



**Thriplow and Heathfield Neighbourhood Plan 2024 to 2041
Basic Conditions Statement**

May 2024

Introduction

Cambridgeshire ACRE is an independent charity established in 1924. We are part of a network of 38 Rural Community Councils across England and are a member of ACRE (the national umbrella for RCCs). We are proud to support local communities in Cambridgeshire and Peterborough, and nearby where appropriate. We put a lot of effort into getting to know our customers so we can understand what they need from us. This ensures we focus on providing products and services that really make a difference to local people as they work in their own communities.

As part of our work, we provide a Neighbourhood Planning service for local communities. We have developed this service by building on our skills, knowledge and competencies gained in other project areas such as rural affordable housing and community-led planning and by working with local planning consultants to broaden our capacity.

Our current partners are:



You can find out more about our team and our work on our website [here](#).

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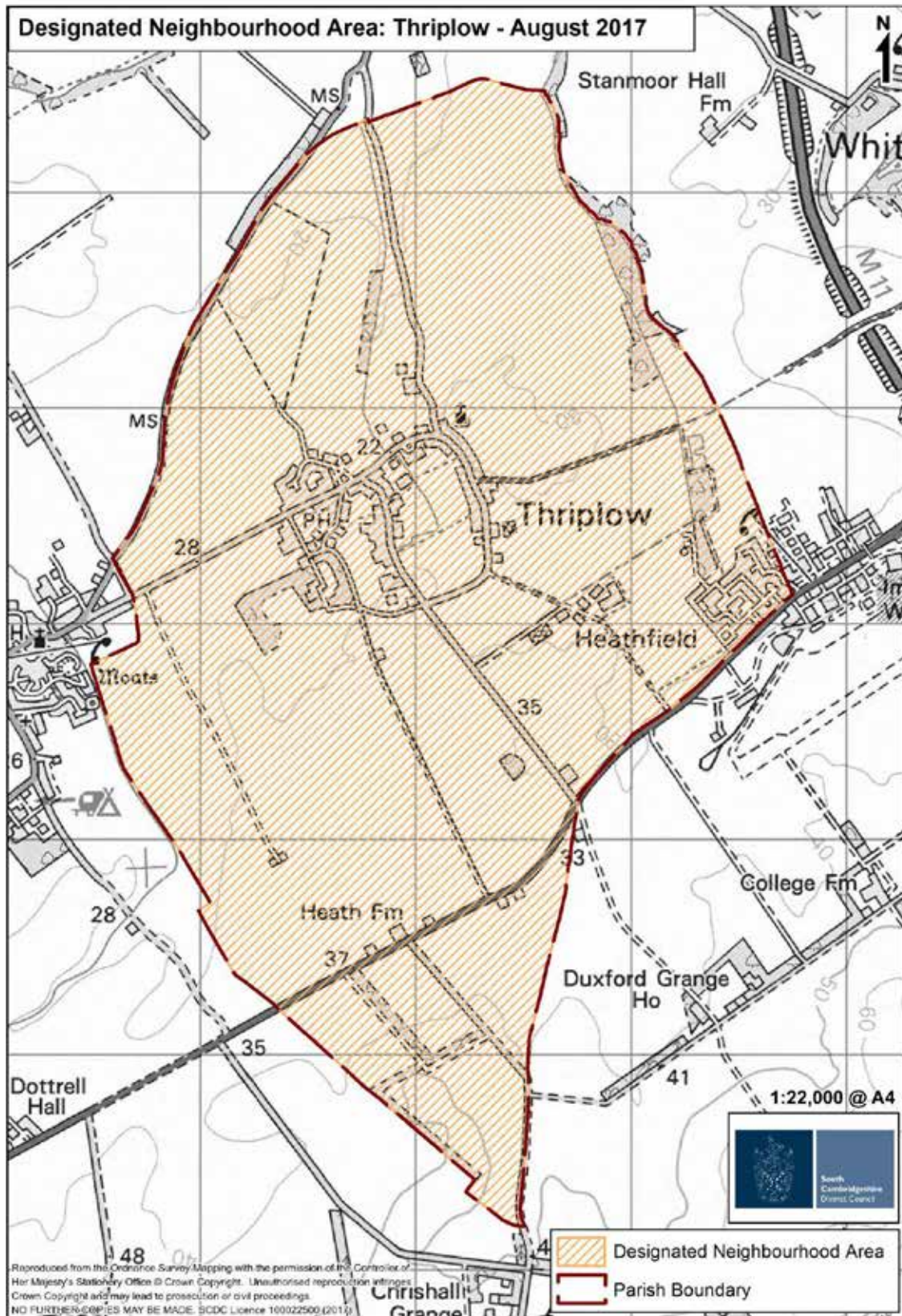
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1 Introduction

- 1.1 This Basic Conditions Statement has been prepared by Cambridgeshire ACRE on the behalf of Thriplow and Heathfield Parish Council to accompany the submission of the Thriplow and Heathfield Neighbourhood Plan (the “T&H NP”) to the local planning authority, South Cambridgeshire District Council (SCDC).
- 1.2 T&H NP is being submitted under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), referred to in this document as “the Regulations”.
- 1.3 The neighbourhood plan area was formally designated by the Planning Portfolio Holder in SCDC on 25 August 2017 - <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/thriplow-neighbourhood-plan/> The plan area – see Map 1 - is the same area covered by the Parish of Thriplow and Heathfield.
- 1.4 In 2017, this parish was formally named Thriplow parish. On 1 April 2021, SCDC agreed a Reorganisation Order under section 82 of the Local Government and Public Involvement in Health Act 2007. Under this order the parish, previously known as Thriplow was re-named the Parish of Thriplow and Heathfield.
- 1.5 The policies described in T&H NP relate to the development and use of land in the designated neighbourhood area. The neighbourhood plan covers the period 2024 to 2041 and the plan does not contain policies relating to excluded development in accordance with Paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act (TCPA)
- 1.6 This statement addresses each of the ‘basic conditions’ required by the Regulations and explains how the submitted neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 TCPA.
- 1.7 Paragraph 8 of Schedule 4B of the 1990 TCPA states that a draft neighbourhood development order meets the basic conditions if:
 - a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
 - b) the making of the order contributes to the achievement of sustainable development;
 - c) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) the making of the order does not breach and is otherwise be compatible European Union (EU) obligations (the existing body of environmental regulation is retained in UK law); and
 - e) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act.

The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017



Map 1: The designated neighbourhood plan area

2 The Thriplow and Heathfield Neighbourhood Plan

2.1 The vision underpinning the plan is:

Thriplow and Heathfield will grow sustainably whilst remaining a 'living' community providing a high quality of life and social cohesion for residents of all ages across the whole parish, respecting its rural roots and enhancing the natural environment. Access, via non-motorised (active-travel) routes, to our surrounding countryside and neighbouring settlements will be improved, bringing with it, social, mental and physical health benefits

Thriplow and Heathfield Neighbourhood Plan Vision

2.2 The vision is supported by twelve objectives and fifteen planning policies as listed and summarised in Table 1 below. The policies are organised into three different themes. Some of the policies belong to more than one objective (e.g. Policy THP 10 – Grainstore site allocation). The planning policies are complemented by 10 community initiatives (see NP chapter 7) which sit outside the planning process and are primarily for the Parish Council to progress.

Themes, objectives and policies	A summary of what the policies are seeking to achieve
Theme 1: Protecting and enhancing the natural environment and the character of the parish	
<p>Objective 1: The character and quality of the built environment and landscape in Heathfield will be protected and improved.</p> <p>Policy THP 1 – Improving the character and quality of Heathfield</p> <p>Policy THP 2 – Provision of additional amenities in Heathfield</p> <p>Policy THP 5 – Parish-wide locally valued views</p> <p>Community Initiatives 1, 2 and 3</p>	<p>To inform the NP, a Masterplan document covering the built-up area of Heathfield was prepared by AECOM in 2022. This work was commissioned by Locality, on the behalf of the Parish Council. This work has been used to inform the development of the Heathfield Enhancement Strategy which is included in the NP. This identifies 11 issues that need addressing, together with potential solutions to address these issues.</p> <p>Importantly, whilst it is estimated that 60% of the parish's population lives in Heathfield, the settlement is not identified as a suitable location for additional growth. This is because access to amenities, shops and services is lacking at Heathfield, and also because the settlement is surrounded by the Green Belt. This restriction on development in Heathfield will limit the degree to which improvements could come forward as a direct result of development proposals in Heathfield.</p> <p>The policies do nevertheless have an important role to play. In the past, it is considered that development proposals have come forward in Heathfield, which have failed to deliver good quality developments with good quality landscaping. Some schemes have made existing problems worse. Policy THP 1 will mean that existing problems and issues can no longer be used as an excuse for delivering poorly designed and poorly landscaped schemes. Policy THP 2 will mean the open spaces of value in Heathfield village are afforded the same level of protection as the open spaces the Thriplow. Policy THP 5 includes the views of particular value to Heathfield residents, out across open countryside from the settlement of Heathfield and from the public right of way linking Heathfield with Thriplow village.</p>
<p>Objective 2: The existing built environment and landscape character of Thriplow village will be protected and enhanced.</p> <p>Policy THP 3 – Protecting and enhancing village character in Thriplow</p> <p>Policy THP 4 – Important Countryside Frontages in Thriplow village</p>	<p>As with the 2018 Local Plan, the NP identifies Thriplow village as the most suitable location for additional development. In addition to the 2018 Local Plan (which the NP finds has done a good job in ensuring that the built environment and landscape character in Thriplow is protected or enhanced), the NP includes these three policies, all of which are focused on ensuring all development respects the existing special characteristics in Thriplow village.</p>

