance Survey base is included in the Plan with where necessary, more detailed Inset Maps for specific areas – there could be one showing the whole parish and insets for the policies for example. Where planning policies relate to a specific site or area of land it is essential that the boundary of that designation can be clearly identified on a map. See, for example, the referendum version of the Fulbourn Neighbourhood Plan. You could also copy the method that SCDC uses in its Policies Map and have a series of A4 maps to include the whole parish at a larger scale, so all is clearly shown. The most recently made Neighbourhood Plans for Gamlingay, West Wickham and Waterbeach all have well-presented maps prepared using a variety of systems.	SCDC	TBC
General	7. We previously made comments on an earlier draft Plan in May 2022. Comparing the two documents, it is clear that this Plan has positively responded to our request for providing more evidence for policies and placing non-planning issues into a separate chapter. However, there are other areas where the same issues identified in our earlier comments remain relevant. These issues are repeated below:	SCDC	Noted
General	8. Where there is mention of relevant Local Plan policies it is not necessary to repeat these within your plan in full – it is sufficient to list them and provide a brief summary as anyone using your Plan will do this alongside the Local Plan – the documents should complement each other.	SCDC	Noted. But we have only seen one occurrence of this in paragraph 6.10.11 of the Reg. 14 version of the plan and we don't think this needs to be removed.

Para/policy number	Comment	Owner	Proposed PC response
General	9. In reading through your Plan there are frequent mentions of the neighbourhood planning group having decided to include something or not. It should be clear that it is the parish council that is the “qualifying body” for the preparation of the Plan and, whilst appreciating the hard work that the neighbourhood plan (NP) group have put into preparing the Plan, it is the parish council (PC) who is ultimately responsible for the contents. Reference to the decisions of the Parish Council to prepare the Plan	SCDC	Noted. Paragraph 1.2 amended. We note the NP includes further references to the NP group exploring issues or undertaking work – there is no need to change this.
General comment	12. The below comments are focussed on whether the Neighbourhood Plan’s policies pass the test of the Basic Conditions. Some of the comments have been written to help the Neighbourhood Plan group refine the policies so that the Plan can pass the examination and become adopted.	SCDC	Noted
General comment	13. Where references are made to, for example, considerable support from residents, it would be helpful to demonstrate the source of evidence for such support.	SCDC	It is not clear what is specifically being referred to here. The NP process has been engagement-led. See separate Consultation Statement for detailed findings.
General	<p>Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.</p> <p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).</p> <p>It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.</p>	S6	Noted

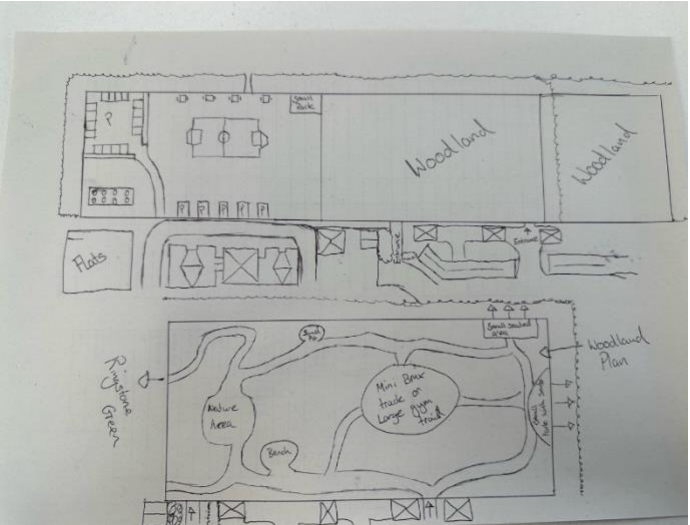
Para/policy number	Comment	Owner	Proposed PC response
	<p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area. NGET provides information in relation to its assets at the website below.</p>	S4	Noted
Chapter 2 and Five	Re theme 2 page 10 - 2.6,2.72.8,2.9.I agree with maintaining the character and charm of the village as a whole	Res	Noted
2.14	Section 2.14, page 17: the statement that the Daffodil Weekend has not happened for the last two years is now out of date	Res	Noted. The text has been updated.
Map 3	On map 3, the Northern part of the garden for No 17 Church Street is shaded brown to indicate association with listed building. This was the case prior to 2020 when that garden belonged to number 9 Church Street (listed) and was considered to be within its curtilage. However that changed in 2020 when the associated listed building was sold and the garden (shaded as woodland on OS maps due to mature ornamental and fruit trees) was separately registered and incorporated with the rest of the gardens of No17. The map should be corrected and the brown shading removed.	Res	Ok. Mapping will be checked.
THEME 1: PROTECTING AND ENHANCING THE NATURAL ENVIRONMENT AND THE CHARACTER OF THE PARISH			
	14. The principle of exploring options for the use of units at Duxford Business Park as a shop or café is supported subject to the criteria of policy E/14 of the South Cambridgeshire Local Plan	SCDC	Noted

Para/policy number	Comment	Owner	Proposed PC response
	being met. An element of mixed use will increase the footfall and vibrancy of the Business Park, providing this does not displace existing occupiers, and has adequate parking etc. It could enhance the attractiveness of the business park as well as providing additional employment opportunities.		
Policy THP 1 – Improving the character and quality of Heathfield			
	15. It is considered that the scope needs to be narrowed and parts that repeat policies in other sections of the Plan should be removed. All planning policies in the neighbourhood plan will apply, as appropriate, to the consideration of planning applications.	SCDC	Noted. See below.
	16. SCDC recommends making the following changes: <ul style="list-style-type: none"> · Delete part a) as this repeats Policy THP 12. · Recommend removing ‘Existing challenges relating to design, landscaping and layout at the Heathfield estate will not be accepted as an excuse for poor standards of design in any future development’. Policy HQ/1 of South Cambridgeshire’s Local Plan does not allow for an application with a poor level of design to be approved. Similarly, each application should be judged on the merits of the application, rather than the precedent (good or bad) of what has gone before. · Fourth paragraph – It is unreasonable to expect all development proposals to improve the character of the area. Suggest replacing expected with encouraged and adding ‘Where necessary to deliver sustainable development and where directly, fairly and reasonably related in scale all to be done kind to the proposed development, off-site contributions will be secured to achieve improvements set out in the Heathfield Enhancement Strategy’. 	SCDC	Noted. <ul style="list-style-type: none"> • Clause a) removed • The third paragraph starting with “Existing challenges relating to design...” is intended to reflect specific issues in Heathfield and is a response to past decision making. • Fourth paragraph: It is deliberately written as “All development proposals...will be expected to use available opportunities for improving...etc. The clause has been amended to include phrasing “where the scale permits”
6.1.25	On p.46, 6.1.25b, the plan appears to suggest that Hurdles Way management company has some responsibility for the limited access between Hurdles Way and Kingsway. I have been involved in helping to run the Hurdles Way company (HDMC Ltd), since 2016. We were not consulted before the gap in the fence was first blocked up, then turned into a gate, then the gate was removed to leave a reduced opening as it is now. Nobody on Hurdles way was asked for their opinion about whether this was a good idea or not. I believe most people on Hurdles Way would prefer that the fence was removed. The company would gladly ass thos to the agenda of our next AGM if proposal were to be made to us. I have attended PC meetings and been in touch with PC and HRA members on several matters over the years so people know how to find me	Res	Noted. The text has been amended in light of this comment.

Para/policy number	Comment	Owner	Proposed PC response
Policy THP 1	<ol style="list-style-type: none"> 1. The laurel plants that have been planted by EMG are already obscuring traffic emerging from Ringstone, so it's probably not a good idea to try and add to this, and the EMG boundary goes right up to the path edge anyway. 2. The entrance road is badly damaged by Lorries turning, and this needs addressing with NIVTA and EMG who are supposed to have enough room to turn on their own property, in-fact, one of the planning application reasons for extending EMG forecourt was so that the transporter can unload on their property. The transporter still turns in to Ringstone to unload. The new signage is ugly and cheap looking and I would like to know if they had planning permission for these new signs? 3. I am also assuming that planning permission was given to build the houses on the right side of the entrance which have not enhanced the entrance at all, and trees were cut down on the right hand side. This has adversely impacted on the entrance to the estate and nothing can be done to change that now. It's now a bit late to try and improve it having agreed to let development go ahead right up to the path edges on both sides. You can't plant trees as they may interfere with the footings of the houses. 4. We as residents of Heathfield accept the fact we live on a historical site and I don't think there is a big desire to be 'Improved'. The estate is quiet and safe and security is reasonably good. I don't think we should be advertising the fact this is a residential area and welcome in thieves to steal catalytic converters and unwanted attention. 5. I am happy with the level of 'unobtrusiveness' and that we don't have any amenities. I am also happy not to have my life decided for me, that's why I live here. I don't want a football pitch, or a community centre, I am happy to live here given the proximity to RAF Duxford, and all the pleasures it brings me. Many people on the estate work at Duxford and this is why we live here. 6. I'm sure if people want community centres, and shops they would consider moving to a larger estate or village 7. The only real improvements should be smartening up Kingsway so people put their bins away and that cars do not obstruct the road. Storing cars on Whitehall gardens should also be stopped as they take up valuable parking spaces. 8. I believe somebody runs a business mending cars and leaves them for years parked up. 9. It's not large gestures that we need, but small improvements to enhance the estate: The sign at the top of Kingsway faces the wrong way and is a hazard. The flower bed someone has plonked outside NIVTA needs removing. We don't need football nets everywhere, but one designated area which is Ringstone. 	Res	<p>Issues noted. Highway safety is of key importance as is the need to maintain landscaping features. Nevertheless, improved landscaping has a role to play in protecting and improving the character of Heathfield.</p> <p>It is agreed Laurel is not appropriate.</p> <p>Point 2: we agree lorries should not use roundabout for delivery turning when there is room inside site.</p> <p>Tree avenue still appropriate on both sides of Heathfield approach if species are a limited and vertical in growth</p>

Para/policy number	Comment	Owner	Proposed PC response
	<p>Someone should talk to the council about the priority of the traffic lights off the A505, which does not favour residents of Heathfield.</p> <p>10. It did make me smile about the emphasis on the views and lovely landscapes in Thriplow, but Heathfield was generally considered ugly and full of cheap housing. Maybe Thriplow needs some levelling up or split up the Parish into TWO and let the lovely houses in Thriplow look after themselves, with 60% less revenue, but please don't try and improve something because you consider we are deprived, because we are not.</p> <p>I'm not voting for waving a big sign saying, "hey come and rob my house I live here!!!"</p>		
Policy THP 1	Thp1 says how any area of land of public ownership should be made better for better improvements. Could we potentially look at adding a social club and a community area that could be used for the community? Or look at possibly having a pub on one of the fields to the side of Ringstone if that would possibly work?	Res	Policy THP2 seeks the provision of additional amenities in Heathfield. It should however be noted that constraints apply on designated Green Belt land
Policy THP 1	The benefits of THP 1 seem appreciable	Res	
Policy THP 1	Re: creating additional space for a meeting room OR shop - a shop must be the priority. This is something everyone on the estate would benefit from, as opposed to the overwhelming minority who would make use of a meeting space. A shop would also go some way to increase value and affluence of the estate, as a severe lack of amenities is Heathfield's biggest let down.	Res	Policy THP2 seeks the provision of additional amenities in Heathfield. It should however be noted that constraints apply on designated Green Belt land
Policy THP 1	STRONGLY DISAGREE TO THE INSTALLATION OF A FOOTBALL PITCH AS NO CONSIDERATION FOR PARKING AND THE IMPACT ON RESIDENTS .	Res	A 5-a-side at Ringstone is latest decision on only provision to be made in Heathfield Open spaces.
Policy THP 1	I neither disagree or agree with Policy NO. THP1 Page 52 and THP2 Page 55 as I do not live in this part of the Parish	Res	N/A
Policy THP 1	Policy TPH1, pages 52, Map (Comment 7)- against planting trees to define parking spaces- birds will perch in trees, mess on cars beneath and cars will then park elsewhere.	Res	Concerns noted, trees would be selected for their suitability and be set to avoid branches overhanging parking space
	Policy THP 2 – Provision of additional amenities in Heathfield		

