

# Thriplow Neighbourhood Plan

## Appendix 4 to the Consultation statement

### Changes made following the Regulation 14 consultation

No.	Location	Change	Reason for change
1	Plan period	Amend the plan period to  2024 to 2041	To reflect the passage of time
2	Front cover	Show the following text on the front cover, in smaller font than the title  “Submission Plan. MONTH 2024”	To reflect submission version and GCSP/SCDC comment (March 2023) paragraph 5.
3	Acknowledgement section	NP group/PC to advise	PC wish to do this in light of paragraph 50 of GCSP/SCDC comment
4	Paragraph 1.1	Amend first line of the paragraph as follows:  “This document is the <u>submission</u> draft Neighbourhood Plan (NP) for the Thriplow and Heathfield plan area over the period 2021 to 2041...from PC”	To reflect submission version
5	Paragraph 1.2	Amend as follows:  The Thriplow and Heathfield <u>Parish Council</u> <del>NP group, working on behalf of the Parish Council, have</del> <u>has</u> listened to parishioners <u>in the preparation of and have drafted</u> this Neighbourhood Plan, which covers the entirety of the parish. Chapter 3 of this plan provides a brief overview of the consultation that has taken place to date. All consultation activity <del>will</del> <u>has been</u> <del>be</del> reported in detail in a Consultation Statement which is available to view alongside this plan. <del>will accompany this plan once it is complete.</del>	SCDC comment (March 2023) paragraph 5

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No.	Location	Change	Reason for change
6	Paragraph 1.7	<p>Amend this paragraph as follows:</p> <p>This document is the <del>pre-submission</del> <u>submission</u> version of the NP. <u>This plan is being submitted to Greater Cambridge Shared Planning Service (GCSP), in its capacity as our local planning authority. GCSP</u> <del>The pre-submission plan will be subject to a six week public consultation period with our residents, our local stakeholders (including community organisations, landowners and developers) and other statutory</del> <u>consultees.</u> <del>We will look at all responses received and consider how we need to amend the NP before the next stage which will be submission of the NP to SCDC who will then</del> <u>organise a six week public consultation period (when you will be given a further opportunity to make representations), following which the plan will be subject to</u> <del>followed by an</del> <u>independent examination. Subject to a successful examination, the NP will then go back to the parishioners of the parish for a final vote via referendum.</u></p>	To reflect the submission stage of the plan
7	Paragraph 2.1	<p>Insert a new paragraph under paragraph 2.1 but sitting under the sub heading "Location". Re number subsequent paragraphs.</p> <p><u>2.2 Thriplow village is enveloped by the Cambridge Green Belt and Heathfield is bounded by the Cambridge Green Belt to the north, north-east, south-west and west. The vast majority of the wider countryside also falls in the Green Belt save for the triangular shaped area of land located to the southern part of the A505.</u></p>	Comment made by SCDC
8	Para 2.14	<p>Remove last sentence from paragraph 2.14</p> <p>2.14 This has been helped by the annual fundraising activities of Daffodil Weekend. This initially began in 1967 in order to repair the church. Due to its success, it was repeated it following year. Residents decided to raise funds by opening their gardens and making cups of tea for their visitors. The fete very soon grew into Daffodil Weekend - an event held in springtime and with upwards of 5000 visitors from all over the country over the weekend. This has continued and expanded ever since, to become a major focus for voluntary effort in the village,</p>	Comment made by resident at Reg 14.


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No.	Location	Change	Reason for change
		and a major source of income for nominated projects within the village, as well as raising funds for an annually nominated charity. In 2011 the Committee received The Queen's Award for Voluntary Service (the equivalent of an MBE for charities). <del>The pandemic has stopped it now for 2 years running.</del>	
9	Map 3 (+ Map 2)	Reduce brown areas to reflect change in boundaries for 7 and 9 Church St, along with 17	Reg. 14 comments from resident
10	4.6.17	Amend 5 <sup>th</sup> sentence as follows:  However, the amount of broken glass, etc. <del>proves</del> <u>shows</u> otherwise. Conversations held with local employees in the area further supports this assertion	Reg. 14 comments from SCDC
11	Paragraph 5.9	Amend as follows:  Key characteristics for preservation and enhancement are the open views to pasture and to crop fields, both within Thriplow village as well as looking outwards from its roads and path. <del>Within the settlement of Heathfield, there are few opportunities for rural views owing to enclosure by trees along its boundaries but also due to the residential buildings themselves being inward looking, almost obstructing opportunities for outward views.</del> <u>There are also outward looking views from the northern and western edges of Heathfield.</u> The public rights of way network gives Heathfield residents good access to the open countryside to the north and community engagement work with Heathfield residents shows that this is key positive aspect of living in the area <sup>3</sup> . This plan seeks to preserve and enhance this.	PC feedback Jan 2024 And resident's comment
12	Objective 6	Amend the objective as follows:  Objective 6: We will continue to be a living community, which sustains <u>all amenities, including</u> the primary school, shop and facilities	PC feedback Jan 2024
13	Paragraphs 5.17 and 5.18	Amend as follows  5.17 We need to ensure we continue to keep and develop amenities here, while not sacrificing the rural feel. The shop, pub, school, church and sports facilities are key to the <u>community. facilities, essential to the well-being of the community.</u> But, they are not	PC feedback Jan 2024  5.17 "essential to the well being" should be kept. These facilities