Themes, objectives and policies	A summary of what the policies are seeking to achieve
Policy THP 5 – Parish-wide locally valued views	
<p>Objective 3: New development will be sensitive to our rural environment and reflect our rural routes</p> <p>Policy THP 5 – Parish-wide locally valued views</p> <p>Policy THP 6 – Supporting the rural economy</p>	<p>Objective 3 is closely linked to Objectives 1 and 2 although it applies parish-wide rather than focusing on one of the settlements.</p> <p>Policy THP 5 identifies and protects locally valued views (identified in a map) across the parish and Policy THP 6 sets out expectations with regards to proposals that impact the rural economy in the parish</p>
<p>Objective 4: recognise and protect accordingly all valued open spaces in the parish</p> <p>Policy THP 7 – Heathfield Local Green Space</p>	<p>Objective 4 seeks to afford the same protection to valued open spaces in Heathfield as the Local Plan currently does in Thriplow. Policy THP 7 designates 4 important open spaces in Heathfield as Local Green Spaces.</p>
<p>Objective 5: Seek to reverse the decline of the natural environment in the parish by protecting and increasing biodiversity in the parish</p> <p>Policy THP 8 – Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gains</p> <p>Policy THP 9 – Protecting and enhancing the parish tributary feeding the Hoffer Brook</p> <p>Community Initiative 4</p>	<p>The desire to protect and enhance biodiversity in the parish features strongly in Theme 1. Two planning policies are included in the NP focusing on existing features of biodiversity across the parish, together with opportunities to improve these features and ecological networks generally.</p>
<p>Theme 2: Living village and sustainable development</p>	
<p>Objective 6: We will continue to be a living community, which sustains all amenities including the primary school, shop and facilities</p> <p>Policy THP 10 – Grainstore site allocation</p> <p>Policy THP 11 – Rural exception sites in Thriplow</p>	<p>Under Theme 2, the plan is focused on ensuring the parish continues as a living community, which sustains the primary school shops and facilities. As part of this, the NP recognises the value in delivering additional residential development where the new dwellings will help address existing affordable housing needs in the parish and subject to proposals coming forward in the most sustainable location.</p>

Themes, objectives and policies	A summary of what the policies are seeking to achieve
	<p>Policy THP 10 is an important part of this. In addition, Policy THP 11 supports, in principle, the delivery of rural exception sites on sites outside the Thriplow development framework where such schemes would address parish specific affordable housing needs. The policy includes criteria including that any such homes must be affordable in perpetuity.</p>
<p>Objective 7: There will be limited small scale additional housing development focused in Thriplow near to existing shops and services</p> <p>Policy THP 10 – Grainstore site allocation Policy THP 11 – Rural exception sites in Thriplow</p>	<p>Policy THP 10 allocates land at Lodge Road for the delivery of approximately 20 additional homes including affordable housing, which will be prioritised for households eligible for affordable housing and who have a connection to the parish. The site was assessed as the most sustainable options out of 5 sites identified as being potentially available for development. The site assessment work is available to view at https://www.thriplowheathfieldnp.org/jan-2021-draft-site-assessments.html</p> <p>The NP has been informed by the Heathfield and Thriplow Parish Character Assessment, completed in 2020 by landscape architect Lucy Batchelor-Wylam. The landscape architect also carried out a landscape and visual sensitivity assessment of the sites assessed in the process of identifying the most sustainable sites for development. In addition, the landscape architect has prepared a landscape brief for the Grainstore site, which itself was informed by feedback provided at a parish-wide community engagement exercise undertaken in November and December 2021.</p> <p>The policy requirements set out in Policy THP 10 is directly informed by the landscape brief and feedback provided by the community as part of the 2021 community engagement work.</p>
<p>Objective 8: All development to use sustainable building materials and consider energy efficiency</p> <p>Policy THP 10 – Grainstore site allocation</p>	<p>The T&H NP refers largely to South Cambridgeshire’s 2018 Local Plan with respect to delivery sustainable design and construction standards. Within its criteria, Policy THP 10 however clarifies expectations at this particular site.</p>
<p>Objective 9. Plan for improved outdoor recreational facilities in the parish</p> <p>Policy THP 14 - Development proposals resulting in better links between the Heathfield and Thriplow communities</p> <p>Community Initiative 5</p>	<p>Policy THP 14 is an aspirational policy that welcomes future proposals that could lead to better links between the two communities of Thriplow and Heathfield. The provision of a new outdoor recreation area that is suitably located to serve both communities is one of the amenities that would be supported under this policy.</p>

Themes, objectives and policies	A summary of what the policies are seeking to achieve
<p>Objective 10: A safe, less congested village Policy THP 12 – Improving parking provision and improving road safety in Thriplow and Heathfield Community Initiatives 8 and 9</p>	<p>Policy THP 12 responds specifically to identified road safety and parking issues in both Thriplow and Heathfield</p>
<p>Objective 11: The quality and quantity of our rural footpath network and interconnectivity with neighbouring settlements will be improved Policy THP 13 – Protecting and Improving our rural routes for non-motorised users and creating sustainable connections to neighbouring settlements Community Initiative 6</p>	<p>Policy THP 13 is focused on protecting existing routes and identifying opportunities to secure new footpath routes and securing new and better active travel routes so that parish residents can be more sustainably connected with surrounding villages.</p>
<p>Theme 3: Social Cohesion and Parish Links</p>	
<p>Objective 12: There will be more cohesion between the two communities of Heathfield and Thriplow Policy THP 14 – Development proposals resulting in better links between the Heathfield and Thriplow communities Policy THP 15 – Thriplow and Heathfield Infrastructure Priorities Community Initiative 7</p>	<p>Objective 12 is partly addressed through the preparation of this NP. There has been considerable joint working between residents in the two settlements in the preparation of the plan to date. In addition, Policy THP 14 is an aspirational policy which supports in principle development proposals which deliver improvements to the sustainable travel route between the two communities, a new outdoor recreational space to serve both communities as well as a community meeting space which meets the needs of both settlements.</p> <p>The following policies seek off site contributions from applicable applications: THP 1, towards Heathfield improvements THP 8, towards biodiversity enhancements THP 9, towards addressing parking issues THP 13, towards enhancing rural routes</p> <p>The delivery of community infrastructure alongside new development to address identified priorities will help with strengthening community cohesion across the two communities. Policy THP 15 brings all the priorities together in the event that developer</p>

Themes, objectives and policies	A summary of what the policies are seeking to achieve
	contributions can be locally determined during the plan period (e.g. through the introduction of an Infrastructure Levy).

Table 1: NP themes, objectives and planning policies and what they are seeking to achieve

3 How the Neighbourhood Plan policies are appropriate having regard to national policies and guidance

- 3.1 National planning policy is principally provided by the National Planning Policy Framework (NPPF), last updated 19 December 2023. National planning guidance is provided by planning practice guidance available online at:
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 3.2 Ministerial statements are also relevant including:
13 December 2023 – Local Energy Efficiency Standards Update
<https://questions-statements.parliament.uk/written-statements/detail/2023-12-13/hcws123>
24 May 2021 – Affordable Homes Update <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>
- 3.3 The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.
- 3.4 This section demonstrates that T&H NP has regard to the relevant policies in the NPPF in relation to:
Achieving sustainable development (NPPF Chapter 2)
Plan-making (NPPF Chapter 3)
Delivering a sufficient supply of homes (NPPF Chapter 5)
Building a strong, competitive economy (including supporting a prosperous rural economy) (NPPF Chapter 6)
Ensuring the vitality of town centres (NPPF Chapter 7)
Promoting healthy and safe communities (NPPF Chapter 8)
Promoting sustainable transport (NPPF Chapter 9)
Supporting high quality communications (NPPF Chapter 10)
Making effective use of land (NPPF Chapter 11)
Achieving well-designed and beautiful places (NPPF Chapter 12)
Protecting Green Belt land (NPPF Chapter 13)
Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
Conserving and enhancing the natural environment (NPPF Chapter 15)
Conserving and enhancing the historic environment (NPPF Chapter 16)
Facilitating the sustainable use of minerals (NPPF Chapter 17)

How the T&H NP objectives and policies relate to the principal goals provided in the NPPF 2023

- 3.5 Table 2 demonstrates how the T&H NP objectives and policies relate to the principal goals set out in the NPPF.

How T&H NP objectives and policies relate to NPPF chapters and paragraphs.
Objective 1: The character and quality of the built environment and landscape in Heathfield will be protected and improved Policy THP 1 – Improving the character and quality of Heathfield Policy THP 2 – Provision of additional amenities in Heathfield Policy THP 5 – Parish-wide locally valued views
Objective 1 is consistent with Chapters 8, 12, 13 and 15 of the NPPF 2023.

How T&H NP objectives and policies relate to NPPF chapters and paragraphs.

Chapter 8: *Promoting healthy and safe communities*

Paragraph 96 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

Chapter 12: *Achieving well-designed and beautiful places*: Paragraph 132 states that “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...”.

Paragraph 135 states that Planning policies should ensure, that developments “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”

Chapter 13: *Protecting Green Belt land*

Paragraph 150 states that “local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.”

Chapter 15: *Conserving and enhancing the natural environment*:

Paragraph 180 b) states that “Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside.”

Objective 2: The existing built environment and landscape character of Thriplow village will be protected and enhanced.

Policy THP 3 – Protecting and enhancing village character in Thriplow

Policy THP 4 – Important Countryside Frontages in Thriplow village

Policy THP 5 – Parish-wide locally valued views

Objective 2 is consistent with Chapters 12, 13, 15 and 16 of the NPPF 2023.