Para/policy number	Comment	Owner	Proposed PC response
Policy THP 2	17. We would remind the Parish Council that if there is no new development in Heathfield (which the Neighbourhood Plan states it doesn't support), then there will not be new S106 funds to provide the additional amenities sought in Policy THP2.	SCDC	Understood
Policy THP 2	18. In relation to the second paragraph, whilst it appears the intention is to secure community uses compatible with continued employment use of the site, as an existing employment site policy Local Plan Policy E/14 Loss of Employment Land to Non Employment Uses would apply.	SCDC	Noted. Could be mutually compatible.
Policy THP 2	I believe that main needs for THP2 should be a local shop along with a community space which could double up as sports facility/meeting room. I also believe that a social club would be a great community asset for the estate as the only two viable options require a rather long walk to use them.	Res	Policy THP2 seeks the provision of additional amenities in Heathfield. It should however be noted that constraints apply on designated Green Belt land
Policy THP 2	I do not agree with the Pepperslade Open Space being built on. There are not enough users to justify the construction costs and maintenance costs of a community centre. There is a community centre in Thriplow, easily accessible from Heathfield, shared by all. The field is a protective layer between the houses and the wildlife. Lights and noise into the evening and night are known to cause disturbance to wildlife. The field works very well as it is, open space where children can freely play and run. No infrastructure is required for that and if anything, it is detrimental. It is ridiculous to suggest it is too expensive to mow the grass - the construction and maintenance of an unused building will be much more expensive than any grass cutting. Why not look at rewilding the field, with meadow plants and flowers, which do not require mowing? And are good for the bees? We need to add more nature, not add more needless construction.	Res	Noted. The Heathfield Recreation Area is in the Green Belt, thereby constraining development. Also see Policy 7 that designates the Heathfield Recreation Area as a Local Green Space, thereby giving it protection in the NP
Policy THP 2	The benefits of THP 2 seem appreciable	Res	Noted.

Para/policy number	Comment	Owner	Proposed PC response
Policy THP 2	 <p>The image is a hand-drawn site plan on a piece of paper. It shows a layout of buildings and green spaces. At the top, there's a long building with a 'Green Bank' label. Below it, two areas are labeled 'Woodland'. To the left, a section is labeled 'Flats'. Below the flats, there's a 'Ringside Green' area with a 'Bench' and a 'Mini Bar or Large type food' area. A 'Woodland Plan' is indicated on the right side. The drawing includes various architectural details like windows, doors, and landscaping elements.</p>		Green Belt protection stops use as car park or Community Centre. Programme of making Woodland area into Amenity for people is underway and is to satisfy needs of people in Heathfield.
Policy THP 3 – Protecting and enhancing village character in Thriplow			
	<p>19. The objective and policy aims are supported.</p> <ul style="list-style-type: none"> Part 2d) appears to be similar to policy HQ/1 from South Cambridgeshire’s Local Plan, so it should be considered whether it is adding anything else to the policy. 	SCDC	Part 2d) from Reg. 14 plan has been removed.

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	<p>· In relation to part e), the policy includes reference to conserving and enhancing buildings and features identified as non-designated heritage assets (NDHAs). There are currently no non-designated heritage assets in Thriplow and it does not appear that the Neighbourhood Plan is identifying any. It is suggested that reference to non-designated heritage assets is deleted from the policy. Alternatively, the Neighbourhood Plan could consider identifying NDHAs.</p> <ul style="list-style-type: none"> o National Planning Practice Guidance (NPPG https://www.gov.uk/guidance/conserving-and-enhancing-the-historicenvironment#non-designated) provides an opportunity to identify NDHAs including via neighbourhood plan-making and states that “It is important that all non-designated heritage assets are clearly identified as such.” (Paragraph: 040 Reference ID: 18a-040-20190723) o NDHAs could be identified in an appendix to the Neighbourhood Plan and/or nominated via Cambridgeshire’s Local Heritage List site 	SCDC	Part 2 e from Reg 14 plan has been removed.
Policy THP 3	Horses and hence horse riding is a critical part of the character of a rural village and should be mentioned specifically	Res	Agreed. Bridleways is covered as a key strength in Chapter 4 as a key strength. Bridleways also feature as part of Policy THP 13.
Policy THP 3	THP3 we need to make sure that additional housing does not create too much traffic using the narrow lanes that characterise the village e.g. Lower st., Farm lane and lodge rd.	Res	Ok. Amendment made to Policy THP 3, adding a new paragraph addressing the importance of retaining character of the rural lanes.
u	protecting the rural character of the village is of paramount importance	Res	Noted and agreed
	Policy THP3 requires all development proposals to contribute positively to the existing characteristics of the village. MPM supports the principle of ensuring built form and layout are appropriate to both the existing site context as well as neighbouring sites. We support the principle of providing well thought-through landscaping. We support the idea of ensuring that new schemes assimilate comfortably within the existing site context, blends into the wider rural setting and is not visually intrusive (whilst having regard to the existing site context).	S7	Noted.
Policy THP 3	3.4 LCA3. P54. Restricting parking around Whitehall gardens is a totally ridiculous idea. All it will do is cause more pavement parking. Parking is tight for residents which is made worse by the fact that the BMW repairs business has at least ten or more vehicles parked here at any one time. A one way system is not at all necessary, nor are speed bumps. The green here is perfectly	Res	Issues noted. Regarding Whitehall Gardens, the plan seeks to reduce visual impact of parked cars and improve visual amenity through improved organisation of parking and through landscaping. Please also note Policy THP 7

Para/policy number	Comment	Owner	Proposed PC response
	good as it is and in no need of improvement. The brick wall is there for a reason, to stop the noise from the road beyond		which proposes to designate Whitehall Gardens Amenity Area as a Local Green Space
Policy THP 4 - Important Countryside Frontages in Thriplow village			
	20. We have concerns with the intention to 'protect' a wide green corridor that runs roughly north-south and which divides Thriplow into two halves through the use of the Important Countryside Frontage policy. This area is already protected from development by its Green Belt designation and being outside of the development framework.	SCDC	It is true the Cambridge Green Belt designation applies here and therefore options for development is already restricted. The ICF designation is however about the Thriplow landscape and Thriplow settlement gaps (not the Cambridge Green Belt). Paragraph 6.4.1 provides an explanation as to why each of these meet the criteria for ICF. Notwithstanding above, PC has agreed to remove the three affected ICFs.
	21. Some of the proposed important countryside frontages are from public rights of way rather than from streets. The purpose of the Local Plan policy is to preserve a countryside opening along a street scene or a break between detached areas of a development framework (DF). However, both parts a) and b) of the existing ICF along School Lane are already fulfilling this purpose. The newly proposed ICFs, by virtue of being outside the DF, assume an already established resistance to development in these areas, especially as they are not accessible from a street. Additionally, the Sherald's Croft/Foremans Road and Churchyard fulfil neither of the criteria in part a) or b) of the South Cambridgeshire's Local Plan policy NH/13.	SCDC	This is different to the Fulbourn NP case since the built up part of the village is arranged around these open areas of land and different parts of the village are accessed via walking through them. In other words these footpaths feel part of the settlement fabric, not removed from it. Notwithstanding this, the proposed ICFs from the public rights of way have been removed. Note an important view has been added from Church Street
	22. You may find it helpful to look at the conclusions and recommended modifications made by the Examiner when considering proposed additional Important Countryside Frontages in Fulbourn against the Local Plan policy NH/13.	SCDC	See above

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	23. We acknowledge that the views and distinctiveness of the surrounding landscape are important to the village but their protection must be brought about in other ways more in keeping with Local Plan policy purposes.	SCDC	NA
	24. A considered Landscape Character Study has been provided and this document potentially provides a series of high-level recommendations which could be used to convey what would be acceptable or unacceptable when it comes to development. This would offer a better and more joined up approach to managing development.	SCDC	We agree with the importance of the Landscape Character Study and its relevance to the plan. Policy THP 3 therefore requires proposals to be informed by that document. Appendix 2 has however been refined to make the links between the findings of the study and the identified views more explicit.
	25. Recommend changing part 2) of Policy THP 4, to remove 'permission will be refused' to 'proposals will not be supported'.	SCDC	Text has been amended
	THP4 page 63 and THP5 page 65. I live at No 46 Church Street and overlook the Protected Village Amenity area , which for us provides a very important Countryside frontage and a valued view , which we wish to preserve and maintain. Does the protected village amenity area enjoy the same protection against development as the other two categories?	Res	Policy NH/11 Protected Village Amenity Areas states that development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
	Theme 1 is excellent but I think there is an omission. The Countryside Frontage from Church Street over the Baulk, north of Bacons Farm, as in the current Local Plan and mentioned in THP4 (section 6.4 on p.62) is not mentioned as a locally valued view in THP5 (section 6.5 on p. 65).	Res	As can be seen from Map 12, this area is a designated ICF in South Cambridgeshire's 2018 Local Plan. The importance of the view is recognised and has been added. The view is also recognised in Thriplow and Heathfield Landscape Character Study
	Policy THP 5 - Parish-wide locally valued views		
	26. Further consideration should be given to the evidence behind the identified views to ensure they are robustly justified and stand up to scrutiny during decision making. The Gamlingay Landscape Assessment provides a good example of evidence used to support the designation of views within a Neighbourhood Plan. The evidence included in Appendix 2 of the Thriplow and Heathfield Neighbourhood Plan should also consider how the proposed views relate to the character based work referenced above.	SCDC	It is agreed the Thriplow and Heathfield Landscape Character Study is important. Whilst the study doesn't assess the views at the granular level in the same way as the information set out in the NP at Appendix 2, the links between that work and the study has been made more explicit now in Appendix 2.