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		<p>always financially viable and, as detailed in Chapter 2 have <del>sometimes</del> required community input to keep them going.</p> <p>5.18 <del>The village community has been proactive in carrying this out through charitable help and Daffodil Weekend support.</del> The more families and businesses are based in the parish, the more they will support local amenities. And the more self- supporting they will become. This means allowing appropriate family housing to be developed.</p>	are the glue that holds the community together.
14	5.22	<p>Play facilities for children have been improved in both Thriplow and Heathfield, though there is no specific football venue. <del>except Thriplow school playground, or travelling to Fowlmere.</del> Hence safer cycling routes between the villages are key to this sharing of provision, <del>so Thriplow can offer cricket and Fowlmere can offer football. This does depend on land being secured for cricket, which is in private ownership.</del></p>	PC feedback Jan 2024
15	5.28	<p>Amend first 2 bullets in paragraph 5.28 as follows:</p> <p>What we mean by this is:</p> <ul style="list-style-type: none"> <li>• Protecting the amenity value of the pedestrian and cycle route between Thriplow and Heathfield</li> <li>• <u>Ensure</u> <del>Provide an improved</del> pedestrian and cycle link between Pepperslade and the rest of Heathfield <u>works well</u> – see Map 9</li> </ul>	PC Jan 2024 input.
16	Paragraph 6.1	<p>After paragraph 6.1 and before the Theme 1 heading, insert the following paragraph. Do not give this paragraph a paragraph number.</p> <p><u>“It should be noted that all land surrounding Heathfield that also falls within the parish, and all the land surrounding the settled areas of Thriplow village, lie in the Cambridge Green Belt. National and Local Plan policies relating to Green Belt therefore apply. This provides important context to all the planning policies in this plan”.</u></p>	Reg. 14 comment from SCDC
17	6.1.8	<p>6.1.8. Landscaping is poor, almost absent, in this area. Boundary treatment to residential properties, (completed relatively recently at Woburn Place), alongside the eastern edge</p>	PC comment on Heathfield Way

No.	Location	Change	Reason for change
		<p>of Heathfield Way has been particularly unsympathetic, comprising <u>a brick wall, a high close-boarded wooden fences</u> and a narrow strip of verge (see Figure 2 and 3)</p> 	
18	Paragraphs 6.1.9	<p>Insert photos to visually illustrate issues and solutions explained in text.</p>  <p>This is to become Figure 2: View from entrance towards Ringstone and Hurdles Way</p> <p>The overall effect is <u>a harsh an</u> unwelcoming entrance to the estate. Green landscaping is limited to grassed areas, some trees and hedgerows along the A505 and residential gardens. This limited landscaping, together with the commercial uses results in poor</p>	SCDC comment (paragraph 60) and PC comment

No.	Location	Change	Reason for change
19	Paragraph 6.1.12	visual and noise screening from the A505. Add <a href="#">Figure 3: A505 Footpath and Cycle way</a> 	Improve clarity
20	Para 6.14	6.1.14 There is a physical link between Pepperslade and Woburn Place, provided by an <del>uninviting</del> gap in a brick wall that has ramped access on the western side. See Figure 3. Whilst the access is important and functional to users, visually it is not	PC Jan 2024 input.
21	Paragraph 6.1.15	Add <a href="#">Figure 5: View into Whitehall Gardens</a>	Improve clarity

No.	Location	Change	Reason for change
		 <p data-bbox="539 751 1541 922">There is a lot of parking around the central open space in Whitehall Gardens. Each house has <u>allowance for two allocated</u> car parking spaces, which is a legal requirement. This , <u>combined with illegally permanently parked cars</u> can create a cluttered visual barrier and impedes and discourages access and use of the central green space.</p>	
22	Paragraph 6.1.16	Add <u>Figure 6: Disconnection between Hurdles Way car park and HRA open space</u>	Improve clarity

No.	Location	Change	Reason for change
			
23	Paragraph 6.1.17	<p>Add <u>Figure 7: Kingsway house backs encroach on right and fronts on left</u></p> 	Improve clarity
24	Paragraph 6.1.26	Amend c) as follows:	SCDC comment paragraph 57



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No.	Location	Change	Reason for change
		Provide a <del>evergreen</del> low maintenance <u>evergreen hedge</u> <del>hedging, such as yew,</del> along both sides of approach, to <u>provide screening and visual interest to the main approach</u> <del>screen commercial use on left and close boarded fence on right.</del>	
25	Paragraph 6.1.29 c	Amend to remove 'native' as follows:  Maximise the biodiversity value of the green spaces with <u>climate change resilient</u> <del>native</del> trees, informal planting and species-rich wildflower meadows within this Local Character Area and provide good passive surveillance to offer the opportunity for safe play spaces for younger children.	SCDC comment (paragraph 59)
26	6.1.25	Amend as follows  Measures for addressing lack of cohesiveness across the estate:  a) Lobby with council for adopting of roads in HRA space. Seek understanding of how residents pay twice by paying council tax while not getting any cover and paying into separate private organisation to maintain areas.  b) Agree with Hurdles Way management company <u>and HRA to unify design of help make</u> open spaces between Hurdles Way <del>and Kingsway</del> <u>accessible and welcoming</u> Explore fund raising possibilities such as Lottery funding for improving communities.  c) Use section 106 funds and other locally available funding (e.g. CIL monies), to foster pride and sense of possibility to improve area. Use for landscaping first Ringstone and Hurdles Way, seeking improvements to car parking with improvements to landscaping and circulation, then set as model for all other areas.  <del>d) — Seek funding for opening emergency routes from Highways</del>  <u>d) Provide new signage throughout, to unify sense of place within area.</u>	Reg. 14 comment and pc input
27	6.1.26	Amend as follows:  Measures for improving the main approach to Heathfield (addressing issue number 1)	