Chapter 12: *Achieving well-designed and beautiful places*: Paragraph 132 – see above

Chapter 13: *Protecting Green Belt land*

Paragraph 150 – see above

Chapter 15: *Conserving and enhancing the natural environment*:

Paragraph 180 a) states planning policies should contribute to and enhance the natural and local environment by “protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils..”

Paragraph 180 b – see above

Chapter 16: *Conserving and enhancing the historic environment*.

Paragraph 196 states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment...”

Objective 3: New development will be sensitive to our rural environment and reflect our rural roots

Policy THP 5 – Parish-wide locally valued views

Policy THP 6 – Supporting the rural economy

Objective 3 is consistent with Chapters 6 and 12 of the NPPF 2023.

How T&H NP objectives and policies relate to NPPF chapters and paragraphs.
<p>Chapter 6: <i>Building a strong, competitive economy</i> Paragraph 88 states that planning policies and decisions should enable “a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”</p> <p>Chapter 12: <i>Achieving well-designed and beautiful places</i>: Paragraph 132 – see above.</p> <p>Chapter 15: <i>Conserving and enhancing the natural environment</i>: Paragraph 180 b) – see above.</p>
<p>Objective 4: recognise and protect accordingly all valued open spaces in the parish Policy THP 7 – Heathfield Local Green Space</p>
<p>Objective 4 is consistent with Chapter 8 of the NPPF 2023.</p> <p>Chapter 8: <i>Promoting healthy and safe communities</i>. Paragraph 105 states that “Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.” Paragraph 106 provides criteria for LGS designation. The spaces put forward in the T&H NP all meet these criteria. An open spaces assessment demonstrating this is submitted alongside the T&H NP.</p>
<p>Objective 5: Seek to reverse the decline of the natural environment in the parish by protecting and increasing biodiversity in the parish Policy THP 8 – Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gains Policy THP 9 – Protecting and enhancing the parish tributary feeding the Hoffer Brook Community Initiative 4</p>
<p>Objective 5 is consistent with Chapter 15 of the NPPF.</p> <p>Chapter 15: <i>Conserving and enhancing the natural environment</i> Paragraph 180 states “Planning policies should contribute to and enhance the natural and local environment by...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures” and e) “preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans”</p>
<p>Objective 6: We will continue to be a living community, which sustains all amenities including the primary school, shop and facilities Policy THP 10 – Grainstore site allocation Policy THP 11 – Rural exception sites in Thriplow</p>

How T&H NP objectives and policies relate to NPPF chapters and paragraphs.
Policy THP 15 – Thriplow and Heathfield Infrastructure Priorities
<p>Objective 6 is consistent with Chapters 2 and 5 of the NPPF 2023.</p> <p>Chapter 2: <i>Achieving sustainable development</i> Paragraph 7 establishes the purpose of the planning system is to “contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.”</p> <p>Paragraph 11a) goes on to say that for plan making this means “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”</p> <p>Chapter 5: <i>Delivering a sufficient supply of homes</i>. Paragraph 63 states that “...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”. Policies THP 10 and THP 11 are informed by a Housing Needs Survey undertaken in 2018.</p> <p>Chapter 5: <i>Delivering a sufficient supply of homes</i>. Paragraph 71 states that “Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.”</p> <p>Paragraph 82 states: “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”</p> <p>Paragraph 83 states “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”</p>
<p>Objective 7: There will be limited small scale additional housing development focused in Thriplow near to existing shops and services Policy THP 10 – Grainstore site allocation Policy THP 11 – Rural exception sites in Thriplow</p>
<p>Objective 7 is consistent with Chapters 2, 5 and 12 of the NPPF 2023.</p> <p>Chapter 2: <i>Achieving sustainable development</i> Paragraph 7 – see above Paragraph 11a) – see above Chapter 5: <i>Delivering a sufficient supply of homes</i>. Paragraph 71 – see above Paragraphs 82 and 83 – see above Chapter 12: <i>Achieving well-designed and beautiful places</i>: Paragraph 132 states that “Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...”.</p>
<p>Objective 8: All development to use sustainable building materials and consider energy efficiency Policy THP 10 – Grainstore site allocation</p>

How T&H NP objectives and policies relate to NPPF chapters and paragraphs.

Objective 8 is consistent with Chapters 2 and 14 of the NPPF 2023.

Chapter 2: *Achieving sustainable development*

Paragraph 8 c) establishes that planning system has an environmental objective “to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”

Chapter 14: *Meeting the challenge of climate change, flooding and coastal change*

Paragraph 158 states “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures”

Objective 9. Plan for improved outdoor recreational facilities in the parish
Policy THP 14 - Development proposals resulting in better links between the Heathfield and Thriplow communities
 Community Initiative 5

Objective 9 is consistent with Chapter 8 of the NPPF 2023.

Chapter 8: *Promoting healthy and safe communities*

Paragraph 96 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies should “plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments” and “ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

Objective 10: A safe, less congested village
Policy THP 12 – Improving parking provision and improving road safety in Thriplow and Heathfield
Policy THP 10: Grainstore site allocation
Policy THP 15: Thriplow and Heathfield Infrastructure Priorities
 Community Initiatives 8 and 9

Objective 10 is consistent with Chapter 9 of the NPPF 2023.

Chapter 9: *Promoting sustainable transport*. Paragraph 108 states “Transport issues should be considered from the earliest stages of plan-making and development proposals so that:

- a) the potential impacts of development on transport networks can be addressed
- b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated
- c) opportunities to promote walking, cycling and public transport are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.”

How T&H NP objectives and policies relate to NPPF chapters and paragraphs.
<p>Objective 11: The quality and quantity of our rural footpath network and interconnectivity with neighbouring settlements will be improved Policy THP 13 – Protecting and Improving our rural routes for non-motorised users and creating sustainable connections to neighbouring settlements Community Initiative 6</p>
<p>Objective 11 is consistent with Chapters 8 and 9 of the NPPF 2023.</p> <p>Chapter 8: <i>Promoting healthy and safe communities</i> Paragraph 96 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.</p> <p>Paragraph 104 states: “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”</p> <p>Objective 13 is consistent with Chapter 9 of the NPPF 2023. Chapter 9: <i>Promoting sustainable transport.</i> Paragraph 108 – see above.</p>
<p>Objective 12: There will be more cohesion between the two communities of Heathfield and Thriplow Policy THP 14 – Development proposals resulting in better links between the Heathfield and Thriplow communities Community Initiative 7</p>
<p>Objective 12 is consistent with Chapters 8 and 12 in the NPPF 2023.</p> <p>Chapter 8: <i>Promoting healthy and safe communities</i> Paragraph 96 – see above.</p> <p>Chapter 12: <i>Achieving well-designed and beautiful places</i> Paragraph 135 states that planning policies should “f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”</p>

Table 2: T&H NP objectives and policies assessed against the NPPF chapters.

How the NP policies are appropriate having regard to the policy guidance set out in the NPPF 2023

3.6 Table 3 sets out policy guidance from the NPPF 2023 organised by chapter and explores how the NP policies are appropriate having regard for these.