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	<p>Policy THP5 (section 6.5, p 65): I strongly support the overall policy of protecting locally-valued views, but I feel the set of such views is incomplete. In particular I would wish to see the policy extended to cover the view down the Baulk from Church Street</p> <p>. In paragraph 6.3.3 on page 58 you note that "the tapestry of rural spaces [...] is a distinctive characteristic of the village. It is a precious and valued attribute." Many of the views of this tapestry have been identified as locally-valued, but the view from Church Street over the Baulk is a serious omission.</p>	Res	As can be seen from Map 12, this area is a designated ICF in South Cambridgeshire's 2018 Local Plan. The importance of the view is recognised and has been added. The view is also recognised in Thriplow and Heathfield Landscape Character Study
	Policy THP 6 - Supporting the rural economy		
	<p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England have the following comments and advice: Eversden & Wimpole Woods Special Area of Conservation (SAC)</p> <p>We are pleased to note that wording has been included in Policies THP6, THP10 and THP14, which relate to development proposals, stating 'Significant impacts on hedgerows or any severance of bat flight lines must be avoided to protect foraging and commuting habitat for Barbastelle bats which could belong to the population protected by Eversden & Wimpole Woods SAC.' This, along with additional stipulations to protect and enhance biodiversity within various policies, allow us to agree with paragraph 9.4 of the SEA (January 2023) that 'minor long-term positive effects' on biodiversity are likely from the implementation of this neighbourhood plan.</p>	S2	Noted.
	The benefits of this policy seem marginal	Res	Noted
	Policy THP 7 – Heathfield Local Green Spaces		
	28. We cannot find sufficiently robust evidence to justify the designation of these Local Green Spaces. Paragraph 102 of the NPPF specifically identifies the criteria that such designations must satisfy and the Examiner of the neighbourhood Plan will need to be satisfied that those sites referred to in the policy conform. You may find it helpful to look at Fulbourn Neighbourhood Plan's evidence for Local Green Space EP3 LGS and the conclusions and recommended modifications made by the Examiner when considering them.	SCDC	An open spaces assessment is provided alongside the NP.
	29. Paragraph 103 of the NPPF states that policies for managing development within a Local Green Space should be consistent with those for Green Belts. It is recommended that paragraph 2 is amended to "Development on these sites will not be acceptable supported other than in very special circumstances in line with national policy."	SCDC	Noted.

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	<p>THP7 although I believe it is great for the community to have some of these green spaces I do also believe the parish council should be seriously considering the option of using them for other means. Example the white hall & ringstone green spaces could both solve the solution of the on street parking that is clearly going to come up as a huge issue with the parish council. The ringstone green space could easily have part of it turned into a car park for all residence to use.</p> <p>It could easily be sectioned off and hidden by tress & shrubbery to maintain the view of the green space.</p> <p>You could either allocate an amount of 30 spaces or so to help keep a majority of the cars off the street. This would also provide actual parking for visitors who are forced to park on the very limited road space round the estate. I know there's then the issue that the entrance/exit to the parking would then be going over an old ramblers walk way but I'm sure this could be an issue that's easily sorted. I.e seeming permission from the rambles society to do so and by putting in place something that gives right of way to pedestrians.</p> <p>I'm aware that this was bought forward to the residents of ringstone before but I think this is a matter that needs to be seriously be bought forward again as parking is a huge issue here and by the sounds of it the councils only option for this issue is to banish street parking & make everyone park in their garages. This is a separate issue due some people's cars being too large for their garages and the entrances to them, especially on some of the four bed houses on ringstone.</p> <p>This then becomes an issue for the houses that share have four driveways and one entrance as there is only enough space to get one car in and out of the area at a time. Also this would create an issue with more cars being parked on the road as you would have to do so to get the cars in and out from the garage.</p> <p>This whole subject about parking on ringstone and other areas of the estate is a totally separate matter that needs to be addressed separately as it will cause so many issues to the residence on the estate who it will affect.</p> <p>I attended one of the drop in sessions to which I spoke to Phillipa & Sean about my thoughts on the current state of Ringstone. We spoke about the idea of what improvements we could make</p>	Res	<p>Green Belt location of car parking goes against feasibility.</p> <p>Car owners choosing to get larger vehicles than their garages allow for is their own choice, as is their use of the garages as storage or workshop areas.</p>

Para/policy number	Comment	Owner	Proposed PC response
	and I sent over a drawing of what I believe would be a great idea to apply to the area. If this was something to be considered I'd be willing to go round door to door and speak to all the residents to get their thoughts on the matter.		
	The benefits of THP 7 seem appreciable	Res	Noted.
THP 7	Policy TPH7, PAge 72. Hurdles Way Woodland should be added to policy wording as item (e)		Hurdles Way woodland has been added as a Local Green Space in the policy
THP 7	Thank you for notifying Anglian Water on the Thriplow and Heathfield Neighbourhood Plan consultation. As the statutory sewerage provider for the neighbourhood plan area we have the following comments: Policy THP 7 – Heathfield Local Green spaces Anglian Water has assets forming part of our water recycling network (rising mains and sewers) within the Heathfield Recreation Area, Hurdles Way Woodland and Playspace at Ringstone (spelling error on Map 16 'Kingstone'). Whilst we do not consider that any operational works or enhancements to our assets should be prevented by this policy, it would be helpful if the policy clarified that this relates to national policy on the Green Belt, and operational works are permitted to be undertaken to ensure our network is maintained. In addition, the Hurdles Way Woodland is identified on Map 16 but not specifically identified in the policy.	S3	PM: Hurdles Way woodland has been added as a Local Green Space in the policy. Map 16 to be amended so it refers to "Playspace at Ringstone" Supporting text wording amended to refer to need for Anglian Water to access LGS for operational works.
Policy THP 8: Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain			
Policy THP 8	Overall, the policy is repetitive and needs to be condensed to address local elements. The most locally distinct element of the policy is part 3) but this lacks adequate evidence. We recommend the following changes: ☐ Part 2) needs to be shortened or removed because its bullet points are currently too similar to Local Plan Policy NH/4 Biodiversity. ☐ Part 3) refers to blue infrastructure, but there is nothing in the supporting text relating to this. Maybe this should be removed, as Policy THP 9 is more related to this? ☐ Part 3 and 4) rely upon Map 19. However, it is not clear where the evidence for this map has come from. It needs to be more robustly evidenced.	SCDC	Minor amendments made to Clauses 1 and 4 in response to this comment and follow up dialogue with GCSP. All parts of this policy are focused on providing the parish-level detail on biodiversity assets, alongside parish level detail on how biodiversity can be improved. The policy complements Local Plan Policy NN/4 without duplicating it and without undermining it. Please also refer to input from Natural England on this policy. NE commend the plan authors

Para/policy number	Comment	Owner	Proposed PC response
	<p>☑ In relation to the last section about developer contributions, this is quite similar to part 3) of policy NH/4 'Biodiversity' from the South Cambridgeshire Local Plan.</p>		<p>on their use of available resources. NE state that the opportunities that have been identified to enhance ecological networks in the parish are suitable.</p> <p>Part 1 of the policy identifies and maps all sites of value in the parish – this is a level of detail not provided at Local Plan level.</p> <p>Part 2. It is not a repeat of Local Plan.</p> <p>Part 3. It is true that Map 19 does not specifically refer to blue infrastructure but features (ponds, lakes, the Hoffer Brook etc) do lie in the identified areas and in the parish.</p> <p>Last paragraph. Yes it is based on Local Plan but linking it with Thriplow initiatives. This is to ensure Local Plan policy is complemented at NP level.</p>
Policy THP 8:	<p>ref: 13. There is an error on map 16 (Kingstone NOT Ringstone) and paragraph 1 of TMP7 fails to mention Hurdles Way Woodland. MNK is based on the assumption that Hurdles Way Woodland is either included in 1.d after the Ringstone Play Space or is added as 1.e Ref p.49, 6.1.33b- rear parking areas on Hurdles Way are unresolved for two main reasons: 1. Lack of lighting. There is no electricity in the rear carports and these are not good areas for people to want to use during hours of darkness. Many people prefer to park out the front because of this.</p> <p>2. Limited size. My carport is the right hand of two, the space is narrow and I can't open the driver's door if I park with it next to the wall, so I have to reverse in to the space. If one of the neighbours using the carports opposite have parked more than one vehicle, or have parked their vehicle partly inside and partly outside the carport, there is not enough room for one to reverse in to my carport. A diagram was attached.</p>	res	<p>Noted. The Map 16 error to be corrected and THP 7 will be amended to include Hurdles Way woodland.</p> <p>Rear parking issues and comments noted.</p>

Para/policy number	Comment	Owner	Proposed PC response
	<p>THP 8 & THP 9 - Nature Recovery We would like to commend your use of the available resources, particularly in relation to policy THP 8 'Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain'. Existing Sites of Special Scientific Interest (SSSIs), impact risk zones, and priority habitats within the parish have been included, and suitable opportunities to enhance ecological networks in the parish have been identified. The ambition and commitments within this section, along with policy THP 9 'Protecting and enhancing the parish tributary feeding the Hoffer Brook', are greatly welcomed.</p> <p>As you may already be aware, the Nature Recovery Network (NRN) will be a national network of wildlife-rich places, with the aim to expand, improve and connect these places across cities, towns, countryside and coast. This will be delivered through partnerships, legislation and funding, which your plans may be able to link in with.</p>	S2	Noted.
	The benefits of this policy seem marginal	Res	Noted
THP 8	There has been a loss of a lot of mature trees in recent (5-10 years). This has been partly caused by disease - elms and now ash, but also indiscriminate felling of trees by home & landowners. There hasn't been enough protection of existing trees or planting of new native species along hedgerows in particular.	Res	Noted
	Policy THP8 seeks to promote nature recovery, increase biodiversity and deliver biodiversity net gain. MPM supports these principles and agrees that a minimum 10% net gain should be sought on all new development sites.	S7	Noted
Policy THP 9 – Protecting and enhancing the parish tributary feeding the Hoffer Brook			
	31. Recommend removing part 2) because it repeats local policy and focus the policy on Hoffer Brook (which has good evidence to back-up the case for its protection). It might be more appropriate to move the list of works to supporting paragraphs, given that during the lifetime of the Plan other initiatives might be required to improve Hoffer Brook and its tributaries	SCDC	Noted but Part 2 is retained and amended in light of comments from Anglian Water. Supporting text added to highlight the importance of Local Plan policies.
	P 83 Protecting Hoffer Brook tributary. This is an extremely important natural ecosystem closely linked to the SSSI which requires seasonal low intensity grazing to maintain its balanced ecosystem. The permissive path through the SSSI might need to be closed periodically to protect this delicate balance from negative impact from pedestrians and pet dogs.	Res	Noted.

Para/policy number	Comment	Owner	Proposed PC response
THP 9	Policy THP 9 – Protecting and enhancing the parish tributary feeding the Hoffer Brook Anglian Water supports the requirement to incorporate sustainable drainage measures to manage surface water risk. We agree that surface water run-off should be managed on site, through sustainable drainage systems (SuDS) as a nature-based solution to minimising flood risk and reducing the amount of water that could potentially enter our foul drainage network. We suggest that the design of SuDS should refer to the Cambridgeshire Flood and Water SPD in addition to the Biodiversity SPD.	S3	Noted. Policy amended to reference the Cambridgeshire Flood and Water Management SPD.
THP 9	Just a quick thought on THP9 as I expect you know already when the boreholes were sunk by Anglia Water up near Chrishall one of the conditions was that they pumped water to the pond at Townsend Springs and to the Orchid meadow. They should probably be involved in any discussions about managing surface water	Res	Anglian Water have responded to the Reg 14 plan and have commented on this policy. They support the requirement to incorporate sustainable drainage measures but suggest the design of SuDs should refer to Cambridgeshire Flood and Water SPD as well as the Biodiversity SPD.
THEME 2: A LIVING VILLAGE AND SUSTAINABLE DEVELOPMENT			
Policy THP 10 – Grainstore site allocation			
THP 10	32. The policy is quite lengthy and perhaps could be shortened. A map (no. 20) is provided of the Grainstore but this map would benefit from including a scale bar. A map with a red line around it to identify the location of the site in relation to a wider area, as well as the extent of the designation would also assist users of the Plan.	SCDC	A lengthy policy is not a breach of the basic conditions and is the result of a lengthy multi-staged engagement process with residents, developer and stakeholders.
THP 10	33. As stated above, it would also be useful if there was a broader proposals map and it would be good if this policy referred back to the map.	SCDC	Tbc (to be determined in due course)
THP 10	34. Does the landowner support the policy and do you have evidence that the site will be available and deliverable during the Neighbourhood Plan period?	SCDC	Yes. The landowner is supportive of this site allocation. Although noted the landowner seeks more flexibility on numbers.
THP 10	35. The section letters in the policy are not concurrent and at “Design” start again at f)	SCDC	Agreed. Numbering to be corrected.
THP 10	36. We have recommendations to improve the wording of the policy, as detailed below: · Housing Officers at SCDC cannot stipulate that these houses will be given to local people in the same way we prioritise exception sites to local people. The Affordable Rented portion (70% of the 40% of the affordable housing) will be allocated to people who are on the Housing register	SCDC	Applying a local connection criteria to any affordable units being sought here is a very important part of the policy. Residents support this site allocation on condition of this. We note GCSP are now