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No.	Location	Change	Reason for change
		<ul style="list-style-type: none"> <li>a) Provide architectural signage, arch <u>or</u> feature, near to main entrance to provide sense of arrival and identity. Any additional signage or street furniture should use consistent language and design.</li> <li>b) <del>Flank with sentinel tree planting to enhance vista.</del> <u>Provide tree planting to provide softer green view adjacent to roundabout and Heathfield sign</u></li> <li>c) Provide evergreen low maintenance hedging, such as yew, along both sides of approach, to screen commercial use on left and close boarded fence on right.</li> <li>d) <del>Change of surface / rumble strip finish at entrance and roundabout (as figure 118)</del> to calm traffic and humanize.</li> </ul>	
28	6.1.29	<p>Amend as follows:</p> <p>Parking issues at Whitehall Gardens (addressing issue number 5)</p> <ul style="list-style-type: none"> <li>a) <del>Dedicate areas for residential and</del> <u>Allow for</u> visitor parking, avoiding, large numbers of vehicles together. Use landscaping to reduce visual dominance of parked cars and increase sense of the green space. Provide dedicated car free edges which can also provide pedestrian friendly routes to central green space.</li> <li>b) Reprioritise the street scape from vehicular use to pedestrian and sustainable travel modes with change of surface material, signage <u>and</u> level changes. <del>and a one way system for vehicles.</del></li> <li>c) Maximise the biodiversity value of the green spaces with native trees, informal planting and species-rich wildflower meadows within this Local Character Area and provide good passive surveillance to offer the opportunity for safe play spaces for younger children.</li> </ul>	PC Jan 2024 input.
29	6.1.30	<p>Amend as follows:</p> <p>Measures for managing connectivity issues arising from the cul-de-sac nature of the</p>	Reg 14 comment and PC input

No.	Location	Change	Reason for change
		settlement (addressing issue number 6) <ul style="list-style-type: none"> <li>a) Activate western green spaces between Kingsway and Hurdles Way with visually open boundary treatments such as <del>a</del> low hedges, clear access points and a defined footpath to create an inviting recreational area and improved connectivity.</li> <li>b) <del>Provide</del> <u>Allow for</u> an emergency access only route through green space, adjacent to Duxford Business Park, to Hurdles Way deterring a potential circular 'rat run' for other vehicular traffic. <u>Ensure peaceful environment for Hurdles Way residents by limiting this route.</u></li> </ul>	
30	6.1.31	Amend as follows:  Measures to address Kingsway related issues (addressing issue number 7) <ul style="list-style-type: none"> <li>a) Include additional sympathetic traffic calming measures to increase road user awareness for children entering the HeART play space and create a more welcoming <del>eastern</del> <u>western</u> approach for users of the play area.</li> <li>b) Plant trees to create defined parking bays as well as enhancing green corridors connecting to the surrounding countryside.</li> <li><del>e)</del> Visually open-up access points and signpost to Heathfield Open Space and HeART play space to raise community awareness <del>and increase use.</del></li> <li>d) <del>Use incidental green space to create a network of</del> <u>Enhance existing</u> pocket parks, each with its own character and theme.</li> </ul>	Correction, reg 14 comment and PC input
31	6.1.34	Amend as follows:  Addressing the lack of amenity facilities (addressing issue number 10) <ul style="list-style-type: none"> <li>a) Explore options to provide a small sensitively designed building on the open space north of settlement to provide changing rooms facilities/community meeting space <u>and/or allotments.</u> Green belt</li> </ul>	

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No.	Location	Change	Reason for change
		<p>restrictions apply. <u>Ensure View is protected.</u></p> <p>b) Explore options for using units at the Duxford Business Park as a community meeting space or shop.</p>	
32	Maps 8 and 9	<p>Amend as follows:</p> <p>Bring to front of policy chapter: relocate the maps to appear before the policy box for THP 1</p> <p>Remove trees and and change boundary of car dealership.?</p> <p>Map labels</p> <p>Map 9:</p> <p>Add new map with note 11 amended and extra arrow added from 4. to Ringstone playing field to outside footpath</p> <p>6.Protect cul de sac nature of settlement? Not changed</p>	<p>Relocation of maps from SCDC comment (paragraph 61).</p> <p>PC input</p>
33	Paragraph 6.1.37	<p>Amend the third sentence as follows</p> <p>However, this does not mean that planning applications will not come forward, for example householder planning applications for minor development. In addition, proposals at the strategic level which impact on the parish cannot be ruled out. For example, in response to the “Call for sites” exercise, undertaken by <u>Greater Cambridge Shared Planning Service South Cambridgeshire District Council (SCDC), together with Cambridge City Council for the Greater Cambridge Local Plan</u>, four sites were submitted as being potentially available for development covering all of the open (and currently designated as green belt) land between Heathfield and Thriplow. The area is referred to land to north of the A505 – Duxford. Whilst <del>this development has been ruled out in the emerging Greater Cambridge Local Plan</del> these sites were not taken forward as part of</p>	<p>SCDC comment paragraph 65</p>

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		<p><u>the First Proposals stage of the Local Plan</u>, it is an example of what has been considered in this area in the past.</p>	
34	Pg 49 visual	<p>Amend reference to NPPF as follows:  <del>“NPPF 2021, paragraph 125</del> NPPF 2023, paragraph 131”</p>	New NPPF published in December 2023
35	Pg 50 visual	<p>Correct NPPF quote and correct the source to reflect updating of NPPF in December 2023</p> <p>Quote should read:  <u>“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”</u></p> <p>Source: <u>NPPF 2023, paragraph 139.</u></p>	Correct error plus new NPPF published in December 2023
36	Policy THP1	<p>Please give each clause a number and change THP 1 as follows:</p> <p><b>Policy THP 1 –Improving the character and quality of Heathfield</b></p> <p>1. All development schemes will be expected to achieve high quality design and a good standard of amenity for all existing and future occupants of land and building.</p> <p>2. This means:</p> <p><del>a) Taking a design led approach to addressing the parking needs generated by a development in line with Policy THP 12 in this plan</del></p> <p><del>b) a) Retaining existing landscape features that have amenity or ecological value and taking opportunities to incorporate new landscape features such as trees and hedgerows, particularly where this will have public amenity value.</del></p> <p><del>c) b) Ensuring there is a high quality of architectural design and landscaping on any frontage to a public space, including residential streets and open spaces.</del></p>	SCDC comment (March 2023), paragraph 15, 16