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
<p>Chapter 2: Achieving sustainable development.</p> <p>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:</p> <ul style="list-style-type: none"> - an economic objective; - a social objective; and - an environmental objective <p>Chapter 2: Achieving sustainable development. Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects...”</p>	All	<p>The Neighbourhood Plan recognises that any growth in the parish should be focused in the settlement of Thriplow where existing services including the primary school, the village shop, village hall are located (see Objective 6, Policies THP 10 and THP 11). At the same time, the T&H NP recognises the sensitivities of built environment and landscape in and around Thriplow village (see Objective 2 and Policies THP 3, THP4 and THP 5).</p>
<p>Chapter 3: Plan Making.</p> <p>“Planning should be genuinely plan-led. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”</p>	All	<p>The T&H NP sets out a positive framework for addressing housing needs in the parish (see Policies THP 10 and THP 11)</p>
<p>Chapter 5: Delivering a sufficient supply of homes.</p> <p>“...strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of</p>	<p>Policy THP 10 – Grainstore site allocation</p> <p>Policy THP 11 – Rural exception sites in Thriplow</p>	<p>The LPA has provided the parish with an indicative housing requirement figure of 8 dwellings to be delivered during the period 2011 to 2031. Data provided by the local planning authority on 20 May 2024 shows there has been a net additional 10 dwellings completed since 2011. The</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
<p>development and any relevant allocations". (paragraph 67)</p> <p>"Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 70a) suitable for housing in their area" (paragraph 71)</p> <p>"In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this." (paragraph 82)</p>		<p>housing requirement figure is therefore met.</p> <p>Policy THP 10 allocates a site on edge of Thriplow village for approximately 20 homes.</p> <p>The delivery of affordable homes on a rural exception site in Thriplow is also supported through Policy THP 11 – Rural exception sites in Thriplow.</p>
<p>Chapter 6: Building a strong, competitive economy.</p> <p>"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt." (paragraph 85)</p> <p>"Planning policies and decisions should enable:</p> <ul style="list-style-type: none"> a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which 	<p>Policy THP 6 – Supporting the rural economy</p>	<p>Policy THP 6 supports existing agricultural and other land-based rural businesses in the parish.</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
<p>respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship” (paragraph 88)</p>		
<p>Chapter 7: Ensuring the vitality of town centres</p> <p>“Planning policies and decisions should support the role that town centres play at the heart of local communities...” (paragraph 90)</p>	NA	<p>This chapter has limited relevance to the plan area, given its rural context. However, the Neighbourhood Plan takes a positive stance towards new residential development in locations where that can sustain the existing village shop and village services.</p>
<p>Chapter 8: Promoting healthy and safe communities.</p> <p>“Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling” (paragraph 96)</p> <p>“Access to a network of high quality open spaces and opportunities for sports and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change” (paragraph 102)</p> <p>“Planning policies and decisions should protect and enhance public</p>	<p>Policy THP 7 – Heathfield Local Green Space</p> <p>Policy THP 13 – Protecting and Improving our rural routes for non-motorised users and creating sustainable connections to neighbouring settlements</p> <p>Policy THP 14 – Development proposals resulting in better links between the Heathfield and Thriplow communities</p>	<p>Policy THP 7 designates land in Heathfield as Local Green Space in line with paragraphs 105 and 106 of the NPPF 2023.</p> <p>Policy THP 13 protects existing rural routes for non-motorised users. Not only do these provide access to the countryside but they provide active travel routes between settlements within the parish as well as to neighbouring villages. This policy is particularly compatible with paragraph 96 of the NPPF (Chapter 8).</p> <p>Policy THP 14 encourages new development such as a community meeting space or additional outdoor recreation areas that can strengthen cohesion between the two settlements in the parish. This is compatible with paragraph 104 (Chapter 8) as well as paragraph 108 (Chapter 9) in the NPPF 2023.</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
<p>rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks..." (paragraph 104)</p> <p>"The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services." (paragraph 105)</p>		
<p>Chapter 9: Promoting sustainable transport.</p> <p>"Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ol style="list-style-type: none"> the potential impacts of development on transport networks can be addressed. opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated opportunities to promote walking, cycling and public transport are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse 	<p>Policy THP 10 – Grainstore site allocation</p> <p>Policy THP 11 – Rural exception sites in Thriplow</p> <p>Policy THP 12 – Improving parking provision and improving road safety in Thriplow and Heathfield</p> <p>Policy THP 13 – Protecting and Improving our rural routes for non-motorised users and creating sustainable connections to</p>	<p>Policies THP 10 and THP 11 focuses new residential development to Thriplow village thereby ensuring new development is located close to existing village infrastructure, thereby reducing the need for journeys to be made by motorised vehicles.</p> <p>Policy THP 10 also recognises the high car dependency in the parish as well as the sensitivity of the rural roads in Thriplow village, including Lodge Road, together with the existing on street parking issues and the concerns with respect to pedestrian safety on rural roads.</p> <p>Policy THP 10 therefore stipulates specific standards with respect to provision of off and on-street parking provision as part of the site allocation. This is in keeping with paragraph 108 of the NPPF that states that transport issues should be considered at the earliest stage of a development proposal as well as paragraph 111 (Promoting sustainable transport)</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
<p>effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places" (paragraph 108)</p> <p>If setting local parking standards for residential and non-residential development, policies should take into account:</p> <p>a) the accessibility of the development;</p> <p>b) the type, mix and use of development;</p> <p>c) the availability of and opportunities for public transport;</p> <p>d) local car ownership levels; and</p> <p>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p>	<p>neighbouring settlements</p>	<p>Policy THP 12 is a specific response to existing issues in both settlements with respect to poorly designed or inadequate off-street parking provision and road safety. Policy THP 12 is appropriate having regard to paragraph 111 in the NPPF 2023.</p> <p>Policy THP 13 identifies opportunities for improving active travel links between Thriplow village to neighbouring settlements. This is compatible with paragraph 108c) in NPPF 2023.</p>
<p>Chapter 10: Supporting high quality communications.</p>	<p>No specific policies</p>	
<p>Chapter 11: Making effective use of land.</p> <p>Paragraph 128 states that "Planning policies and decisions should support development that makes effective use of land, taking into account</p> <p>a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it</p> <p>b) local market conditions and viability</p> <p>c) the availability and capacity of infrastructure and services</p> <p>d) the desirability of maintaining an area's prevailing character and setting (including residential</p>	<p>Policy THP 10 – Grainstore site allocation</p> <p>Policy THP 11 – Rural exception sites in Thriplow</p>	<p>The Neighbourhood Plan recognises that any growth in the parish should be focused in the settlement of Thriplow where existing services including the primary school, the village shop, village hall are located (see Objective 6, Policies THP 10 and THP 11). This is appropriate having regard to paragraph 128 c).</p> <p>Policy THP 10 allocates land at the Grainstore site for approximately 20 homes. This will deliver an effective use of land at a density appropriate to its surrounding context and appropriate having regard to paragraph 128 c) in the NPPF 2023.</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
gardens), or of promoting regeneration and change and e) the importance of securing well-designed and beautiful, attractive and healthy places”		
<p>Chapter 12: Achieving well-designed and beautiful places. “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.” (paragraph 131)</p> <p>Paragraph 132 states “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”</p> <p>Paragraph 135 states “Planning policies and decisions should ensure that developments</p> <p>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development</p> <p>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping</p> <p>c) are sympathetic to local character and history, including</p>	<p>Policy THP 1 – Improving the character and quality of Heathfield</p> <p>Policy THP 3 – Protecting and enhancing village character in Thriplow</p> <p>Policy THP 4 – Important Countryside Frontages in Thriplow village</p> <p>Policy THP 5 – Parish-wide locally valued views</p> <p>Policy THP 10 – Grainstore site allocation</p> <p>Policy THP 12 – Improving parking provision and improving road safety in Thriplow and Heathfield</p>	<p>The preparation of the Neighbourhood Plan has largely been design led and landscape-led. At the plan scoping stage, the Parish Council commissioned a landscape architect to prepare a landscape character assessment for the village. The Thriplow and Heathfield Character Assessment is submitted alongside the plan. Recognising the sensitivity of the settlements in landscape terms as well as heritage terms, the landscape architect was also commissioned to undertake a landscape and sensitivity assessment of the five available sites. Following this, a landscape led development brief was prepared as a tool to progress community and stakeholder engagement on potential options for the preferred site, the Grainstore site.</p> <p>Through the government’s Neighbourhood Planning Programme, led by Locality, the Parish Council then secured the support of AECOM to prepare the Thriplow and Heathfield Masterplan study. The document was intended to inform an approach to improve the public realm and overall appearance of Heathfield. The ideas identified in this work were then used as a basis on which to engage residents with.</p> <p>Policies THP 1, 3, 4, 5, 10 and 12 have all been informed by this evidence-led and community engagement-led work.</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
<p>the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</p> <p>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”</p>		
<p>Chapter 13: Protecting Green Belt land.</p>	<p>All</p>	<p>The Neighbourhood Plan has been prepared against the strategic policy that designates land around the two settlements as part of the Cambridge Green Belt. The NP is appropriate having regard to the national policy context set out in Chapter 13 of the NPPF 2023.</p>
<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Paragraph 157 states that the planning system should “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and</p>	<p>THP 10 – Grainstore site allocation</p> <p>THP 11 - Rural exception sites in Thriplow</p> <p>THP 8 – Promoting nature recovery by protecting existing sites and features,</p>	<p>Facilitating lifestyles that minimises the need to travel by motorised vehicles is an important way in which the planning system can contribute towards mitigating climate change (reducing greenhouse gas emissions). In this respect, the policies in the plan that ensure development is located in the most sustainable places, close to existing village services are appropriate having regard to paragraph 157 in the NPPF 2023.</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
<p>improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable or low carbon energy and associated infrastructure”</p> <p>Paragraph 158 states that “plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.”</p> <p>Paragraph 159 states “New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.</p>	<p>increasing parish biodiversity and delivering biodiversity net gain</p> <p>Policy THP 9 – Protecting and enhancing the parish tributary feeding the Hoffer Brook</p>	<p>The plan largely relies on policies in South Cambridgeshire’s 2018 Local Plan with respect to the ensuring sustainable design and construction with new build proposals. Policy THP 10 – <i>Grainstore site allocation</i> sets out specific requirements to the proposed development.</p> <p>Adapting to climate change involves ensuring the natural environment and local eco-systems are able to cope with extreme weather events. Policy THP 8 is appropriate having regard to paragraph 158 of the NPPF 2023.</p> <p>Clause 2 in Policy THP 9 expects proposals to incorporate sustainable drainage measures as a way of both managing surface water flood risk and protecting water quality. This is appropriate having regard to the paragraphs in Chapter 14 including paragraph 158.</p>
<p>Chapter 15. Conserving and enhancing the natural environment. Paragraph 180 a) and b) states that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing valued landscapes...b) recognising the intrinsic character and beauty of the countryside.</p>	<p>Policy THP 4 – Important Countryside Frontages in Thriplow village</p> <p>Policy THP 5 – Parish-wide locally valued views</p>	<p>Policies THP 4 and THP 5 are appropriate having regard to paragraph 180 of the NPPF 2023.</p> <p>Policy THP 8 is linked to parish specific maps that identify sites of biodiversity value and existing corridors, together with an indication of the opportunities to strengthen ecological corridors.</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
<p>To protect and enhance biodiversity and geodiversity, “plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks” and “promote the conservation, restoration and enhancement of priority habitats, ecological networks and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity” (paragraph 185)</p>	<p>Policy THP 8 – Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gains.</p> <p>Policy THP 9 – Protecting and enhancing the parish tributary feeding the Hoffer Brook</p>	<p>Policy THP 9 focuses on the importance of protecting and enhancing the quality of waterways that feed into the Hoffer Brook, a chalk stream. The approaches taken in Policies THP 8 and THP 9 are particularly appropriate having regard to paragraph 185 of the NPP</p>
<p>Chapter 16. Conserving and enhancing the historic environment.</p> <p>Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. (paragraph 195)</p>	<p>No specific policies</p>	<p>The Neighbourhood Plan is compatible with national policy relating to the conservation and enhancement of heritage assets. The evidence prepared in support of the plan including the site assessment has paid full regard to this. However, the plan also notes (see section 6.3) that national planning policies and the Local Plan provide an appropriate framework ensuring planning decisions result in the protection or enhancement of Thriplow’s distinguishing features, including its many listed buildings and the conservation area itself.</p>
<p>Chapter 17. Facilitating the sustainable use of minerals.</p> <p>“It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be</p>	<p>None.</p>	<p>The NP policies are appropriate having regard to this. See Chapter 5 for more information on the Cambridgeshire and Peterborough Minerals and Waste Local Plan adopted in 2021.</p>

NPPF primary principles	Relevant T&H NP policies	How the submission T&H NP has regard to the NPPF
made of them to secure their long-term conservation.” (paragraph 215)		

Table 3: NPPF primary principles and how the T&H NP planning policies are appropriate having regard to these.