Para/policy number	Comment	Owner	Proposed PC response
	<p>for the whole of South Cambridgeshire. This is in contrast to exception sites where local people are given top priority through a Local Connection Criteria. Point b) therefore needs to be amended to reflect this approach. The justification for this can be found in South Cambridgeshire’s Local Plan Policy H/10 and the Greater Cambridge Housing Strategy (Annex 5, Paragraph 2.1).</p> <ul style="list-style-type: none"> · First h) a – Recommend amending the text to ‘Providing a generous landscape buffer made up of climate resilient tree planting along the [...]’. These changes are needed because some native trees are losing the battle against climate change and some judicious non-native planting will be needed in the future to ensure planting succeeds and thrives. For example, birch a widely used native species is very susceptible to the dry summers. · First h) b – Recommend amending the text to ‘Incorporating a mixed native species boundary hedge along the eastern edge [...]’. These changes are needed because a single species hedge such as hornbeam or beech is considered a native species hedge but would be out of place and unlikely to be the intention of the Plan. · i) Recommend amending the text to ‘[...] provision of improved vegetated buffers made up of native thicket and hedge species [...]’. Recommend changing this to ensure that vegetated buffers are used and not just provided with a single species native hedge. Again, the intention of the Plan is probably to provide an unclipped 3-4 metre wide thicket or hedgerow of mixed species such as hedge maple, elder, bramble, guelder rose, dog rose etc. · Second i) - Recommend amending this to ‘Enhance vegetation and hedgerows to maintain and encourage bat foraging opportunities’ as the current text seems quite specific 		<p>in support of this approach following further liaison work in January 2024.</p> <p>Changes to landscaping elements of the policy have been made in response to comments with the exception of second i) since this was a requirement of HRA work.</p>
THP 10	<p>Thank you for inviting Historic England to comment on the Regulation 14 Pre-Submission Draft of this Neighbourhood Plan. We are pleased to have the opportunity to comment at this time.</p> <p>We welcome the production of this plan, and are pleased to note that the consideration of Thriplow’s heritage and historic environment are woven throughout its text. We welcome the specific aims and objectives that seek to conserve the parish’s character.</p> <p>We note the inclusion of Policy THP 10 - Grain store site allocation. We do not object in principle to this site allocation, but note the potential for it to have an impact on the setting of the conservation area unless sympathetically designed. We have the following comments.</p> <p>We are pleased to note that the policy includes consideration of appropriate landscape treatments to avoid or minimise impacts on the setting of the conservation area. We question</p>	S5	<p>Noted.</p> <p>The map has been amended to remove exit arrow on to Lodge Road</p> <p>Policy amended - removing requirement for pedestrian footway along Lodge Road</p>

Para/policy number	Comment	Owner	Proposed PC response
	<p>the requirement for a separate footway along Lodge Road. As a narrow rural lane, this would introduce an unnecessarily overengineered and urbanised element, and we suggest that such pedestrian provision should be provided within the boundary of the site, with suitable access points provided onto Lodge Lane, maintaining the soft edge facing towards the conservation area. The layout shown on Map 20 identifies a vehicular access point onto Lodge Road, which the policy itself explicitly aims to avoid, and its deletion would reduce the potential for vehicular movements along this lane. We suggest diagram and the policy should be regularised to depict/describe the same approach.</p> <p>We do not consider it necessary for Historic England to be further involved in the detailed development of your strategy at this time. For further information we refer you to our advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further specific advice regarding the local historic environment of Thriplow and Heathfield and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Cambridgeshire County Council.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>		
THP 10	<p>Thriplow Farms Ltd and myself strongly support the allocation of the Grainstore site for housing. The only problem with the plan as written is that it is unlikely to be financially viable with the housing limit at 20. Even before the recent inflation in build costs, it was tight whether we would be able to afford to build the new grainstore on Fowlmere road with the proceeds from the redevelopment of Lodge Road, and now it is even more precarious. The current proposal from MPM Properties has designed the site with 26 dwellings - this is the absolute minimum that will allow the project to be viable. With fewer than this, we will simply not be able to afford to build our new farm site.</p>	S8	<p>Noted. The number of approximately 20 dwellings has not been amended due to concerns regarding the capacity of the site to absorb adequate space for car parking. The rural character of Lodge Road is a particularly sensitive in this regard. The area of the developable part of the site is calculated to be 0.83 hectares. At 20 dwellings the density would be the density would be 24 dph. This is considered</p>

Para/policy number	Comment	Owner	Proposed PC response
			appropriate in this rural location. To achieve 30dph, the site would need to deliver 24 dwellings. From a design perspective, 26 dwellings could not work.
Policy THP 10	<p>Policy THP 10 - Grain store site allocation (20 homes)</p> <p>Anglian Water is pleased to note that water efficiency is referenced with regard to existing Local Plan policy. The emerging Greater Cambridge Local Plan is expected to go further and has identified a more ambitious water efficiency standard of 80 litres per person per day, recognising that the area is seriously water stressed. Whilst Anglian Water is the statutory sewerage undertaker for the neighbourhood plan area, measures to improve water efficiency standards and include opportunities for water reuse and recycling (rainwater harvesting and greywater recycling) also reduces the volume of wastewater needed to be treated by our water recycling centres. We would welcome the policy supporting a more ambitious water efficiency approach.</p> <p>Overall we are supportive of the Plan's ambitions to:</p> <ul style="list-style-type: none"> • meet the development needs of the community, • encourage sustainable design and construction, and • enhance biodiversity across the parish through identified opportunity areas. <p>We hope this feedback is helpful and wish you success in taking your neighbourhood plan through to the next stage. Should you require any further information or clarification on the points raised, pleased do not hesitate to contact me.</p>	S3	Noted. Amendments made to sustainable design and construction clause of policy to reflect importance of water efficiency measures.
	The benefits of this policy seem marginal	Res	Noted
	I think 20 dwellings on the Grain store site is the maximum that can be allowed but I am in favour of that design	Res	Noted. It is not appropriate to set maximum number into the policy as the most appropriate number will depend on housing mix, noting a preference for smaller dwellings. Numbers will need to work from a design perspective too. The policy is for 'approximately' 20 homes.

Para/policy number	Comment	Owner	Proposed PC response
	PAGE 90 THP10 : In general I agree with the grain store proposals. My concern is with the tree planting at the back of Sheralds Croft. In the fullness of time if the trees are not maintained (which will happen) they will cast shadows over our gardens and living rooms.	Res	Issues noted. Tree planting should be of an appropriate scale to encourage wildlife, using climate resilient species, but not become too high or heavy maintenance
	Really not in favour of development at grainstore. More noise, more cars, more disruption for that end of the village.	Res	Noted
	Essential that there is adequate on-site parking for Grain store site, bearing in mind that because of limited public transport facilities some of the households may have two car requirements.	Res	Noted and agreed. Amendments made to the policy to refer to need for adequate on-site parking at Grainstore site
	P 90 Grain store site allocation might need to be more than 20 units to become economically viable also generating sufficient Section 106 agreement to enhance infrastructure to support the increase in population.	Res	Noted. The policy allocates the site for approximately 20 dwellings. The exact number will depend on the detailed design of the scheme and ability of car parking to be accommodated on site.
	Page 90 THP 10 Housing b) Affordable housing: there should be legal constraints to prevent profiteering. i.e. purchasing discounted property and selling at a profit.	Res	Affordable housing may be rented accommodation or for sale. If the latter, there will be restrictions on property value at resale.
	The grain store site must be attractive to enhance the entrance to the village and the view from the cricket pitch. Traffic control and a suitable planned proposal is vital for Lower St and Farm Lane. The location of any exception site on the edge of the village must be well planned. Examples in the neighbouring area have not fitted into the the existing village street scenes. 20 mph limit and traffic calming through the centre if the village are vital. Better parking management for school traffic.	Res	Agreed and noted
	We see no reason for the grain store site having an access road from Lodge Road, even it is intended for egress only which is probably unenforceable. Everything that can be done should be done to minimise use of Lodge Road and Farm Lane for through traffic to the development should be encouraged. These roads are unfit to sustain increased through traffic and are frequently used by villagers and visitors alike for safe pedestrian/jogging use, particularly those with young children. Any increase in traffic through these roads will pose a serious risk to such users.	Res	Noted. The policy has been amended to remove option for egress from the site.
	THP10 needs to be strengthened	Res	

Para/policy number	Comment	Owner	Proposed PC response
	THP10: Grain store allocation. Previous objections to this development were around concerns that proposed housing was very densely built (contrasted to the rest of the village) and concern about access/driving down Farm lane.	Res	Noted.
	I wonder if there should be a bridleway around the proposed development so walkers and riders can enjoy the countryside.	Res	Improvements to the network of rural routes for non-motorised users is a key aspiration in this plan. See Policy THP 13 and Community Initiative 6. Policy THP 10 can only deal with land within the site boundary. There are no bridleways to connect with from this site (although it is noted there is a track on the other side of the road, past the allotments and riders do use the road).
	<p>Policy THP10 sets out the criteria for delivery of development at the Grain Store, which is allocated for approximately 20 homes. MPM is pleased to see the allocation of this sustainably located, brownfield and eyesore site. MPM broadly supports Policy THP10 but requests that the allocation be increased to approximately 26 dwellings to ensure the future development of the site is viable and deliverable, as set out in further detail below.</p> <p>Delivery of the Grain store site is dependent on the existing grain storage facilities, which are still active, being transferred to a new site. The landowner has recently obtained planning permission to construct a modern replacement grain storage facility between Fowlmere and Foxton, away from residents and sensitive uses (as per application S/3566/17/FL). The construction of the replacement grain store must however be financed by the redevelopment of the existing site. As per our previous submissions to the Parish Council, to ensure sufficient value is generated by the redevelopment, 26 new homes will need to be delivered on the existing grain store site.</p> <p>It is therefore requested that the text of policy THP 10 be amended to read “The site shown on Policy Map 20 is allocated for residential development for approximately 26 homes...”. The current wording of the policy could result in the redevelopment being undeliverable on viability grounds.</p> <p>MPM has undertaken their own capacity testing of the site and has shared these plans with the Neighbourhood Plan Steering Group. Development of 26 dwellings would not compromise the</p>	S7	The number of approximately 20 dwellings has not been amended due to concerns regarding the capacity of the site to absorb adequate space for car parking. The rural character of Lodge Road is a particularly sensitive in this regard. The area of the developable part of the site is calculated to be 0.83 hectares. At 20 dwellings the density would be the density would be 25 dph. This is considered appropriate in this rural location. To achieve 30dph, the site would need to deliver 24 dwellings. From a design perspective, with existing road restrictions, 26 dwellings could not work.