No.	Location	Change	Reason for change
		<p>3. 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.</p> <p>4. All development proposals which come forward in Heathfield or which otherwise impact on the residential areas in Heathfield will be expected, <u>where the scale permits</u>, to use available opportunities for improving the character, quality and cohesiveness of the area and the way it functions. This could include implementing the environmental, landscape and public realm improvements identified on Map 9, The Heathfield Enhancement Strategy as far as they are applicable to the proposal. Expectations will be commensurate with the scale of the proposed development.</p> <p>5. Where necessary to deliver sustainable development and where directly, fairly and reasonably related in scale and kind to the proposed development, off-site contributions will be secured to achieve improvements set out in the Heathfield Enhancement Strategy.</p>	
37	Figures 4 and 5	Relabel so Figure 4 appears before Figure 5	Correct an error
38	Paragraph 6.3	<p>Amend this paragraph so that it refers to the Cambridge Green Belt</p> <p>6.3 Thriplow village is very much characterised by the open land, largely farmland, that surrounds it. Thriplow Farm, Dellers Farm and Smiths Farm frame the entire village. The village roads, Church Street, Farm Lane, Lower Street and School Lane/Fowlmere Road form a circular pattern of linear residential development with farmland and other open green space remaining in the centre. Middle Street cuts through the middle of this circle from north to south, again with a linear development pattern. <u>Save for a few small pockets of land, all of the open land around and between the Thriplow's residential clusters (mostly linear) are in the Cambridge Green Belt.</u></p>	In response to Regulation 14 comment from SCDC
39	Paragraph 6.3.9	Amend this paragraph so it refers to the Cambridge Green Belt	In response to Regulation 14 comment from SCDC

No.	Location	Change	Reason for change
		<p>..."In addition to the conservation area status, <u>its location in the Cambridge Green Belt</u>, there are several other site-specific policy designations (shown on Map 11), which the Local Plan applies to Thriplow village:</p>	
40	Policy THP 3	<p>Remove d) and e) from the policy as follows:</p> <p><b>Policy THP 3 – Protecting and enhancing village character in Thriplow</b></p> <ol style="list-style-type: none"> <li>1. All development schemes will be expected to achieve high quality design and a good standard of amenity for all existing and future occupants of land and building.</li> <li>2. To be supported, all development proposals in Thriplow village must contribute positively to the existing characteristics including the tapestry of rural spaces that exists between the Thriplow village built environment. This means:               <ol style="list-style-type: none"> <li>a) careful and well thought-through landscaping that takes into account the characteristics in the Local Character Area (defined and described in Appendix 1) <u>in which it is located</u>;</li> <li>b) ensuring the scheme assimilates comfortably within its existing site context, blends into the existing wider rural setting and is not visually intrusive from the highway or other public places (including public rights of way);</li> <li>c) built form and layout (including densities, scale and mass) is appropriate given the existing site context as well as the built form and layout on neighbouring sites;</li> <li><del>d) retaining a close relationship between the built form and the surrounding open space and countryside (for example by allowing views of surrounding open space and countryside to penetrate through a scheme) and</del></li> <li><del>e) ensuring the significance of heritage assets and their setting (including listed buildings, non-designated heritage assets and the conservation area itself) are conserved or enhanced as a result of new development.</del></li> </ol> </li> </ol>	SCDC comment (March 2023), paragraph 19

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		<p><u>Development proposals that would lead to the erosion of the character of Thriplow’s rural lanes (Farm Lane, Lower Street, Lodge Road, Middle Street and Church Lane) will not be supported. Proposals that could generate additional traffic along them will only be supported if it can be demonstrated through a transport assessment or, in the case of a smaller schemes, in an accompanying Design and Access/Planning Statement, the traffic impacts will not lead to unacceptable adverse impacts on their rural character, on road safety for all users and on the amenity value they provide as part of the wider network of rural walking routes.</u></p>	
41	<p>THP 4</p> <p>6.4</p> <p>6.4.1</p>	<p>Amend supporting text to THP 4 as follows:</p> <p>As noted earlier in this plan, there are three areas in Thriplow village which have been identified in the 2018 Local Plan as being Important Countryside Frontage, via Policy NH/13: Important Countryside Frontage.</p> <p>This NP has identified two additional frontages that meet the criteria for Important Countryside Frontage designation. These are shown on Map 12.</p> <p><del>“The View” ICF: this ICF follows the route of public footpath number 234/3, referred to locally as the View. This is a well trodden path used to access one part of the village, in Middle Street, from the other, in Church Street. The entrance to the footpath off Middle Street is along the village edge, just south of the Manor House and the exit onto Church Street alongside Manor Farmhouse. To the north, this route fronts onto horse paddocks. The outlook to the south is of open countryside that sweeps into part of the village.</del></p> <p><del>“The Baulk” ICF: this ICF follows the route of public footpath number 234/2, referred to locally as the Baulk, which runs further north from path 234/3 and parallel to it. The entrance to the footpath off Middle Street is between residential curtilages and the path exits behind the buildings of Bacon’s Farm, opposite a row of bungalows onto Church Street. There are open outlooks to both the north and the south along the footpath. The frontages marked on the map functions as a rural gap with strong countryside character between three</del></p>	<p>To reflect the removal of three ICFs</p>