4 How the Neighbourhood Plan contributes towards the achievement of sustainable development

- 4.1 The NPPF states, in paragraph 11, that plans and decisions should apply a presumption in favour of sustainable development.
- 4.2 Paragraph 8 of the NPPF explains that to achieve sustainable development the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

The three overarching objectives in the planning system as defined in the NPPF:
An economic objective <i>to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</i>
A social objective <i>to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being</i>
An environmental objective <i>to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i>

- 4.3 Table 4 below provides an overview as to how the plan as a whole contributes towards the sustainable development goals as defined in the NPPF.

The Sustainable Development Goals	T&H NP Dimension
Economic	The parish has a strong rural economy, and this is recognised in the T&H NP, particularly under Theme 2. Policy THP 6 – <i>Supporting the rural economy</i> supports proposals which would support the existing agricultural and other land-based businesses in the parish whilst also requiring proposals to be sympathetic with landscape character and not adversely impact residential amenity. Policy THP 10 – <i>Grainstore site allocation</i> is seeking to bring forward available land to address much needed affordable housing in the parish, as well as smaller market homes.
Social	The plan is focused on ensuring the parish continues as a living community, which sustains the primary school shops and facilities (Objective 6). As part of this, the NP recognises the value in delivering additional residential development where the new dwellings will help address existing affordable housing needs in the parish and subject to proposals coming forward in the most sustainable location. Policy THP 10 – <i>Grainstore site allocation</i> is an important part of this. In addition, Policy THP 11 <i>Rural exception sites in Thriplow</i> supports, in principle, the delivery of rural exception sites on sites outside the Thriplow development

The Sustainable Development Goals	T&H NP Dimension
	framework where such schemes would address parish specific affordable housing needs. The policy includes criteria including that any such homes must be affordable in perpetuity.
Environmental	<p>The T&H NP recognises the significant role of the natural environment in delivering measures to reduce the effects of climate change through mitigation and adaptation. Green infrastructure and resilient ecological networks play an important role in aiding climate change adaptation. Policy THP 8 - <i>Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain</i> identifies sites and features of value in the parish and seeks to ensure the mitigation hierarchy is applied with respect to applications affecting them. The policy also highlights opportunities to deliver biodiversity improvements, tying neatly in with the now statutory requirement for most developments schemes to deliver a minimum 10% biodiversity net gain (BNG).</p> <p>Policy THP 9 <i>Protecting and enhancing the parish tributary feeding the Hoffer Brook</i> recognises the preciousness of chalk streams and seeks to ensure the protection of the Hoffer Brook is considered a priority when new proposals come forward in the parish that may impact on its tributaries.</p>

Table 4: How the T&H NP contributes towards the achievement of sustainable development (as defined by the NPPF)

4.4 Table 5 below provides an analysis, policy by policy, as to how the T&H NP contributes towards achieving the sustainable development goals in the NPPF.

	Economic	Social	Environmental
Policy THP 1 – Improving the character and quality of Heathfield	ü	ü	ü
Policy THP 2 - Provision of additional amenities in Heathfield		ü	
Policy THP 3 - Protecting and enhancing village character in Thriplow	ü	ü	ü
Policy THP 4 - Important Countryside Frontages in Thriplow village		ü	ü
Policy THP 5 - Locally valued views		ü	ü
Policy THP 6 - Supporting the rural economy	ü	ü	ü
Policy THP 7 - Heathfield Local Green Spaces		ü	ü
Policy THP 8 - Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain			ü
Policy THP 9 - Protecting and enhancing the parish tributary feeding the Hoffer Brook			ü
Policy THP 10 - Grainstore site allocation	ü	ü	
Policy THP 11 - Rural exception sites in Thriplow		ü	
Policy THP 12 - Improving parking provision and improving road safety in Thriplow and Heathfield	ü	ü	ü
Policy THP 14 - Development proposals resulting in better links between the Heathfield and Thriplow communities		ü	
Policy THP 15 - Thriplow and Heathfield infrastructure priorities	ü	ü	ü

Table 5: An analysis of the T&H NP policies against the sustainable development goals.

5 General conformity with the strategic policies of the Local Plan

5.1 Within South Cambridgeshire District, the statutory development plan comprises:

The 2018 South Cambridgeshire Local Plan;
 The Cambridgeshire and Peterborough Minerals and Waste Plan July 2021
 The Northstowe Area Action Plan 2007;
 Cambridge East Area Action Plan 2008;
 Cambridge Southern Fringe Area Action Plan 2008;
 North West Cambridge Area Action Plan 2009; and
 Made Neighbourhood plans

5.2 The development plan is also supported by Supplementary Planning Documents including:

Cambridgeshire Flood and Water SPD 2018
 Sustainable Design and Construction SPD 2020
 Greater Cambridge Biodiversity SPD

5.3 Of the above, it is the 2018 South Cambridgeshire Local Plan which is of most relevance to the Thriplow and Heathfield NP. The supplementary planning documents listed above also provide useful planning guidance although they do not have development plan status.

Emerging Greater Cambridge Local Plan

5.4 Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for the two areas, Greater Cambridge, for the period to 2041. The is referred to as the emerging Greater Cambridge Local Plan (GCLP).

5.5 The plan is expected to cover a plan period over the next 20 years. The Greater Cambridge Shared Planning services (GCSP) published their *First Proposals* in August 2021 and undertook consultation on these during the period 1 November 2021 to 13 December 2021. The First Proposals stage sets out the preferred approach by Greater Cambridge Planning to the level of growth that should be planned for and where it should be planned. In early 2023, GCSP published its intentions with respect to its preferred development strategy and key sites as well as providing an update on need for new jobs and homes.

5.6 The latest information on the progress of the GCLP is found here: <https://greatercambridgeplanning.org/emerging-plans-and-guidance/greater-cambridge-local-plan/>

2018 South Cambridgeshire Local Plan

5.7 The Local Plan vision is set out in Policy S/1. It is a concise vision:

Policy S/1: Vision *South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.*

- 5.8 The Local Plan objectives are set out in Policy S/2. This presents six overriding objectives:

Policy S/2: Objectives of the Local Plan *'The vision for the Local Plan will be secured through the achievement of 6 key objectives:*

a. To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.

b. To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.

c. To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.

d. To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.

e. To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.

f. To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.'

- 5.9 The spatial strategy set out across the two planning authority areas (Cambridge City and South Cambridgeshire District) is for Cambridge to remain the focus of development (comprising 54% of the housing requirement of both Councils 2011 to 2031) (see paragraph 2.24 of the Local Plan 2018). For South Cambridgeshire, the spatial strategy can be summarised as:

Maintaining a green belt around Cambridge with the intent of defining the urban edge (See Local Plan Policy S/4: Cambridge Green Belt).

Delivering development that will facilitate provision during 2011 to 2031 for 22,000 additional jobs to support the Cambridge cluster and 19,500 new homes including affordable homes (see Local Plan Policy S/5: Provision of new jobs and homes).

Focusing development in order of preference on a) the edge of Cambridge b) at new settlements and c) in the rural area at Rural Centres and the Minor Rural Centres (see Local Plan Policy S/6: The Development Strategy to 2031).

- 5.10 Of direct implication to the T&H NP is the fact that the Cambridge Green Belt covers all of the parish that is located to the north of the A505 other than the settlements themselves.
- 5.11 Thriplow village is close to the lowest level in the district wide settlement hierarchy; it is identified as a group village. Heathfield is at the very lowest, identified as an infill village.

The Cambridgeshire and Peterborough Minerals and Waste Local Plan

- 5.12 The Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036, adopted in 2021 ¹ is the waste and minerals plan that applies to Thriplow and Heathfield.
- 5.13 The parish falls within the Mineral Safeguarding area for chalk. Parts of the parish also fall within the Mineral Safeguarding area for sand and gravel. Policy 5 in the Minerals and Waste Local Plan 2021, requires that the Mineral Planning Authority (Cambridgeshire County Council) be consulted on development proposals within all Mineral Safeguarding Areas subject to exceptions including proposals that fall within a settlement boundary.
- 5.14 An area just north of Heathfield is identified as a Water Recycling Area. This relates to assets maintained by Anglian Water as part of its water recycling network. A buffer around this site is identified as a Consultation Area for the Water Recycling Area. Policy 16 in the Minerals and Waste Local Plan 2021 requires that the Mineral and Waste Planning Authority be consulted on anything other than householder applications or advertisements in these areas and restricts what development could come forward.
- 5.15 There are also two Waste Management areas, located just off the A505 west from Heathfield. Policy 10: *Waste Management Areas and Mineral Allocation Areas* restricts development within this area. Buffers are identified around this site indicating the land being part of a Consultation Area for the Waste Management area. Policy 16, referred to above, also applies here.
- 5.16 The planning for minerals extraction and waste management is the responsibility of Cambridgeshire County Council. Whilst the planning for waste and minerals lies outside the scope of neighbourhood plans, it is important neighbourhood plans consider any existing policies or site allocations in these strategic documents.

The conformity assessment

- 5.17 "When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
 the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
 whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
 the rationale for the approach taken in the draft neighbourhood plan or order and the evidence to justify that approach."