Para/policy number	Comment	Owner	Proposed PC response
	<p>ability of the site to meet the Neighbourhood Plan’s other aspirations, such as provision of open space, tree buffers and parking. Furthermore, delivery of 26 dwellings on a site of 1.2ha achieves a density of 21 dwellings per hectare. Policy H/8 within South Cambridgeshire’s Local Plan states that housing developments, including rural exception sites in villages such as Thriplow should achieve an average net density of 30 dwellings per hectare (though this can be varied depending on the character of the area). Paragraph 125 of the National Planning Policy Framework advises plan-making authorities to set minimum density standards and encourages refusal of applications which fail to make efficient use of land. It should be noted that one of the key tests of Neighbourhood Plan policies at Examination is their compliance with the Local Development Framework and national planning policies. An allocation of 20 homes would fail to meet these standards.</p> <p>MPM agrees with the provision of primary access from Fowlmere Road (10c), incorporation of pedestrian links and footways (10d and 10e), and generous landscaping around and within the site (10f, 10g and 10h). MPM agrees that the sensitive location of the site requires a design-led proposal (10f). MPM Properties supports the aspiration for low carbon homes and biodiversity net gain on site (10g and 10h). MPM Properties agrees that impact on bats should be avoided (10i).</p> <p>MPM requests that Map 20 be amended to alter the label “indicative arrangement of new homes – maximum 20no with 40% affordable units” to “indicative arrangement of new homes – approximately 26no with 40% affordable units”.</p>		
	Policy THP 11 - Rural exception sites in Thriplow		
	<p>37. Part c) of the policy states that it should be within easy access of Thriplow. Rural exception sites are normally adjoining but outside the Development Framework and we believe that you may be seeking sites that are accessible to the main village services on foot or by cycle?</p> <p>However, this policy intent would depart from the remit of Local Plan policy H/11. Due to this being a strategic policy it is difficult to add anything Thriplow specific to the Neighbourhood Plan policy, so perhaps the group should consider deleting it?</p>	SCDC	<p>There is a reason why the policy is included. The NP can include a policy that is specific to Thriplow whilst being in general conformity with the Local Plan. To address this concern by GCSP Clause c) of the policy can be amended to be clear that proposals should be well related to the development framework around Thriplow village. It is noted here that further discussions held with GCSP in January 2024. At this meeting, officers stated they supported the inclusion of the policy in the plan.</p>

Para/policy number	Comment	Owner	Proposed PC response
	The benefits of this policy seem marginal	Res	
	THP11 make sure the affordable housing goes to local people	Res	Noted and agreed.
	Policy THP11 deals with provision of rural exception sites in Thriplow. MPM broadly agrees with the provision of additional new affordable housing (supported by market housing where necessary) in sustainable, suitable locations around Thriplow. Part a) states that proposed developments should not exceed the identified local needs for affordable housing. Given the need that has been identified earlier in these representations (for up to 53 units), it is unlikely that local need would be met on any single site.	S7	Noted
Policy THP 12 Improving parking provision and improving road safety in Thriplow and Heathfield			
THP 12	<p>38. We recommend the following amendments:</p> <ul style="list-style-type: none"> · In relation to part 2, what evidence is there to write 'proven underutilisation in the parish'? · The policy refers to limiting the use of 'rear parking courtyards', but in some villages in South Cambridgeshire, parking courtyards have been successful as part of a variety of car parking options for residents in neighbourhoods. The policy wording may be too prescriptive in restricting their use in future development proposals. The consequence can be car dominated streets and frontages which can be unsightly and restrict road widths for emergency and service vehicles. · In relation to part 4), given the uncertainty about the future of infrastructure contributions, it might be prudent to keep it broad and say 'developer contributions', rather than 'S106 contributions'. · Please refer to South Cambridgeshire Local Plan policy TI/3. In figure 11, it sets an indicative parking space standard of 2 spaces per dwelling – 1 space to be allocated within the curtilage. There is also a minimum of 1 cycle space per bedroom. 	SCDC	<p>Rear parking courtyards have not been a success in Heathfield. This is discussed in paragraph 6.12.8 and the AECOM masterplan e.g. page 90. Due to rear parking courtyards being underutilised, but relied upon as part of initial design, parked vehicles do dominate the streets and frontages in specific areas within Heathfield including, Hurdles Way, Ringstone have streets.</p> <p>Clause 1 of the policy has been amended to refer to indicative standards in South Cambridgeshire's 2018 Local Plan</p> <p>Photos to be added to illustrate the issues</p> <p>Plan to be amended to emphasise shown under use of rear parking courtyards in Heathfield.</p>
	The benefits of this policy seem marginal	RES	Noted.
	THP12-13 offer promising aspiration, but little practical benefit	RES	Noted
	P98 (6.12.7) 'poorly planned' - given 1920's planning - nobody planned for cars!. Even in 1950's current levels unforeseeable	S9	Noted.

Para/policy number	Comment	Owner	Proposed PC response
	<p>The proposal implicitly suggests parking along the green and linear roads will be banned, and people will need to park in their rear parking spaces and garages. I note this has not been made transparent and it's stated this will only be considered if all other options have been exhausted. However no other options or solutions have been put forward.</p>	RES	<p>Policy THP12 will only apply to new planning applications. A new Community Initiative has been added with respect to the Parish Council commitment to continue seeking solutions.</p>
	<p>- I agree there are residents not using their driveways and rear parking spaces and instead taking up more spaces on the road, which needs to be addressed. BUT the majority are using their driveways and this solution will simply not house all the cars on the estate. The proposal suggests you will explore the reasons behind the lack of use of garages/rear parking spaces, but this is for the most part irrelevant. Residents are consistently choosing not to park in these spaces for reasons likely relating to the facilities within the boundaries of their properties, which you will not be able to change. Nonetheless, I outline some likely reasons below:</p> <p>- Many likely choose not to use their garage for parking due to lack of storage options. For example, I note that several houses on Ringstone are three storey houses with no loft space.</p> <p>- Those with rear parking spaces, particularly on the A505 side of Ringstone, share this area with several other households (e.g. a block of 4 garages and 4 parking spaces) with physically no room to move a car out the way in order to park in the garage. Residents would be forced to move one car out on to the public road (which will be against the rules if parking here is limited), whilst parking their other car in the garage. If more than one household needed to do this at the same time, it would be an unnecessary logistical nightmare.</p> <p>- This also does not address the distinct lack of visitor's parking. Even if everyone parked on their driveways/in their garages and this was adequate to prevent parking on the road (which is highly unlikely), where are visitors supposed to park?</p> <p>- It is also implied parking around the green space in Whitehall Gardens will be restricted. There are literally dozens of cars in this area, outnumbering the parking spaces provided so more information is required on a replacement space.</p> <p>- Additional provisions need to be made for parking, i.e. new spaces created for the specific purpose of parking. Or, worst case scenario, if this isn't possible things need to be left as is. Current limited parking provisions cannot be removed. Residents have purchased houses here</p>	RES	<p>Noted. These are good points demonstrating how rear parking courtyards have not been a success. Policy THP12 will only apply to new planning applications.</p>

Para/policy number	Comment	Owner	Proposed PC response
	<p>(and in some cases lived here for 16 years) on the basis they had an adequate parking provision. I personally would not have bought a house here if there was no parking permitted on the road, as I would have foreseen the logistical and space problems created by being forced to use the garage.</p> <p>- I suspect this will likely also impede future house sales, as a further lack of parking will be another item on the list of undesirable features of Heathfield which you have already listed in the proposals.</p> <p>- The likely response to restricting parking on the estate's linear roads and boundary of the green space will be further resident disagreement; people simply parking there anyway; and a significantly less pleasant living experience along with a reduced sense of community and cohesion.</p> <p>- Problems for Ringstone could be resolved by dedicating part of the green space to parking, whether on the grass with lines or replaced by gravel. I note the local council's previous aversion to this but if there is no willingness to consider this (or an alternative space) as an option, restricting parking on the roads is not viable. Furthermore, this option should become more realistic as you have outlined the provision of new additional green/walking/recreational spaces.</p> <p>-Overall, further detail and specific proposed solutions need to be transparently disclosed before a meaningful yes/no vote on the proposals can take place. Arguably currently, nobody knows exactly what they are voting for (e.g. what are the parking solutions if current provisions are restricted?)</p>		
	MPM supports the aspirations of Policy THP12 and agrees that parking should be preferably on-plot.	S7	Noted
	12. Page 48, section 6.1.30 the proposed road connection between Kingsway and Hurdles Way as an emergency way into/out of Kingsway near 103 Kingsway. This needs to be more than a route for emergency vehicles, it needs to be for all vehicles because at 102 Kingsway we sometimes cannot drive out of the estate due to vehicles blocking the road by us. This has happened at least 3 times in the last 6 months, once by electricians working on the light by 82 Kingsway for 30 minutes, an ambulance by us for an hour and a large delivery lorry today by us, for 20 minutes. There maybe other times that I am not aware of. Now the road down the side of	Res	This is a valid point. Alternative routes should be provided, even if they are making more traffic in Hurdles Way and parts of Kingsway. Perhaps a rumble strip to show they are not generally to be used and appropriate signage

Para/policy number	Comment	Owner	Proposed PC response
	Heathfield House has been closed off, we need another way out of the estate. It is not safe at the moment, and another way out is needed. Thank you		
Policy THP 13 – Protecting and improving the rural footpath network and sustainable connections to neighbouring settlements			
	39. Recommend amending ‘expected’ to ‘encouraged	SCDC	Noted but not accepted.
	40. In second paragraph maybe replace ‘(as set out in this plan), with ‘(as set out in chapter 7).	SCDC	Actually this is a reference to the desired improvements illustrated in Maps 23 and 24. Schedule of changes incorporates a change that will clarify this.
THP 13	<p>We welcome that policy THP 13 ‘Protecting and improving our rural routes for non-motorised users and creating sustainable connections to neighbouring settlements’ aspires to creating, improving, and promoting circular routes. This is especially beneficial where routes encourage people away from accessing designated sites, as Thriplow Meadows SSSI in particular is considered to be potentially at risk of impacts from recreational pressure.</p> <p>The aspired-to sustainable travel routes, linking with local stations, are also seen as beneficial, however the Newton route appears to go through Thriplow Peat Holes SSSI, so will require further consultation with Natural England when proposed for implementation in the future. We also advise you to engage with site managers about any proposed routes passing near to SSSIs. Additionally, potential impacts of construction activities on SSSIs and wider biodiversity should be considered within future detailed plans, including noise and lighting.</p> <p>Green Infrastructure Framework</p> <p>Natural England would like to make you aware of the recently launched Green Infrastructure Framework, which contains a range of resources and tools to support the strategic planning and design of green infrastructure. You may find the Green Infrastructure Design Guide particularly helpful as you look to implement the enhancement measures</p>	S2	Paragraph (6.13.8 a) in Reg 14 version has been amended to emphasise that further engagement will be needed with both landowners and statutory bodies at implementation stage
	The benefits of this policy seem marginal	PC	Noted
	THP12-13 offer promising aspiration, but little practical benefit	RES	Noted
	Horse riding is not sufficient addressed. In a rural village this was an important part of historical life for everyone and remains so for some today. Furthermore it has all the green attributes and for non riders is an important aspect of character of rural life. Policy THP13 should specifically	RES	Policy THP 13 refers to rural routes for all non-motorised users and specifically refers to bridleways.