No.	Location	Change	Reason for change
		<p><del>parts of the village, Bacon’s Farm to the east, Middle Street to the west and School Lane to the north.</del></p> <p><del>“Narrow Lane” ICF: this ICF follows the route of public footpath number 234/1. This is a well trodden path used for accessing one part of the village, at Lower Street, from the other, at Middle Street. The entrance to the footpath on Lower Street is framed by village dwellings and the exit onto Middle Street likewise. There are open outlooks to the north and south along this short stretch of footpath between these parts of the village. The frontage marked on the map functions as a rural gap with strong countryside character between three different parts of the village, Bacon’s Farm to the east, Middle Street to the west and School Lane to the north.</del></p> <p>“Sheralds Croft/Foremans Road” ICF: this is the frontage along the farm track where Foremans Road meets Sheralds Croft in the north western part of the settlement edge. Here the open countryside sweeps into the northern part of the village.</p> <p>“The Churchyard” ICF: this is the frontage looking north from the churchyard. Within the setting of the Grade II* listed church, the land has a strong countryside character and sweeps into this northern edge of Thriplow village.</p>	
42	THP 4	<p>Amend the policy as follows:</p> <p><b>Policy THP 4 – Important Countryside Frontages in Thriplow village</b></p> <p>1. The frontages shown on Policy Map 12, and listed below, <del>are</del> <u>is</u> designated as Important Countryside Frontages as defined in the 2018 Local Plan.</p> <p><del>a) “The View” Important Countryside Frontage</del></p> <p><del>b) “The Balk” Important Countryside Frontage</del></p> <p><del>c) “Narrow Lane” Important Countryside Frontage</del></p> <p><del>d) “Sheralds Croft and Foremans Road” Important Countryside Frontage</del></p> <p>e) “Churchyard” Important Countryside Frontage</p>	SCDC comment (March 2023), paragraph 20

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		2. Planning permission will <del>be refused</del> <u>not be supported</u> where a development proposal compromises any of the following purposes of the frontages: a) Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or b) Provides an important rural break between two nearby but detached parts of the development framework.	
43	THP 5 & Appendix 2	Appendix 2 to be updated to reflect LCA findings. Replace existing Appendix 2 with new document.	Reg 14 comments from GCSP. Resident comment and tighten linkage with LCA
44	Paragraph 6.7.2	Add a new paragraph after 6.7.2 as follows:  “Policy THP 7 does not prevent Anglian Water from undertaking necessary operation works or enhancements to its assets (rising mains and sewers) located in the Heathfield Recreation Area, Hurdles Way Woodland or the Playspace at Ringstone”.	Reg. 14 comment from Anglian Water.
45	Views maps	To be updated with a new map.	Reg 14 comments from GCSP. Resident comment and tighten linkage with LCA
46	THP 7	Add e) to paragraph 1 as follows:  “e) Hurdles Way woodland”	Correct an error
47	Map 16	Replace map with corrected map.  Jake to be asked to amend Map 16 so that “Playspace at Kingstone” reads “Playspace at Ringstone”	Correct an error
48	Paragraph 6.8.10	Change reference to NPPF in third line as follows:  “...set out in paragraph <del>180 of the NPPF 2021</del> <u>186 of the NPPF 2023,</u> ”	New NPPF 2023
49	Insert new paragraph 6.8.10	Insert new paragraph as follows	Added justification for SCDC paragraph 30

No.	Location	Change	Reason for change
	after paragraph 6.8.9	<p><u>Maps 17 and 18 provide evidence which underpins the opportunities in map 19 for creating ecological networks. The eastern rectangular field, which is south of The Drift, is shown as an opportunity to create a large area of new ecological habitat (wood pasture with large open glades/spaces of chalk grassland (bearing in mind the chalk soils) which will link the two settlements of Thriplow with Heathfield and provide opportunities for access to good quality natural green space for local people. The area which runs north/south along the eastern edge of the parish boundary is an opportunity for creating additional and extending existing priority habitat. The existing priority habitat is a mixture of deciduous woodland, fen and floodplain grazing marsh. Extending these habitats along the spring line and the Hoffer Brook would seek to link sites to the north and south of the parish boundary. The lighter green areas on Map 19 highlight opportunities for creation of new chalk grassland, linking existing priority habitats, deciduous woodland to the south and chalk grassland (established through the landowners agri-environment scheme) to the north. These areas will also link with Thriplow Meadows SSSI. Also highlighted, is the opportunity to buffer the brook that runs roughly north/south parallel to Brook Road. This brook is a tributary of the Hoffer Brook and as such a reasonable buffer against the brook to reduce impacts from agricultural runoff should be encouraged. The mid green areas on map 19 show opportunities to link extend and buffer existing areas of existing deciduous woodland</u></p>	
50	THP 8 Policy	<p>Amend clauses 1 and 2 as follows:</p> <p>1. Development close to or <u>which could otherwise have impacts on</u> <del>involving</del> a site or feature of biodiversity value <u>in Thriplow and Heathfield parish</u>, must take full account of that value. This includes:</p> <p>Sites:</p> <p>a) The designated Sites of Importance for Special Scientific Interest (see Map 17)</p> <p>b) Areas of Priority Habitat, including purple moor grass and rush pasture, floodplain grazing marsh, areas of deciduous woodland and traditional orchards (see Map 18)</p>	<p>To reflect policy intention more accurately.</p> <p>Reg 14 comment from GCSP claiming the policy is not locally distinctive.</p>

No.	Location	Change	Reason for change
		<p>c) Sites identified locally as being important for biodiversity, including the tributary feeding the Hoffer Brook.</p> <p>2. For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:</p> <p>a) Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ.</p> <p>b) Secondly, mitigate impacts where these have been found to be unavoidable. <del>Through replacement of lost protected and priority habitats and accommodating displaced species in the site boundary</del></p> <p>c) Thirdly, compensate if mitigation measures are insufficient.</p>	<p>To avoid implying the acceptance of the loss of a priority habitat.</p>
51	THP 8 Clause 4 in policy text	<p>Amend as follows:</p> <p><u>When delivering biodiversity net gain (BNG) as part of meeting national and Local Plan the Local Plan policy requirements set out in Policy NH/4: Biodiversity, this should be achieved on-site wherever possible. Where BNG is to be delivered off-site, measures should have regard to the latest guidance published by Greater Cambridge Shared Planning, such as the July 2022 GCSP Interim offsite BNG protocol or its successor document.</u></p> <p><u>Appropriate measures for the delivery of biodiversity enhancements (including BNG and whether it is off-site or on-site) in Thriplow and Heathfield parish could include: <del>the following priorities for biodiversity improvements in the parish should be considered:</del></u></p> <p>a) Opportunities to grow and link existing ecological networks in the parish as shown on Policy Map 19 following the Lawton principle of “bigger, better, more joined up”.</p> <p>b) Planting trees or areas of new woodland/wood pasture following right tree, right place principles (increasing tree cover whilst protecting what is special and valued in the landscape and keeping the environmental benefits already being delivered); creating new</p>	<p>Reg 14 comment from GCSP and concerns expressed during follow up dialogue as to how the parish level policy will work alongside strategic strategies.</p> <p>Changes also made to reflect that BNG requirements have been introduced through legislation in early 2024.</p>