Paragraph: 074 Reference ID: 41-074-20140306, revision date: 06 03 2014

¹ <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan>

5.18 Table 6 considers whether the NP policies are in general conformity with the policies in South Cambridgeshire's 2018 Local Plan. Column 2 provides a brief summary of each Local Plan policy. The 3rd column clarifies whether the Local Plan policy has any relevance to the Thriplow and Heathfield neighbourhood plan area. The 4th column provides a commentary on how the Neighbourhood Plan conforms with Local Plan policy wherever relevant. Four different conclusions are reached:

Not Applicable. (NA)

The NP is in general conformity (C)

An area of tension has been identified (T)

The T&H NP complements or adds to the approach set out by the Local Plan policy by providing an additional level of detail or a distinct local approach (Complements)

5.19 In three cases, two of which relate to Policy THP 10 Grainstore site allocation, the T&H NP is found to introduce tension with the approach taken in the Local Plan. This applies to:

- a) **S/10 Group Villages.** This is an important policy for the T&H NP. Thriplow village is identified in the Local Plan as a group village where development will be permitted within the development framework with a proposed indicative maximum scheme size of 8 dwellings, and exceptionally consist of up to about 15 dwellings where this would make the best use of a brownfield site. Policy THP 10 *Grainstore site allocation* proposes a development of approximately 20 homes in Thriplow village. This number is higher than the maximum figure of 15 allowed for under Policy S/10 Group villages. There is tension therefore between Policy S/10 Group Villages and the proposed T&H Neighbourhood Plan. Notwithstanding this, Policy S/10 is intended to apply to proposals located inside the development framework so does not directly apply to scenarios where a neighbourhood plan is allocating a site for development outside the development framework.

The approach however is considered reasonable taking into account this being brought forward via a Neighbourhood Plan (and will be subject to a community referendum) and taking into account the strong compatibility of this policy with national policy and guidance including paragraphs 7, 71, 82 and 83. Paragraph 83 is particularly relevant to what the T&NP is seeking to achieve: *In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.*

- b) **H/11 Rural Exception Site Affordable Housing.** Policy THP 11 *Rural exception sites in Thriplow* articulates parish level support in principle to new rural exception sites where they come forward on the edge of Thriplow village. This is a slight departure from the approach taken in Local Plan Policy H/11: *Rural Exception Site Affordable Housing*, which supports small sites *adjoining the development framework* (which would include the settlement of Heathfield). The T&H NP intentionally does not support rural exception sites on the edge of Heathfield. This is because of the strategy taken in the Neighbourhood Plan to

focus new residential development close to existing village shops and services including the primary school, the shop and village hall. The approach taken in the T&H NP is reasonable considering the importance of sustaining village services in the parish and Local Plan Policy T1/2 that states development must be located to reduce the need to travel, particularly by car.

- c) **E/14 Loss of employment land to non-employment uses.** The T&H NP allocates an existing employment site (the Grainstore Site) for residential use. Policy E/14 resists the loss of employment sites unless one of three criteria are met:
- a) it is demonstrated the site is inappropriate for employment use...
 - b) the overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises
 - c) the existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems. The Grainstore Site would fall into the category b) above so long as the site delivered housing suitable for meeting needs in the parish and so long as the affordable housing element were priorities to households with a local connection.

5.20 In a number of cases, the T&H NP is found, in line with accepted practice, to provide an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining the strategic policy. This applies as follows:

- a) Policy CC/7: Water Quality. This is an important policy for the T&H NP area considering its tributaries feed into the Hoffer Brook. Policy THP 9 complements the strategic approach by adding parish specific context and requirements. Also to note is Policy THP 10 *Grainstore site allocation* allocates development on an existing employment site. There is potential for activity to lead to impact on the quality of ground water and water bodies. It is therefore important Policy CC/7 applies alongside T&H NP.
- b) CC/8 Sustainable Drainage Systems. Policy THP 9 includes a clause applicable to sustainable drainage, in light of proposals that could impact on the tributaries feeding into the Hoffer Brook. Policy THP 9 complements the strategic approach by adding parish specific context and requirements.
- c) HQ/1 Design Principles. Policy THP 1 *Improving the character and quality of Heathfield*; Policy THP 3 *Protecting and enhancing village character in Thriplow*, Policy THP 4 *Important Countryside Frontages in Thriplow Village*, Policy THP 5 *Parish-wide locally valued views*, Policy THP 10 *Grainstore site allocation*, Policy THP 12 *Improving parking provision and improving road safety in Thriplow and Heathfield* all to varying degrees contain design related policy and guidance specific to the parish and two settlements. The policies are informed by parish-specific studies and complement the strategic design Policy HQ/1 Design Principles.
- d) NH/2 Protecting and enhancing Landscape Character. Policy THP 1 *Improving the character and quality of Heathfield*; Policy THP 3 *Protecting and enhancing village character in Thriplow*, Policy THP 4 *Important Countryside Frontages in Thriplow Village*, Policy THP 5 *Parish-wide locally valued views*, Policy THP 10 *Grainstore site allocation*, all to varying degrees contain landscape related policy and guidance specific to the parish and two settlements. The policies are informed by parish-specific studies. Together the policies provide relevant

context to the parish and will work to maximise the effectiveness of Policy NH/2 Protecting and Enhancing Landscape Character.

- e) NH/4 Biodiversity. Policy THP 8 *Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain* provides a parish specific approach that will sit alongside Local Plan Policy NH/4. It does this by mapping the features in the parish that are of biodiversity value and by mapping opportunities for strengthening biodiversity.
- f) NH/6 Green Infrastructure. Policy THP 8 *Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain* complements the approach taken in the Local Plan by highlighting the opportunities for improving green infrastructure networks in the parish.
- g) H/10 Affordable housing. Policy THP 10 *Grainstore site allocation* requires that all the affordable housing delivered on the site should be prioritised to those households with an affordable housing need and with a connection to the parish.
- h) SC/4 Meeting Community Needs. Policy will apply alongside the NP policies. Policy THP 15 *Thriplow and Heathfield Infrastructure Priorities* complements the approach taken in the Local Plan by clarifying parish specific priorities.
- i) T1/2 Planning for Sustainable Travel. Policy will apply alongside the NP policies. Policy THP 10 *Grainstore site allocation* and THP 11 *Rural exception site in Thriplow* direct new residential development to Thriplow where existing parish shops and services are located. This is directly compatible with Policy T1/2 that states development must be located to reduce the need to travel, particularly by car. Policy THP 13 *Protecting and Improving our rural routes for non-motorised users and creating sustainable connections to neighbouring settlements* complements Clause 2 c in Policy T1/2 by identifying routes in the parish together with opportunities to improve routes including active travel routes
- j) T1/3 Parking Provision. Policy will apply alongside the NP policies. Policy THP 12 *Improving parking provision and road safety in Thriplow and Heathfield* complements the approach set out in the Local Plan policy by providing policy and guidance that addresses specific issues in the two settlements whilst being in conformity with the Local Plan.
- k) TI/8 Infrastructure and New Development. This policy will apply alongside the NP policies. Policy will apply alongside the NP policies. Policy THP 15 *Thriplow and Heathfield Infrastructure Priorities* complements the approach taken in the Local Plan by clarifying parish specific priorities.