Para/policy number	Comment	Owner	Proposed PC response
	include horse riding on ALL these routes and only permit exclusion on a specific route if there is an overwhelming barrier		
	MPM supports the aspirations of Policy THP13 on protecting and improving existing footpaths.	S7	Noted
	THP13: Cycle paths connecting nearby villages (eg Fowlmere & Foxton - esp to Foxton railway) would be good. Current path to Fowlmere not wide enough for pushchairs or wheelchairs.	RES	Noted
THEME 3: SOCIAL COHESION AND PARISH LINKS			
Policy THP 14 – Development proposals resulting in better links between the Heathfield and Thriplow communities			
Policy THP 14	In relation to part 2) and 6.14.4, while it is appreciated that this is a requirement from the HRA part 2) does not belong in this policy and is similar to THP 10. It is suggested that this reference is removed from THP 14 and just keep this part in Policy THP 10?		No change proposed as this is a requirement from the HRA (Habitats Regulations)
	The benefits of this policy seem marginal	RES	Noted
	Small benefit	RES	Noted
	Like the idea of more outside recreational use of fishing lake	RES	Noted
	TPH 14 The two sites are too far apart but there is a cycle path between the two which is adequate. If Heathfield residents want to drive to Thriplow then there needs to be a better road layout where vehicles turn right off the A505 and onto Gravel Pit Hill. this currently a very dangerous turning and there will be a bad accident there at some point.	RES	Noted
	P112 (7.4) - agreed as 2. Nice idea but do not feel the realities have been properly addressed. P112 (7.5) agreed as 5. Green spaces not HRA land or managed.	S9	Noted
	The present connection past KWS is dangerous to walkers, cyclists, particularly children at school time, due to KWS traffic some at high speed.	RES	Noted
	MPM Properties supports the aspirations set out in Theme 3.	S7	Noted
	Opportunity for Rural hub and shop to be explored cf. Map 11 page 60 and Theme 3.2.d (page 61) I am the landowner of 26 Lower Street. There seems no objective reason for the frontage adjacent to the Cricket meadow, belonging to 26 Lower Street and which faces Lodge Road, together with the area of trees and grass behind the house, to be designated a PVAA (see map 11). There is no view of the surrounding farmland. The view is blocked by the collection of run down, largely corrugated iron buildings known as the Grain Store. In addition, I understand that the owner of grain Store will be submitting a further application to build houses on the site. If permission is granted, Lodge Road will no longer define the edge of the village. The trees along	RES	Noted. This response is relevant to South Cambridgeshire's 2018 Local Plan (rather than our Neighbourhood Plan) which identified the land as PVAA. An amendment to this could be sought from Greater Cambridge Planning Services when the emerging Local Plan reaches its next stage of consultation.

Para/policy number	Comment	Owner	Proposed PC response
	my boundary fence are of no particular merit and could not be seen as having historic significance. Beyond the belt of trees lie a few old apple trees and an area of grass, all within my garden. There is no public access. I am aware that the PVAA designation has been in place since 2004, but I did not know this until relatively recently. This brings me to my second and wider objection. It seems extraordinary that restrictions of this sort, which may well have financial implications, can be placed on private property without the landowner being consulted or even informed. It seems to me that this is an important issue which should be raised with planning officers as a matter of principle.		
	THP/3/2d Map 11 (2018) Objection to designation of land as PVAA on Lodge road	RES	See above
	Re. TMP14 3- the existing concrete building is already very difficult to use on a bicycle. Despite raising this via the Parish Council, there has been no obvious attempt made to repair the two places where it is particularly dangerous. I wonder whether the plan will similarly struggle to encourage maintenance of this existing link.	RES	Noted
	Page 110- I think that the sustainable track route between Heathfield and Thriplow is sensible from viewing this diagram.	RES	Noted
	Policy THP14, page 110- agree with Woodland area but against recreational space Policy THP14, page 110. Type of linkage suggested would present difficulties- probably only Woodland would work.	RES	Noted. The reference to either community woodland or recreation space is however retained in Community Initiative 7.
CHAPTER 7: COMMUNITY INITIATIVES			
	Initiative 7.8 The footpaths should ALL be classed and used as bridlepaths. There is no fundamental reason why they should not. Historically people travelled on foot or by horse and the later classification as 'footpath' was arbitrary.	RES	Noted. Community Initiative 6 (paragraph 7.10) has been amended to refer to rural routes for all non-motorised users and horseback.
	The plans for improving nature connectedness, biodiversity and green spaces are very poor. They should be much more focussed on respecting nature rather than needless construction and artificial things made with human intervention.	RES	Noted. Natural England have provided a comment on the plan at Regulation 14 stage. They commend the plan for the approach taken in Policy THP 8
	7.9 improving connectivity - if improving path across the Ringstone green space, then get an all weather surface on the rest of the path to the KWS buildings.	RES	There is an all-weather route via the Concrete. Path to KWS and the village already.
	Chapter 7 is long on aspiration but has little practical benefit	RES	Noted
	I support 7.3, 7.4, 7.5 and 7.6 as this will improve facilities for Heathfield area	RES	Noted

Para/policy number	Comment	Owner	Proposed PC response
	7.7 the Ringstone/hurdles Way woodland must be opened up for recreational use. Need for extra car parking on this site next to A505 is desperately needed 7.10 safer cycle routes for children and adults to cycle to public transport connections is essential	RES	Noted.
	Fully agree re HGV in village. Ruined the roads. Noisy too. 20mph would be safer but will this be a negative affect to the villages aesthetics with loads of 20mph signs and speed restrictions within the parish? Slightly worried that the cricket pitch may be made redundant and then allow for development? Any info on this?	RES	The cricket pitch is a designated (protected as) Local Green Space under South Cambridgeshire's 2018 Local Plan
	Initiative 7.10 does not mention speed limits and 7.11 does not mention HGV's. Are these by implication?	RES	No they are clearly stated in 7.12 and 7.13
	Better footpaths, more aesthetically pleasing /sound counselling vegetation would be very beneficial. South Cambs Council adopting the roads of heathfield etc. Would be incredibly beneficial and free up money provided by stakeholders of HRA for other important matters.	RES	Noted.
	7.10 The current traffic calming speed bumps in Thriplow are useless and we need something similar to Fowlmere asap	RES	Noted
	P 114 HGV movements. Limited HGV movements are required to support the living rural village policy aims and allow farming business and KWS seeds business to continue to attract employment and economic activity in the village. However, I fully support measures to avoid developments increasing HGV traffic.	RES	Noted
	Section 7.7, p.113: the woodland and watery areas are charming oases of (relatively) untamed, unmanicured countryside that I would prefer to be left alone. The Minutes of the Parish Council meeting on 9th January mention problems with bike riders (4 b). Motocross bikes are not BMX bikes, but this item does not encourage me to think a BMX track would be properly used.	RES	Restrictions to non- polluting and non-motorised vehicles must be a pre-requisite in this woodland area
	Section 7.7, page 113: I agree with the provision of additional recreation areas but would not want to see the existing woodland south of the angling lake be compromised.	RES	Noted
	Slowing traffic speed into and through the village is important.	RES	Noted
	Initiative number 7.7 pg113. The fishing ponds and adjacent woodland are used by wildlife (nesting greylag geese, muntjac and roe deer amongst other animals) and provide a wildlife corridor through otherwise barren agricultural land. Any development should enhance the natural environment and wildlife/biodiversity: a bmx/pump track does not seem to be appropriate development in this area. Enhancing the ponds and woodland for recreation is a good idea - with an objective to maximise wildlife/biodiversity and 'forest-bathing' opportunities	RES	PM: Restrictions to non- polluting and non- motorised vehicles must be a pre-requisite in this woodland area

Para/policy number	Comment	Owner	Proposed PC response
	for local people (something similar to Fowlmere nature reserve?). Improving access to the woodlands and joining up these places/spaces would help.		
	I agree that other outdoor recreation space should be increased/improved. Unlike other nearby villages Thriplow doesn't have a proper multi-purpose recreational space for local kids (and adults) football and rugby clubs to use, or tennis courts, as well as it not being large enough for cricket. (eg Fowlmere, Foxton, Whittlesford & Duxford recs all host kids football on their recs; Duxford and Foxton also have tennis courts) Thriplow playground is also looking a bit tired compared with newly refurbished playgrounds like Harston, Hauxton, Duxford and Whittlesford. Duxford and Hauxton village halls/recs also have a cafe! BMX/pump track and/or skateparks are good ideas and help provide entertainment for older children, they just need to be sited in the right places! (see example of the Trumpington pump track off Foster Road, near Trumpington pavilion).	RES	Noted
	MPM Properties supports the aspirations set out in Chapter 7.	S7	Noted
	P 112. there is no need for a community centre in heathfield. There is an excellent village hall in Thriplow village. P114. The footpaths to thriplow are adequate.	RES	Noted.
	In initiative 7.5 the plan envisages co operation between the Parish Council and HRA. Not all Heathfield residents are members of HRA. Engagement should seek to involve all residents, not just those on certain streets. All Pages on Chapter 7 are very sensible initiatives	RES	Noted and accepted. Text has been amended at paragraph 7.5
	Our business relies on HGVs to move what we produce, it will not be possible to function if their movement is restricted. I understand we do not want Thriplow to become a rat-run of HGVs, but it is not currently so, and I do not see a reason why it will become so in the future.	S8	
	Points and initiative numbers are all wrong in this section. Point 7.7, page 113 R Smith is the landowner NOT the Angling club. BMX track is not viable- would attract many outsiders arriving by car and needing parking facilities. Point 7.8, page 113- Cricket club no longer want to relocate Point 7.11, Page 114- agree Woodland but not to recreational space	RES	The text has been mis-read but now amended to make this clearer.
	Numbering wrong and confusing- initiative numbers not given- point numbers quoted instead! Point 7.7, page 113- Angling club not landowner- Robert Smith is. BMX track not viable- would attract people from surrounding areas arriving by car so car park would also be needed	RES	Noted. The text is amended to increase clarity regarding the landowner.
Plan period	43. It is noted that the Plan period is to 2041. South Cambridgeshire's adopted Local Plan covers the period to 2031. The Council is preparing a new joint Local Plan to the same time frame	SCDC	Noted

Para/policy number	Comment	Owner	Proposed PC response
	(2041) but this process is not expected to conclude until after your neighbourhood plan has been adopted. This may result in future differences between the two plans reflecting the context within which both plans are being prepared (and changes arising from the national planning reforms which may shape our Joint Local Plan). We will nevertheless seek to minimise any potential policy conflicts through that process, but it is important to be aware of the possibility of such conflict at this stage.		
Green belt	44. References to the designated green belt and its purpose are noticeably missing from much discussion in the draft Plan. The Green Belt provides substantial protection from development and, together with Local Plan policies regarding development outside the Development Frameworks, provides a strategic framework for the consideration of development proposals in the neighbourhood plan area. Perhaps in the Introduction, the Neighbourhood Plan group could add a sub-header explaining how Green Belt policy protection is particularly important for this area, and reference the specific policies set out in Chapter 13 of the National Planning Policy Framework and S/4 in South Cambridgeshire Local Plan. Then when writing about a site in the Green Belt it would be sufficient to note that it is covered by the policy protection of the Green Belt.	SCDC	Noted. References to Cambridge Green Belt inserted at Chapter 2 and at the beginning of Chapter 6 – The Planning Policies
Developer Contributions	45. In South Cambridgeshire’s Local Plan, S106 contributions are sought in relation to NH/5, SC/10, TI/2. In Policy TI/8, the Plan sets out how S106 and Community Infrastructure Levy (CIL) will be used to pay for infrastructure on new developments. However, SCDC has chosen not to collect CIL so far. In addition to this, the national government is proposing an Infrastructure Levy (see here), which could potentially replace CIL and possibly S106.	SCDC	Noted
	The implication for parishes is that the Infrastructure Levy would mean that funds wouldn’t have to be tied to mitigating the impact of development (as they currently are with S106) and so potentially some of the funds from new development could be passed to parishes for identified spending targets that are not related to the development. Therefore, where the Plan identifies spending targets for developer contributions, it is suggested that the language remains broad enough so that they could be applied to different policy realities.	SCDC	Noted. A new policy is included in the plan to respond to this point.
	The Plan asks for S106 contributions to address a number of issues. SCDC pointed out in the previous comments on an early draft of the Plan that the Plan aspired to improve Heathfield using S106 money, but that S106 funds can only be spent in the near vicinity of the area (in-line with NPPF). This contradiction remains; in paragraph 5.3 of the Plan, it is stated that the Plan doesn’t see Heathfield as an appropriate place for additional residential growth, however, if there is no new development, no new S106 funds will be accrued and therefore no improvements can be made.	SCDC	Noted