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No.	Location	Change	Reason for change
		<p>biodiverse green space such as chalk grassland in locations which will provide new habitat in close proximity to existing sites and increase or enhance existing ecological networks in the parish; creating or restoring new ponds or other water features which will help build on existing blue infrastructure.</p> <p>c) Restoring existing hedges through coppicing/layering and gapping up and planting new hedgerows where appropriate.</p> <p>d) Improvements to the Hoffer Brook tributary, see priorities in Policy THP 9.</p>	
52	Paragraph 6.9.1	<p>Add a paragraph after paragraph 6.9.1</p> <p>With respect to development and water management, Policies CC/8: Sustainable Drainage Systems and CC/9: Managing Flood Risk in South Cambridgeshire’s 2018 Local Plan will apply alongside Policy THP 9.</p>	In response to GCSP/SCDC comment, paragraph 31.
53	THP 9	<p>Amend clause 2 in policy THP as follows:</p> <p>All proposals will be expected to incorporate sustainable drainage measures as a way of both managing surface water flood risk and protecting water quality in the parish, with reference to SPD Biodiversity Issue B6 – Sustainable Drainage Systems <u>and the Cambridgeshire Flood and Water Management SPD.</u></p>	Reg 14 comment from Anglian Water.
54	Paragraph 6.10.9	<p>Change reference to NPPF in first line as follows:  “... under <del>the new provision of NPPF (paragraph 66)</del> paragraph 68 of the NPPF 2023, <u>SCDC have...</u>”</p>	New NPPF published in December 2023
55	Paragraph 6.10.10	Covers period <del>2021</del> 2024 to 2041	Update
56	Paragraph 6.10.16	<p>Insert a new paragraph following paragraph 6.10.16 that reads:</p> <p><u>“More recently, as at February 2024, South Cambridgeshire District Council record a total of 16 households with a connection to the parish and being in need of affordable housing that is available for social or affordable rent”</u></p>	To ensure the NP is informed by up to date information and in response to resident comment questioning difference in housing register data and HNS data.

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No.	Location	Change	Reason for change
57	6.10.10	Importantly, this NP covers the period <del>2021</del> <u>2024</u> to 2041.	Update
58	Paragraph 6.10.15	Insert a new paragraph after paragraph 6.10.15 and renumber subsequent paragraphs:  <u>"The total area of the site is 1.23 hectares, including 0.4 hectares of land located in the Green Belt. The developable area of the site is 0.83 hectares."</u>	To improve clarity over the densities being achieved on the site.
59	Policy THP 10 clause d and e	Amend Connectivity and permeability elements as follows:  Connectivity and permeability:  e) <del>Improvements to be provided to pedestrian infrastructure along Pedestrian footways to be provided along Lodge Road and Fowlmere Road, together with a pedestrian crossing where the two meet</del> in order to facilitate a safe pedestrian <u>crossing points</u> and route to existing pavement infrastructure along Fowlmere Road and allow for safe walking routes to village services.	Reg. 14 comments from Historic England plus inconsistencies in plan.
60	Policy THP 10 clause h	Amend Landscaping elements to read:  Landscaping f) To secure a high level of residential amenity, the incorporation of generous landscaping between the residential areas and vehicle repair shop to the south and the agricultural buildings to the west and south g) Retain existing boundary vegetation  h) Ensure the new development is integrated well in its wider landscape setting at this settlement edge location through: a. providing a landscaped buffer of a <del>native</del> <u>tree belt (selecting species that are both of local biodiversity value and resilient to the effects of climate change)</u> along the western boundary of the site which ensures the maintenance of a soft vegetated edge to the village edge.	SCDC comment (March 2023), paragraph 36

No.	Location	Change	Reason for change
		<p>b. incorporating a boundary hedge using <u>mixed</u> native species along the eastern edge to maintain the rural and vegetated character of Lodge Road.</p> <p>i) Conserve and enhance the setting of the Conservation Area through provision of improved vegetated buffers <u>made up of native thicket and hedge species</u> (<del>native hedge species</del>) along Lodge Road</p>	
61	Policy THP 10 clause j) DESIGN	<p>Amend clause j as follows:</p> <p>Design:</p> <p><del>f) j)</del> <u>The proposal must be the result of a design-led process which acknowledges the sensitivities and opportunities for improvement with respect to this village gateway location abutting both the countryside and the Thriplow conservation area. <u>Of particular importance is the protection of the rural character of Lodge Road.</u></u></p> <p><u>k) A minimum of 2 car parking spaces must be provided within the curtilage of each dwelling in addition to visitor parking. Exceptionally, where a second in-curtilage space is not possible for smaller dwellings, this must be provided in a dedicated parking bay readily accessible and visible from the applicable dwelling.</u></p>	<p>To reflect the intention of the policy more accurately.</p> <p>To address concerns raised at consultation with regards to spill over on street parking along Lodge Road.</p>
62	Policy THP 10	Correct the numbering of the bullet points. The second f. is incorrect.	Correct an error
63	Policy THP 10 Sustainable Design and Construction	<p>Amend as follows:</p> <p>Sustainable design and construction</p> <p><del>l) check numbering system) g)</del> A Sustainable Statement must accompany the planning application demonstrating how the development:</p> <p>a. facilitates low carbon living for future occupiers through 1. Reducing the need for energy through site layout, orientation and building fabric. 2. Incorporation of low carbon heating solutions and 3. Incorporation of renewable energy technology as appropriate and</p>	Reg. 14 comment from Anglian Water