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
S/1 Vision	Overarching vision for the Local Plan and South Cambridgeshire	Yes	The vision is a high-level vision for the district as a whole. The approach taken in the NP upholds the approach taken here.	C
S/2 Objectives of the Local Plan	Overarching objectives of plan	Yes	The T&H NP as a whole (the vision, objectives and policies) is in general conformity with the six Local Plan objectives	C
S/3 Presumption in Favour of Sustainable Development	Policy reflecting presumption in favour of sustainable development as set out in NPPF	Yes. Although see NPPF 2023 also.	A high-level strategic policy that will apply alongside NP policies. The T&H NP is consistent with this approach	C
S/4 Cambridge Green Belt	Strategic policy regarding the green belt.	Yes	The T&H NP fully takes into account the extent of the green belt in the parish and works within the strategic context provided by this policy.	C
S/5 Provision of New Jobs and Homes	Strategic policy to deliver homes and jobs	Yes	A high-level strategic policy that will apply alongside NP policies.	C
S/6 The Development Strategy to 2031	Policy setting out an overarching spatial strategy for the district	Yes	The level of development proposed in T&H NP is compatible with the role of villages set out in this policy (provide windfall development consistent with the local service provision and quality of public transport access to Cambridge or a market town).	C
S/7 Development Frameworks	A district wide policy which allows in principle development within the development framework and resists development outside.	Yes.	This is an important strategic policy for the T&H NP. It is linked to the Local Plan Policies map that defines settlement boundaries referred to as 'Development Frameworks' around both Thriplow and Heathfield. The policy will sit alongside the policies in the NP. Clause 2 of the policy allows for Neighbourhood Plans to allocate land for development outside the development framework – THP 10 <i>Grainstore site allocation</i> falls within this category.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
S/8 Rural Centres	Policy concerning rural centres in the district	No.		NA
S/9 Minor Rural Centre	Policy concerning the minor rural centres in the district	No.		NA
S/10 Group Villages	Policy concerning group villages in the district	Yes.	<p>An important policy for T&H NP. Thriplow village is identified in the Local Plan as a group village where development will be permitted within the development framework with a proposed indicative maximum scheme size of 8 dwellings, and exceptionally consist of up to about 15 dwellings where this would make the best use of a brownfield site.</p> <p>Policy THP 10 <i>Grainstore site allocation</i> proposes a development of approximately 20 homes in Thriplow village. This number is higher than the maximum figure of 15 allowed for under Policy S/10 Group villages. There is tension therefore between Policy S/10 Group Villages and the proposed T&H Neighbourhood Plan.</p> <p>Notwithstanding this, Policy S/10 is intended to apply to proposals located inside the development framework so does not directly apply to scenarios where a neighbourhood plan is allocating a site for development outside the development framework.</p>	T
S/11 Infill Villages	Policy concerning infill development in villages.	Yes.	<p>Heathfield is identified as infill villages. The local plan states that development on any scale would be unsustainable in these villages, as it would generate a disproportionate number of additional journeys outside the village. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 2 or exceptionally 8 dwellings in Infill Villages. The policy clarifies that exceptional circumstances (where</p>	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			up to 8 dwellings could be permitted) would only apply to brownfield sites bringing positive overall benefit to the village. The T&H NP is consistent with this strategic context.	
S/12 Phasing, Delivery and Monitoring	Policy regarding strategic monitoring	Not directly		NA
Site Allocations SS/1 – SS/8	Eight strategic site allocations in six different detailed policies	No		NA
CC/1 Mitigation and Adaptation to Climate Change	A policy requiring all proposals to embed the principles of climate change mitigation and adaptation	Yes	Policy will apply alongside the NP policies. Policy THP 10 – <i>Grainstore site allocation</i> complements the strategic approach by clarifying what is required and encouraged as part of the development in Thriplow village.	C
CC/2 Renewable and Low Carbon Energy Generation	A policy providing a decision-making framework for renewable and low carbon energy generation.	Yes	Policy will apply alongside the NP policies.	C
CC/3 Renewable and low carbon energy in new developments	A policy requiring on site renewable generation for larger schemes	Yes	Policy will apply alongside the NP policies.	C
CC/4 Water Efficiency	A policy setting water efficiency standards and BREAM standards for non-residential.	Yes	Policy will apply alongside the NP policies. Policy THP 10 – <i>Grainstore site allocation</i> complements the strategic approach by clarifying what is required and encouraged as part of the development in Thriplow village.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
CC/5 Sustainable Show Homes	A policy regarding show homes on larger schemes.	Unlikely		NA
CC/6 Construction Methods	A policy concerning construction standards across the country	Yes	Policy will apply alongside the NP policies	C
CC/7 Water Quality	A policy establishing standards for water supply, drainage and sewerage.	Yes	<p>This is an important policy for the T&H NP area considering its tributaries feed into the Hoffer Brook. Policy THP 9 complements the strategic approach by adding parish specific context and requirements.</p> <p>The policy will apply alongside the NP. To note, Policy THP 10 <i>Grainstore site allocation</i> allocates development on an existing employment site. There is potential for activity to lead to impact on the quality of ground water and water bodies. It is therefore important Policy CC/7 applies alongside T&H NP.</p>	<p>Complements</p> <p>Note</p>
CC/8 Sustainable Drainage Systems	A policy establishing the standards that will be expected regarding the management of surface water run-off.	Yes	Policy will apply alongside the NP policies. Policy THP 9 includes a clause applicable to sustainable drainage, in light of proposals that could impact on the tributaries feeding into the Hoffer Brook. Policy THP 9 complements the strategic approach by adding parish specific context and requirements.	Complements
CC/9 Managing Flood Risk	A policy establishing approach to flood risk.	Yes.	Policy will apply alongside the NP policies	C
HQ/1 Design Principles	Contains generic design principles which all development should comply with	Yes.	Policy THP 1 <i>Improving the character and quality of Heathfield</i> ; Policy THP 3 <i>Protecting and enhancing village character in Thriplow</i> , Policy THP 4 <i>Important Countryside Frontages in Thriplow Village</i> , Policy THP 5 <i>Parish-wide locally valued views</i> , Policy THP 10 <i>Grainstore site allocation</i> , Policy THP 12 <i>Improving parking provision and</i>	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<i>improving road safety in Thriplow and Heathfield</i> all to varying degrees contain design related policy and guidance specific to the parish and two settlements. The policies are informed by parish-specific studies and complement the strategic design Policy HQ/1 Design Principles.	
HQ/1: Public Art and New Development	Provides a strategy for providing public art alongside new development.	Yes	Policy will apply alongside the NP.	C
NH/1 CA and Green Separation at Longstanton	A policy specific to Longstanton	No.		NA
NH/2 Protecting and enhancing Landscape Character	A policy establishing that proposals will only be supported where it respects, retains or enhances the local character and distinctiveness of the local landscape.	Yes	Policy THP 1 <i>Improving the character and quality of Heathfield</i> ; Policy THP 3 <i>Protecting and enhancing village character in Thriplow</i> , Policy THP 4 <i>Important Countryside Frontages in Thriplow Village</i> , Policy THP 5 <i>Parish-wide locally valued views</i> , Policy THP 10 <i>Grainstore site allocation</i> , all to varying degrees contain landscape related policy and guidance specific to the parish and two settlements. The policies are informed by parish-specific studies. Together the policies provide relevant context to the parish and will work to maximise the effectiveness of Policy NH/2 Protecting and Enhancing Landscape Character.	Complements
NH/3 Protecting agricultural Land	States that permission will not be granted for development which would lead to the irreversible loss of	Yes	Policy will apply alongside the NP policies. Policy TH6 – <i>Supporting the rural economy</i> is in general conformity with the Local Plan policy.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	Grades 1, 2 or 3a agricultural land unless: a. Land is allocated for development in the Local Plan; b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.			
NH/4 Biodiversity	A policy providing the decision-making framework regarding biodiversity and development	Yes	<i>Policy THP 8 Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain</i> provides a parish specific approach that will sit alongside Local Plan Policy NH/4. It does this by mapping the features in the parish that are of biodiversity value and by mapping opportunities for strengthening biodiversity.	Complements
NH/5 Sites of Biodiversity or Geological Importance	A policy providing a decision-making framework for proposals affecting sites of biodiversity or geological importance.	Yes. Three SSSIs fall within the NP area.	This policy will apply alongside the NP policies.	C
NH/6 Green Infrastructure	A policy providing a strategy for maintaining and improving green infrastructure	Yes.	Policy will apply alongside the NP policies. <i>Policy THP 8 Promoting nature recovery by protecting existing sites and features, increasing parish biodiversity and delivering biodiversity net gain</i> complements the approach taken in	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			the Local Plan by highlighting the opportunities for improving green infrastructure networks in the parish.	
NH/7 Ancient Woodlands and Veteran Trees	A policy providing a decision-making framework for proposals affecting ancient woodlands and veteran trees	No ancient woodland in plan area recorded at www.magic.gov.uk	Policy will apply alongside the NP policies	C
NH8: Mitigating the Impact of Development in and Adjoining the Green Belt	A policy focused on ensuring that no proposals will have an adverse impact on the rural character and openness of the green belt. Policy requires proposals on the edge of green belt to include careful landscaping and design measures of a high quality.	Yes. The majority of the parish is part of the Cambridge Green Belt	Policy will apply alongside the NP policies. Policy THP 10 <i>Grainstore site allocation</i> is informed by a landscape led development brief and includes criteria to ensure the proposal retains the character and openness of the Green Belt.	C
Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt	A policy providing a decision-making framework for GB sites.	Yes	Policy will apply alongside the NP policies	C
Policy NH/10: Facilities for Recreation in the Green Belt	Policy allows for development in GB where this support recreation facilities where development will not (either individually	Yes	Policy will apply alongside the NP policies. It is particularly relevant to Policy THP 14 <i>Development proposals resulting in better links between Heathfield and Thriplow communities.</i>	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	or cumulatively) harm the openness of the Green Belt and the purposes of including land within it.			
Non-strategic Policy NH/11: Protected Village Amenity Area	A non-strategic policy identifying village amenity area in the plan area	Yes. There are four PVAAs identified in Thriplow village.	The policy will apply alongside the NP policies.	C
Non-strategic Policy NH12: Local Green Space	A non-strategic policy identifying Local Green Spaces in the plan area.	Yes. There are three designated LGSs in Thriplow village	Policy will apply alongside the NP policies. The T&H NP seeks the designation of an additional four areas of open land as Local Green Space. These are all in Heathfield, an area currently with no location specific designations from the Local Plan other than the 'Development Framework' boundary and the Green Belt boundary.	Complements
Non-strategic Policy NH13: Important Countryside Fringes	A non-strategic policy identifying important countryside fringes in the plan area.	Yes, there are four stretches of ICF identified in Thriplow village	Policy will apply alongside the NP policies. The T&H NP seeks the designation of two additional ICFS in Thriplow village, north of the Church and the other at Sheralds Croft.	Complements
NH/14 Heritage Assets & NH/15 Heritage Assets and Adapting to Climate Change	Policies providing a decision-making framework for heritage assets.	Yes. There are a number of heritage assets in the plan area. They are all	Policy will apply alongside the NP policies. The heritage assets, their setting and their significance have provided important context in the development of the T&H NP. The NP is in general conformity with this policy.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
		in Thriplow village.		
H1 – H7 Allocations	Policies applicable to sites allocated in other parts of the district	No		NA
H/8 Housing Density	Policy requires minimum density of 30 dph to be achieved in minor rural centres. Policy allows for rural densities to be varied to reflect site context.	Yes.	Policy will apply alongside the NP policies. Policy THP 10 allocates land at the Grainstore site for approximately 20 homes. This will deliver an effective use of land at a density appropriate to its surrounding context. The policy is in general conformity with Policy H/8 in the Local Plan.	C
H/9 Housing Mix	A district wide housing mix policy:	Yes.	Policy will apply alongside the NP policies. Policy THP 10 allocates land at the Grainstore site for approximately 20 homes and seeks a balanced mix so that it meets the needs of older people seeking to downsize, younger adults seeking their first home and homes suitable for families to move into.	C
H/10 Affordable housing	Affordable housing policy	Yes.	Policy THP 10 <i>Grainstore site allocation</i> requires that all the affordable housing delivered on the site should be prioritised to those households with an affordable housing need and with a connection to the parish. This seeks to address evidenced affordability issues in the village. The policy is in general conformity with Policy H/10 in the Local Plan.	Complements
H/11 Rural Exception Site Affordable Housing	Policy allows for sites adjoining development framework boundaries to deliver rural exceptions housing	Yes	Policy THP 11 <i>Rural exception sites in Thriplow</i> articulates parish level support in principle to new rural exception sites where they come forward on the edge of Thriplow village. This is a slight departure from the approach taken in Local Plan Policy H/11: <i>Rural Exception Site Affordable</i>	T