Para/policy number	Comment	Owner	Proposed PC response
	Given the low amount of funds which might come from new development, it is worth considering asking for S106 funds on a more focused number of issues. Similarly, we explain how S106 might possibly be replaced by the Infrastructure Levy which could have implications for your Plan. Grammar and typographic matters	SCDC	In response to GCSP comment to plan for different planning realities, we propose the inclusion of an additional standalone policy to cover these. See changes.
Grammar and typographic matters	We recommend that a thorough review of the draft Plan is undertaken to correct anomalies in the use of abbreviations (ensuring that the full name is used in the first instance), capital letters etc to achieve consistency through the document.	SCDC	Agreed.
General	You might want to include an acknowledgements section before the introduction of the Plan acknowledging all the participants and the hard work which has occurred.	SCDC	Noted.
Chapter 1	<p>51. A paragraph needs to be added in the Neighbourhood Plan to explain that the applicable neighbourhood area is the one designated under the old parish name and the Neighbourhood Plan also needs to explain that since its designation the parish has been re-named but the neighbourhood area remains in force.</p> <p>52. You may wish to include a flow chart to show the different stages the Plan will go through to make it clear at what stage you are now. See the chart in the Introduction guidance note: https://www.greatercambridgeplanning.org/media/2290/neighbourhoodplanning-toolkit-introduction-february-2018.pdf</p> <p>53. In paragraph 1.7, you describe SCDC going out for the 6 week consultation. This is known as the “submission consultation” and might be clearer to reference it as such.</p> <p>54. Paragraph 4.6.17 needs refinement, because having a lot of glass on the floor does not necessarily disprove Highways England’s designation of the road as being a safe road, because the existence of broken glass might not be the thing that Highways England measures to determine whether a road is safe or not. It is entirely valid to flag the community’s concern at this road, but this doesn’t necessarily disprove official statistics. Therefore, we would remove the below lines:</p> <p>The survey also revealed that there had been many accidents here, perhaps not reportable and therefore the police and County Highways did not know about them, so they say that the junction is a safe junction. However, the amount of broken glass, etc. proves otherwise. Conversations held with local employees in the area further supports this assertion. Safety</p>	SCDC	<p>Noted</p> <p>CHANGE ‘PROVED’ TO shown</p>

Para/policy number	Comment	Owner	Proposed PC response
	standards have been reduced further at this junction, recently, since the general lane widening process took place in 2018, at the expense of the exposed central lane for turning right.		
Chapter 5	55. In Chapter 5 as there is a certain commonality for some of the 10 Heathfield issues across the 8-character areas related to design, it may be helpful to add a list of 'design principles' for Heathfield to chapter 5 in the Neighbourhood Plan. Such design principles could be helpful as these could also be applied to other area-based policies in the Neighbourhood Plan such as THP 10 (Grain store site allocation), THP 11 (Rural exception sites) and THP 12 (parking provision).	SCDC	Policy THP 1 is the place to set out expectations for new development in Heathfield. The policy is informed by the masterplan and is linked closely with Map 8 and 9, as well as text set out in paragraphs 6.1.1 to 6.1.42. Also important to distinguish between needs for Heathfield and those for Thriplow. Although there is some commonality, the two settlements are distinct and different.
Paragraphs 6.1.25 – 6.1.35 –	Whilst there are a lot of great solutions to identified problems in these paragraphs, it is not the appropriate place for these solutions. The point of the supporting text before a policy is that it is there to identify an issue and set the context for why the policy is needed. The policy should then provide this solution. Whereas the solutions you have listed either sit outside of the planning system, i.e. fundraising, or aspirational parts of the planning system, i.e. using S106 monies which mitigates actions, rather than using policies which are more proactive. I would advise taking out these paragraphs and moving them to chapter 7. This would make a more logical progression of using the Neighbourhood Plan policies to address the issues which are identified in the supporting text.	SCDC	Not accepted. The supporting text is also there to ensure policies can be implemented as intended. So Clause 4 in Policy THP 1 relies on the content in the supporting text.
Paragraph 6.1.26 c)	57. Recommend avoid naming species. Acknowledge this is an example but yew has very limited biodiversity value and is quite formal in nature. Recommend that the performance of the hedge is identified more than species, i.e. a low-maintenance evergreen hedge to provide both screening and formality to the main approach.	SCDC	Text has been amended.
Paragraph 6.1.27 a)	58. Is clarity needed about where trees and hedges are acceptable near to the path? A metre, 6 metres? It may not be important or may be site specific. Is the purpose of the offset to avoid crowding on the path? Perhaps this is mentioned instead or in conjunction with the current wording.	SCDC	Noted. The point is that the hedgerows and planting adjacent to public footpaths need to be maintained. The one next to the A505 footpath, the only route to shop is often heavily overgrown See image in NP that has now been inserted.
Paragraph 6.1.29 c	59. Recommend avoiding the distinction of native trees and just retain it as '... with trees, informal planting...' The reason for this is that climate change is affecting what succeeds in the	SCDC	Text has been amended.

Para/policy number	Comment	Owner	Proposed PC response
	landscape with some native trees no longer being the best choice for some situations. This may only become more significant as the climate continues to change.		
	60. In support of Policy THP1, quite a lot of the issues are street or character area specific and so it would aid with explaining these issues if annotated photographs of these areas were included in this chapter to better illustrate the points made in the text. Photographs or drawings showing examples of inactive spaces, poor access and bare public realm areas that lack soft landscaping, and poor boundary treatments at Heathfield could be included.		Agreed. Photos to be added.
Map 8 and 9	Map 8 and map 9 would make more sense before the policy intent section.	SCDC	This is addressed through changes.
P.50	The NPPF quote on p.50 appears to be cut short.	SCDC	This is addressed through changes.
P.57	P.57 the views are in the wrong order, should be 4, then 5.	SCDC	This is addressed through changes.
Paragraph 6.1.36	'not identified in this plan' which plan is this?	SCDC	No change necessary.
Paragraph 6.1.37	The organisation which carried out the call for sites is titled the Greater Cambridge Shared Planning Service as this is a shared partnership between SCDC and Cambridge City Council.	SCDC	This is addressed through changes
Map 19	it isn't clear where the evidence that informed this map has come from.	SCDC	This is explained in the supporting paragraph to the policy. E.g. paragraph 6.8.7 in Reg 14 plan
Paragraph 6.10.29	Perhaps it is more appropriate for this paragraph to reference that proposals must comply with Local Plan or NPPF targets around biodiversity net gain, rather than policy THP 8?	SCDC	No change necessary.
P 27-28	In relation to maps on pages 27 and 28, it might be prudent to include another map showing the whole Neighbourhood Plan boundary as well.	SCDC	Map 6 already shows the parish boundary. This comment will be addressed if parish wide policies maps is provided.
Paragraph 6.1.37	67. At the bottom of this paragraph, it states that 'whilst this development has been ruled out'. This is not quite accurate and it would be better to states that 'these sites were not taken forward as part of the First Proposals stage of Local Plan, it is an example...'	SCDC	This is addressed through changes
Paragraph 6.10.7	69. The statement mentions Green Belt and should also be included earlier because Green Belt provides a number of protections against development which have not been mentioned when providing evidence for policies around Important Countryside Frontages and Views.	SCDC	Noted. Clearer references now made to the Cambridge Green Belt in the plan
Paragraph 6.10.29	70. Perhaps it is more appropriate for this paragraph to reference that proposals must comply with Local Plan or NPPF targets around biodiversity net gain, rather than policy THP 8?	SCDC	Policy THP 8 is parish specific and it is important this is referenced here. Referring to NPPF targets around biodiversity net gain would not be helpful either as NPPF does not include targets.

Para/policy number	Comment	Owner	Proposed PC response
Paragraph 6.10.10	71 This might need expanding a bit to say that this Neighbourhood Plan, once adopted, will form part of the development plan	SCDC	No change necessary
	There will be a new Housing Needs Survey in September 2023. Housing Officers at SCDC have explained that any new development for an exception site must undertake a new Housing Needs Survey. It would be advisable to put this information in the Plan.	SCDC	Current paragraph 6.11.3 in NP explains the importance of applications for rural exception sites being supported by evidence of local need
Paragraphs 4.6.17	We recommend tightening up to point out the discrepancy between the community's perception of danger vs. the official statistics and how the Neighbourhood Plan policy can address this. This is a subtle, but important difference, from saying that official statistics are wrong - a statement that the Neighbourhood Plan does not have evidence to support.	SCDC	Minor amendment made to paragraph 4.6.17
Paragraph 6.12.6	Recommend moving these solutions to Chapter 7, as they are outside planning system and less related to policy.	SCDC	Not accepted. The supporting text provides helpful context to Policy THP 12.
Paragraph 6.12.11	75. this is a clear understanding of what the policy can do, but should it be moved to 'Policy Intent'.	SCDC	This is addressed through changes
Paragraph 6.12.14	The paragraph omits discussing SCDC's policy on developer contributions. In South Cambridgeshire's Local Plan S106 contributions are sought in relation to NH/5, SC/10, TI/2. In Policy TI/8, the Plan sets out how the Community Infrastructure Levy (CIL) will be used to pay for infrastructure on new developments. However, SCDC has chosen not to collect CIL so far, though this policy might change. The reason it might change is that national government is proposing an Infrastructure Levy (see here). In this uncertain policy context, it is prudent to keep this section (and other sections which identify spending targets for developer contributions) broad enough so that they could be applied to different policy realities.	SCDC	Noted. See proposed new policy THP 15
Paragraph 6.13.8	77. Recommend moving the solutions to chapter 7 as it appears to be aspirational rather than deliverable through the planning system.	SCDC	Not accepted. The policy references this information so the information is needed to support the policy.
	78. The ambition to provide an active travel option for pedestrians and cyclists on the A505 from Thriplow travelling east is supported as this will facilitate greater opportunity for residents from both communities to access local amenities, including increased employment opportunities for those who do not own a car.	SCDC	Noted.
Paragraph 6.14	In relation to 'Discussions are currently underway', it might be worth adding a date in to what is 'current', as this could be unclear, e.g. 'in 2023 discussions...'	SCDC	Text has been amended