No.	Location	Change	Reason for change
		<p>b. meets other sustainability criteria, <u>including measures to facilitate efficient use of potable water (appropriate fixtures, rainwater harvesting and utilising opportunities for greywater recycling)</u> set out in Appendix 1 to the Great Cambridge Sustainable Design and Construction SPD, or any updated version of this.</p>	
64	Policy THP 10 Biodiversity clause	<p>Amend as follows:</p> <p>Biodiversity</p> <p>m) (check numbering) Submission of an Ecological Study that establishes either</p> <ul style="list-style-type: none"> <li>a. That there would be no negative impact on flora and fauna; or if any negative impacts are identified, establishes that</li> <li>b. These negative impacts are suitably mitigated against; and</li> <li>c. The scheme as a whole will deliver a net gain in biodiversity.</li> </ul> <p>n) (check numbering) <u>As part of delivering biodiversity enhancements, the opportunity to provide habitat that connects or strengthens links with existing priority habitat close by should be prioritised. For example, through the provision of a wooded biodiverse strip along the western boundary of the site and further south to connect with deciduous woodland at Newditch Plantation).</u></p> <p>o) Significant impacts on hedgerows or any severance of bat flight lines must be avoided to project foraging and commuting habitat for Barbastelle bats which could belong to the population protected by Eversden &amp; Wimpole Woods SAC.</p>	Consistency with Policy THP 8
65	Map 20 (the grainstore site)	<p>Replace with new map. Map to show:</p> <ul style="list-style-type: none"> <li>• New map to remove black arrow indicating vehicular access onto Lodge Road. Make into hammer head emergency vehicle turning zone</li> <li>• Ensure room for car parking 2 per dwelling plus visitor parking</li> <li>• Add visual scale</li> </ul>	Various



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No.	Location	Change	Reason for change
		<ul style="list-style-type: none"> <li>Change key to read 'Proposed public access across site to be active travel route'</li> </ul>	
66	Paragraph 6.12.8	<p>Insert photos from AECOM masterplan illustrating problems associated with rear parking courtyards and on street parking. E.g. Figures 116, 118, 129</p> <p>Amend sub point I under LCA 7 (Ringstone) to read as follows:</p> <p>Rear parking courtyards and garages are underused and constitute hidden spaces with limited positive contribution to the wider character (<u>see page 80 of the 2022 AECOM Masterplan report</u>).</p>	SCDC comment paragraph 38
67	Paragraph 6.12.11	Move the subtitle 'Policy intent' so it appears above existing paragraph 6.12.11	SCDC comment paragraph 75
68	Policy THP 12	<p>Amend Clause 1 in Policy THP12 as follows:</p> <p>In order to maintain pedestrian safety on the village roads, all new development proposals will be expected to adopt a design-led approach to addressing the parking needs generated by the development. This should take into account known existing issues, in the vicinity, including those described in the supporting text to this policy, This would normally mean providing dedicated parking onplot <u>and being guided by the indicative quantitative standards set out in the Local Plan (currently Policy TI/3: Parking Provision in the 2018 Local Plan)</u>. Off-plot parking provision will only be acceptable where spaces are provided in a convenient location, for example in the form of parking bays or inset bays, in front of or adjacent to the proposal and without impeding road safety, particularly for pedestrians and other non-motorised users. Tree planting and other landscaping should be incorporated to maintain or create a high quality streetscape, that is not visually dominated by parked cars.</p>	Comment from SCDC on THP 11. See paragraph 38, fourth bullet.
69	Paragraph 6.13.8	<p>Clause a) under sub title "Improving active travel routes (see Map 24). Amend as follows:</p> <p>a) Off road pedestrian access to Newton: Woodland north of Heathfield: The continuation of this woodland as a walk in the northerly direction towards Newton via Great Nine Wells. If the northern part of this woodland were to be publicly navigable, it would open up access to another farm track, which goes close to Newton, onto the</p>	Comment from Natural England on THP 13

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No.	Location	Change	Reason for change
		B1368. <u>At implementation stage, further engagement will be needed both with landowners and, with respect to Thriplow Meadows SSSI, with Natural England.</u>	
70	Policy THP13	<p>Give the clauses numbers and amend clause 2 as follows:</p> <ol style="list-style-type: none"> <li>1. All new development will be expected to protect existing rural routes available to for non-motorised users in the parish. (see Maps 21, 22 and 25)</li> <li>2. Where necessary to make a development proposal acceptable and where directly and fairly and reasonably related in scale and kind to the development, contributions towards improvements <u>(see existing and aspired to networks on Maps 21, 22, 23 and 24) as set out in this plan</u> to this network will be sought.</li> <li>3. Where a development proposal comes forward which presents an opportunity – see Maps 23 and 24 - (e.g by way of its location) for improving the existing footpath, bridleway and cycling routes, such opportunities should be taken.</li> </ol>	In response to SCDC comment, see paragraph 40.
71	Paragraph 6.14	<p>Amend as follows:</p> <p>The NP seeks to encourage better connections between Heathfield and Thriplow. A key challenge is overcoming the difficulties created by having no direct vehicular link between the two settlements. There is a public footpath linking the two settlements. Recently, the footpath was re-laid as a concrete path, which has resulted in an easier and more pleasant access between the two settlements, in particular for cyclists. This has the important benefit of increasing access to the Thriplow based village services to Heathfield residents. Discussions do take place <del>are currently underway</del> as to whether this path should be lit at night. There are different views on this, with energy conservation and night sky darkness going against the increased amenity that this would provide.</p>	SCDC comment
72	Paragraph 6.14.2	<p>Amend paragraph as follows:</p> <p>Development proposals which would lead to additional severance between the two communities would not be supported. This could be through the inappropriate expansion of the KWS site agricultural seed research centre (located south of Thriplow)</p>	SCDC comment (paragraph 80)