Para/policy number	Comment	Owner	Proposed PC response
Paragraph 6.14.2	recommend amend last sentence 'dismissed as part...' to 'not taken forward as part of emerging...'	SCDC	This is addressed through changes
	You might want to include a monitoring section? May like to read what the examiner for Cottenham Neighbourhood Plan suggested for monitoring that plan.	SCDC	Noted. Monitoring chapter added
Glossary	In relation to 'Right Tree, Right Place', the only concern is ensuring that enough 'place' is provided to grow the desired trees. For example, not overdeveloping so that only small trees can fit in frontages etc. Start with the desired tree species, provide the space then fit in further development. This allows for tree planting at more than just the edges of developments and also creates a view of developments layered with trees amongst the roof tops.	SCDC	Noted
General	The Heathfield has needs if its own, post box for letters and parcels. We lost the shop so a new shop would be the obvious for people to collect post and parcels.	Res	Policy THP2 seeks the provision of additional amenities in Heathfield. It should however be noted that constraints apply on designated Green Belt land
General	<p>- No opposition to increasing greenery around the estate e.g. to block the view of the car dealership and garage, assuming this does not further reduce parking. I think it is a nice idea that will improve aesthetics.</p> <p>- I assume the trees placed in the proposed drawings are for illustrative purposes only - one is directly outside my house which I would strongly oppose.</p> <p>- I do not think the voting system for this proposal represents a true democracy. If I have understood correctly, it will simply be a YES/NO vote count across the entire parish. This is not a true representation of each area, as those in Thriplow will only be voting with an interest of the proposals in respect of Thriplow which could skew the data. It would surely be fairer if a vote was counted for each area/set of proposals, meaning even if Heathfield for example opposed the proposals impacting Heathfield, this would not impede the implementation of successful proposals in Thriplow.</p> <p>- Equally, this all or nothing approach means that whilst a majority may support most of the proposals, they may be forced to vote "no" due to opposition to one particular proposal (e.g. parking). This would mean the several unrelated supported initiatives would not be able to move forward, which would seem counterproductive.</p>	Res	<p>Support for improving greenery around the estate is noted.</p> <p>Yes. the trees are for illustrative purposes only.</p> <p>Concerns about voting system noted. Engagement on this plan: All policies have received support from majority of residents. See the main report of consultation. There have been a number of stages in undertaking resident and stakeholder engagement. This includes autumn 2021 when 123 residents participated in the engagement focused on Heathfield enhancement strategy and Thriplow issues. Representation from 2 villages was 50:50.</p>

Para/policy number	Comment	Owner	Proposed PC response
	- In summary, I think more detail is required for an informed decision, and it will be challenging to simply vote yes/no to all (and unfortunately people with any oppositions are more likely to default to no).		
General comments	The benefits of THP 1-2 and 7 seem appreciable, but those of THP 15 are counter-productive. The rest are marginal.	RES	Noted
	MPM Properties (TH) Ltd (MPM) would like to congratulate the Parish for putting together such an extensive and thorough Neighbourhood Plan. As developers for the Grain Store site on Fowlmere Road/Lodge Road, our comments for the consultation are restricted to those which relate to the Grain Store site.	S7	Noted
	MPM broadly supports the policies set out in Theme 1.	S7	Noted
	15 is a commercial venture which offers little or no benefit to the larger community..	PC	Noted
	P107 there could be more footpaths: this area is greatly lacking and there are more possible circular routes including the moat at Fowlmere, which although not part of our parish, is very strongly linked with our community. Parish boundary is so arbitrary for this study	PC	Noted
	P27 Map 6 - HRA own the green, not public. P31 (4.6.20) Bypass will split the communities physically, HRA oppose. P37 (5.25) HRA roads already 15mph. P47 (6.1.9.20 a-c) Volumes of cars never anticipated when estate was planned. P48 (6.1.31a) Not HRA land but have you considered the running difficulties of other local centres? HRA supportive but NOT of building on open spaces. P46 (6.1.25) SCDC will not adopt the roads in Heathfield due to ongoing costs for them. P55 (6.2.2) We do not support usage of this area for community centre/changing rooms	S9	Key to Map 6 to be amended to show 'HRA owned' for Whitehall Gardens.
	reducing impact of vehicles is important	Res	Noted
	MPM Properties (TH) Ltd (MPM), as developers for the Grain Store site on Fowlmere Road/Lodge Road, broadly supports the policies set out in Theme 2.	S7	Noted
	MPM note that the District's Local Plan only allows for up to 8 new dwellings in villages such as Thriplow, or up to 15 new dwellings exceptionally on brownfield sites (referred to in paragraph 6.10.6 of the Neighbourhood Plan, and Policy S/10 of the Local Plan). No available brownfield sites capable of accommodating 15 dwellings have however been identified and as a result, speculative development proposals brought forward in accordance with the South Cambridgeshire Local Plan are likely to be of a minor scale of 8 dwellings or fewer. Speculative applications of this scale will not allow for the provision of affordable housing that the community desperately needs as the South Cambridgeshire Local Plan only requires affordable housing to be delivered on sites delivering 10 or more homes. Small scale developments are also unlikely to deliver wider community benefits that can contribute towards the objectives set out	S7	Noted

Para/policy number	Comment	Owner	Proposed PC response
	in the Neighbourhood Plan. MPM therefore strongly supports the allocation of new development sites in Thriplow that will allow the urgent and unmet housing needs of the village to be met.		
	Paragraph 6.10.16 sets out the results of a Housing Needs Survey from 2018, showing 22 households in need of affordable housing in the Parish. However, in the Housing Statistical Information leaflet issued by South Cambridgeshire District Council in 2022 which utilises data from the Housing Register, Thriplow is shown to have a total need of 53 new affordable dwellings (attached). It is recommended that the Steering Group review the data on affordable housing with the housing team at South Cambridgeshire District Council to review whether the Neighbourhood Plan is quoting the most up-to-date figure. The Neighbourhood Plan should be utilising the most up to date and accurate housing need data.	Res	These are two different valid sources of data. We have amended plan so that it includes the most up to date available information from the housing register.
	There is undoubtedly a strong need for affordable housing in the Parish, and sufficient allocations should be made to enable delivery of some or all of this need. Likewise, it is vital that sites that are sustainably located, of low sensitivity and suggested for allocation – such as the Grain Store – are developed to their full potential.	S7	Noted
	It would be good if some kind of pavement could be developed for Middle St	Res	
Heathfield Masterplan			
	(Master Plan, MP) Site assessment - the map of Heathfield shows something in the wildflower meadow behind Kingsway with no explanation. Does not appear on any other Heathfield map. MP 3.3 LCA fig 3 - van has been removed by SCDC from owner's private land! Pic superseded. MP No to traffic calming in the estate. MP fig 104 The fence has been replaced with an excellent brick wall. Pic superseded. P98 LCA c) car parking on Whitehall Gardens has never been allocated to specific properties. Generally there is too much duplication and swapping between themes in the Neighbourhood Plan to 2041. This makes commenting and scoring difficult and off-putting. HRA Board members (x 6), have spent many hours reaching the responses given here.	S9	Points noted. We recognise the efforts that has gone into responding to the consultation and are grateful for the feedback.
Landscape led Design Brief			
	MPM have reviewed the Development Design Brief for the Grain Store site and would like to make the following comments. The Site Specific Design Principles sets out in the first bullet point that the site should provide “approximately 20 dwellings”. Whilst we support the flexibility that the word “approximately” provides, as set out in our representations above, delivery of only 20 dwellings a) will not meet	S7	We acknowledge (a) the affordable housing will not be met, So further sites for affordable home building should be sought. B) Profitability is not the remit for Neighbourhood Planning.

Para/policy number	Comment	Owner	Proposed PC response
	<p>the affordable housing need of the Parish, b) would not realise sufficient value from the site to fund the relocation of the existing grain store, and c) would be contrary to Local and National planning policy on density. The allocation is unlikely to come forward unless a larger number of dwellings are provided. MPM therefore requests that the text be updated to read “approximately 26 dwellings”.</p> <p>The second bullet point states that public open space of at least 0.4ha should be provided on the western part of the site. MPM supports this aspiration.</p> <p>The third bullet point states that access should be provided from Fowlmere Road. It further encourages properties to front Fowlmere Road. Whilst MPM agrees with the provision of strong street frontages, it is not necessarily the case that the fronting of houses onto the external streets is the only solution to the design of the site. This aspiration would appear to conflict with the aspirations to preserve and deliver new boundary landscaping; provide only one main vehicular access from Fowlmere Road; and provide on-plot parking at the front properties (as per policy THP12). It is therefore requested that bullet point three be amended from “Houses must be outward facing – fenced rear gardens must not back onto the road” to “It is recommended that strong road frontages of either landscaping or built form are provided.”</p> <p>The fifth bullet point supports the retention/provision of trees on the boundaries of the site, and skyline trees within the site. MPM supports the provision of trees within the development, as well as the Plan’s aspirations for “right tree, right place”. It is suggested that the text be amended to state “new skyline trees be provided where possible...” to ensure that any internal trees which are proposed are part of an integrated design solution.</p> <p>The sixth bullet point seeks to ensure the scale and density of built form reflects the scale and density of the estate to the north east (assumed to be Sherald’s Croft Lane). However, it is noted that Policy THP3 seeks to ensure that new development is appropriate to existing site context, as well as to its surroundings. The Grain Store is currently a high-density site with buildings up to 10m tall. Subsequent points within the Brief aspire to an agricultural character, and it is strongly suggested that an “estate feel” should be avoided. MPM does not consider it appropriate that new development should be “reflective” of the neighbouring suburban post-war estate. It is requested that the text be amended to “Ensure the scale and density of the built form is appropriate for the village of Thriplow and harmonises with the rural edge / Green Belt.”</p>		<p>(c) meeting ‘normal’ National policies of density will not suit parking requirements, including guest parking on top of requirement for 2 per dwelling, when neither Lodge Road nor Fowlmere Road have any scope for on street parking. And parking on Green Belt is not supported.</p> <p>3rd bullet: agreed it is not the only solution. .However housing must not back onto shared recreation (green belt) space. This will create unsafe indefensible spaces, compared to having a public road access onto green space.</p> <p>Agree: “Houses must be outward facing – fenced rear gardens must not back onto the road” to “It is recommended that strong road frontages of either landscaping or built form are provided.”</p> <p>Re sixth bullet: agree estate feel should be avoided and that site offers potential for unusual forms, not reflecting existing neighbouring housing. We will remove this bullet point.</p> <p>Eighth bullet. Agree: ‘We therefore suggest that the final sentence of bullet point 8 be amended from “This should be reflected in terms of layout and vernacular materials seen in farmsteads” to “This may be reflected in terms of layout and vernacular materials</p>

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	<p>The seventh bullet point states that existing vegetation should be retained. MPM supports this aspiration and any future planning application will be informed by the findings of a tree survey.</p> <p>The eight bullet point states that the architectural design should reflect the agricultural character of the area, including bespoke architectural solutions. MPM supports a bespoke architectural solution for the site. As per our previous comments to the Parish, MPM consider that the design advice should not be overly prescriptive to enable such matters to be considered in detail as a planning application is prepared. We therefore suggest that the final sentence of bullet point 8 be amended from “This should be reflected in terms of layout and vernacular materials seen in farmsteads” to “This may be reflected in terms of layout and vernacular materials considered appropriate to the village context”.</p> <p>MPM supports the 9th, 10th and 11th bullet points on pedestrian permeability, sustainable building designs and screening to the south.</p> <p>As above, MPM requests that the label on Figure 4 be changed from “maximum 20” to “approximately 26”.</p>		<p>considered appropriate to the village context”.</p>