No.	Location	Change	Reason for change
		<p>or through diverting the A505 to the north of Heathfield. The latter is a proposal put forward by land promoters in the past although <del>dismissed as part of the</del> <u>not taken forward as part of the</u> emerging Greater Cambridge Local Plan.</p>	
73	New policy	<p>Add Policy THP 15 and supporting text under third theme as follows:</p> <p>Supporting text:</p> <p>Policy THP 15 – Thriplow and Heathfield Infrastructure Priorities</p> <p>At the time of writing this Neighbourhood Plan, there is no Community Infrastructure Levy in place in South Cambridgeshire. However, there could be during its lifetime, especially as the government encourages local authorities to do so. If such a levy is in place it will allow spending on infrastructure to be delivered in line with local priorities and not restricted to improvements linked to the impacts of specific development proposals. In the meantime, there will be a need for a Section 106 agreement to be tied to a planning consent to ensure necessary improvements to make a development proposals acceptable in planning terms. A number of policies (listed in Policy THP 15) in this Neighbourhood Plan refer to such requirements.</p> <p>Policy Box</p> <p>Financial contributions or direct provision of new infrastructure will be sought to secure infrastructure improvements (such as those listed below) made necessary by development proposals.</p> <p>In the event that developer contributions can be locally determined, they will be directed to any of the following priorities:</p> <ul style="list-style-type: none"> <li>• Improvements set out in the Heathfield Enhancement Strategy</li> <li>• Delivering improved outdoor recreation facilities (see Community Initiative 5)</li> </ul>	SCDC comment, Paragraph 46

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No.	Location	Change	Reason for change
		<ul style="list-style-type: none"> <li>• Biodiversity improvements identified in Policy THP 8 and enhancements to ecological networks as per Map 19</li> <li>• Improving existing pavements serving development to increase their accessibility for all users (see Policy THP12)</li> <li>• Interventions that help to alleviate existing congestion and on-street parking issues particularly relating to Thriplow primary school and Heathfield (see Policy THP 12)</li> <li>• Improving the network of rural routes for non-motorised users (see Policy THP 13).</li> <li>• Other items of community infrastructure identified as being necessary during the plan period</li> </ul>	
74	<p>Chapter 7 paragraph 7.5</p> <p>Community initiative 3</p>	<p>Amend first sentence to read:</p> <p>There are other incremental improvements which could be made with community involvement and cooperation between the Parish Council, <del>and</del> the Heathfield Residents Association <u>and other residents in the area</u>"</p>	Reg. 14 comment from resident
75	Chapter 7 paragraph 7.7	<p>Amend paragraph as follows</p> <p>Community Initiative 5: Improved outdoor recreation facilities The fish pond and adjacent woodland that lie between the two communities offer opportunity for further development as recreational space. The Parish Council is ready to work with the landowner (<u>Robert Smith Farms</u>), the Royston and District Angling Club and local volunteers to enhance the area. A suggestion that a BMX bike track be included will be explored.</p>	Resident comment
76	Paragraph 7.9	<p>Remove the numbering against the subtitle "<del>Improving the rural footpath network</del>" and rename it "<u>Improving rural routes for non-motorised users</u>" so numbering is consistent with other sub titles. Renumber rest of the numbered clauses.</p>	Correct an error and to reflect resident comment regarding access for horse riders.

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No.	Location	Change	Reason for change
77	Paragraph 7.10 Community Initiative 6	Community Initiative 6: Improving <del>our rural routes for non-motorised users</del> <del>the rural footpath network</del> . The Parish Council will work with interested groups to improve and develop routes for sustainable travel on <u>horseback</u> , bicycle and foot to the nearby villages of Newton, Whittlesford, Fowlmere and Foxton (Map 21). Particular emphasis would be given to establishing good routes to the railway stations at Whittlesford and Foxton.	In response to resident comment
78	Paragraph 7.13  Community Initiative 10	Add the following  Community Initiative 10: addressing inappropriate parking in the parish The Parish Council will continue to explore opportunities to address on street parking issues outside the planning application process.	In response to resident comment
79	Monitoring section	Insert a monitoring section	Paragraph 81 of SCDC/GCSP comment
81	Appendix 1	Rename Appendix 1 to  "Pages 6 to 14 from the Thriplow and Heathfield Parish Character Assessment"	Correction
82	Appendix 2	Insert updated Appendix 2 to: <ul style="list-style-type: none"> <li>• Strengthen links between the views in Policy THP 5 and the LCA recommendations</li> <li>• Include Heathfield views in views assessment.</li> </ul>	To strengthen links between the views in Policy THP 5 and the LCA recommendations. See GCSP comment paragraph 26.  Heathfield views not described in Appendix 2 (Reg 14 version)
83	Supporting evidence  Policy THP 7	Open spaces assessment to accompany the NP at submission stage	Paragraph 28 of the GCSP/SCDC comment.
84	Supporting evidence	Update landscape led brief that accompanies the NP in light of Reg 14 comments and Policy THP 10 in submission plan.	

No.	Location	Change	Reason for change
		<p>P1 THE SITE Para 7 - Consented becomes constructed</p> <p>P 3 - Remove 's' Provide a western tree belt The tree belt should be designed to provide appropriate gateway views and surveillance from the site and into the site. A hedge would be insufficient in scale. It should be designed to provide native and climate change resilient species</p> <p>P 4 Transpose map with new one provided yesterday in maps folder. This map also needs to be added to plan before Policy 10, to replace that within plan at the moment</p>	
85	Proof read	Undertake proof read of submission plan once edits in this schedule have been made	