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<i>Housing</i> , which supports small sites <i>adjoining the development framework</i> (which would include the settlement of Heathfield). The T&H NP intentionally does not support rural exception sites on the edge of Heathfield. This is because of the strategy taken in the Neighbourhood Plan to focus new residential development close to existing village shops and services including the primary school, the shop and village hall.	
H/12 Residential Space Standards for Market Housing.	A district wide policy providing minimum internal space standards for new housing.	Yes	Local plan policy will apply alongside the NP policies.	C
H/13 Extensions to Dwellings in the Countryside.	A district wide emerging policy (similar to adopted policy) allowing for extensions to dwellings in the countryside	Yes.	Policy will apply alongside the NP	C
H/14 Replacement Dwellings in the countryside	A district wide emerging policy (similar to adopted policy) allowing for replacements dwellings in the countryside.	Yes	Policy will apply alongside the NP	C
H/15 Countryside Dwellings of Exceptional Quality	A district wide emerging policy allowing for new residential proposals of exceptional quality in the countryside subject to a strict criterion.	Yes.	Policy will apply alongside the NP	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
H/16 Development of Residential Gardens	A district wide policy providing an approach for residential garden development. The policy allows for this in countryside locations in line with Local plan policy H7	Yes.	Policy will apply alongside the NP	C
H/17 Re-use of Buildings in the Countryside for Residential use.	A district wide policy providing an approach for re-use of buildings in the countryside for residential use.	Yes	Policy will apply alongside the NP	C
H/18 Working at home	A district wide policy allowing for alterations in a rural home in order to facilitate home working.	Yes	Policy will apply alongside the NP policies	C
H/19 Dwellings to support a rural-based enterprise	A district wide policy that allows, if special circumstances can be demonstrated for, countryside dwellings where this is essential to support a rural-based enterprise.	Yes.	Policy will apply alongside the NP	C
H/20 Provision for Gypsies and Travellers and Travelling Showpeople	A district wide approach to planning for housing for Gypsies and Travellers	Possibly.	Policies will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
H/21 Gypsy and Traveller Provision at new Communities	A policy concerning planning for needs of gypsies and travellers to be addressed as part of larger schemes	No	NA	NA
H/22 Proposals for Gypsies, Travellers and Travelling Showpeople sites on unallocated land outside development frameworks & H/23 Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites	Policies providing a decision-making framework for proposals in countryside for gypsies, travellers and travelling show people and for all proposals in terms of design.	Possible.	Policy will apply alongside the NP policies	C
Policies E/1 – E6	Employment allocations or strategic policies not applicable to Thriplow and Heathfield parish.	No		NA
E/7 Imperial War Museum at Duxford	Employment allocation adjacent to the plan area	Yes	Policy will apply alongside the NP policies	C
Non-Strategic Site Allocation: E/8 Mixed-use development in Histon & Impington Station area	Non-strategic site allocation in the plan area. Not in NP area.	No		NA
E/9 Promotion of Clusters	A policy which supports new employment provision where this will assist with clusters.	No		NA

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
E/10 Shared Social Spaces in Employment Areas	Allows for leisure, eating and social hub facilities in employment areas.	Yes. Potentially within the employment area at Heathfield.	Policy will apply alongside the NP policies	C
E/11 Large Scale Warehousing and Distribution Centres	Does not permit large scale warehousing or distribution centres in the district.	Yes	Policy will apply alongside the NP policies	C
E/12 New Employment Development in Villages	Allows new employment development within development frameworks within villages.	Yes	Policy will apply alongside the NP policies	C
E/13 New employment on the edges of villages	Policy allows for new employment on edges of villages subject to criteria	Yes.	Policy will apply alongside the NP policies	C
E/14 Loss of employment land to non-employment uses.	Policy preventing the loss of employment within and on the edge of villages.	Yes.	The T&H Neighbourhood Plan allocates an existing employment site (the Grainstore Site) for residential use. Policy E/14 resists the loss of employment sites unless one of three criteria are met: a) it is demonstrated the site is inappropriate for employment use... b) the overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises	T

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<p>c) the existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.</p> <p>The Grainstore Site would fall into the category b) above so long as the site delivered housing suitable for meeting needs in the parish and so long as the affordable housing element were priorities to households with a local connection.</p>	
E/15 Established Employment areas	Applicable to defined employment areas	No.		NA
E/16 Expansion of existing businesses in the countryside	This allows for expansion of employment uses in the country subject to criteria	Yes.	The policy will apply alongside the NP policies.	C
E/17 Conversion or Replacement of Rural Building for Employment	Policy allows, subject to criteria, conversion of rural buildings for employment use.	Yes	Policy will apply alongside the NP policies	C
E/18 Farm Diversification	Policy provides a framework for determining applications involving farm diversification	Yes	Policy will apply alongside the NP policies	C
E/19 Tourist Facilities and Visitor Attractions	Policy providing a framework for tourist facilities in the countryside	Yes	Policy will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
E/20 Tourist Accommodation	Policy providing a framework for applications providing tourist accommodation	Yes	Policy will apply alongside the NP policies	C
E/21 Retail Hierarchy	Identifies Minor Rural Centres Village Centres as third tier in the district retail hierarchy.	Yes	Policy will apply alongside the NP policies.	C
E/22 Applications for new Retail Development	Applies to new retail proposals within development frameworks.	Yes	Policy will apply alongside the NP policies	C
E/23 Retailing in the countryside	Provides a framework for determining countryside proposals for retail	Yes	Policy will apply alongside the NP policies	C
<u>Non-strategic policy</u> SC/1 Allocation for Open Space	Non-strategic policy that allocates land for future open space requirements	No		NA
SC/2 Health Impact Assessment	Policy applicable to larger schemes (20 or more homes or more than 1000 sq m floorspace).	Yes	Policy will apply alongside the NP policies	C
SC/3 Protection of village services and facilities	Policy protecting village services and facilities	Yes. To existing facilities in the parish.	Policy will apply alongside the NP policies.	C
SC/4 Meeting Community Needs	A policy requiring all proposals to contribute	Yes	Policy will apply alongside the NP policies. Policy THP 15 <i>Thriplow and Heathfield Infrastructure Priorities</i>	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	towards community infrastructure		complements the approach taken in the Local Plan by clarifying parish specific priorities.	
SC/5 Community Healthcare Facility Provision	A policy supports community healthcare facilities in development frameworks	Yes.	Policy will apply alongside the NP policies.	C
SC/6 Indoor Community Facilities.	A policy requiring contributions towards new indoor community facilities as part of larger development proposals. Applies a standard of 111 sq metres per 1,000 population	Yes	Policy will apply alongside the NP policies	C
SC/7 Outdoor Play Space, Informal Open Space and New Developments	A policy requiring all development proposals to contribute towards outdoor play space and informal recreation space. Policy includes standards for all types of open space. Policy states that only informal open space will be required on site for schemes of less than 10 units.	Yes.	Policy will apply alongside the NP policies	C
SC/8 Protection of existing recreation areas, allotments and community orchards	A policy protecting existing spaces	Yes. Existing allotments and recreation	Policy will apply alongside the NP policies.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
		areas in parish		
SC/9 Lighting proposals	A policy providing an approach towards proposals involving lighting	Yes	Policy will apply alongside the NP policies	C
SC/10 Noise pollution	A policy managing impact of noise from development	Yes	Policy will apply alongside the NP policies.	C
SC/11 Contaminated Land	A policy managing new development and contamination	Yes	Policy will apply alongside the NP policies	C
SC/12 Air Quality	A policy managing new development and air quality	Yes	Policy will apply alongside the NP policies	C
SC/13 Hazardous Installations	A policy specific to hazardous installations	Yes	Policy will apply alongside the NP policies	C
SC/14 Odour and other fugitive emissions to air	A policy specific to fugitive emissions to air	Yes	Policy will apply alongside the NP policies	C
TI/I Chesterton Rail Station and Interchange	Site specific	No		NA
T1/2 Planning for Sustainable Travel	District wide policy providing an approach to planning applications	Yes	<p>Policy will apply alongside the NP policies. Policy THP 10 <i>Grainstore site allocation</i> and THP 11 <i>Rural exception site in Thriplow</i> direct new residential development to Thriplow where existing parish shops and services are located. This is directly compatible with Policy T1/2 that states development must be located to reduce the need to travel, particularly be car.</p> <p>Policy THP 13 <i>Protecting and Improving our rural routes for non-motorised users and creating sustainable connections to</i></p>	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<i>neighbouring settlements</i> complements Clause 2 c in Policy T1/2 by identifying routes in the parish together with opportunities to improve routes including active travel routes.	
T1/3 Parking Provision	District wide policy providing an approach to planning applications	Yes	Policy will apply alongside the NP policies. Policy THP 12 <i>Improving parking provision and road safety in Thriplow and Heathfield</i> complements the approach set out in the Local Plan policy by providing policy and guidance that addresses specific issues in the two settlements whilst being in conformity with the Local Plan.	Complements
T1/4 Rail Freight and Interchanges	Allow for new freight interchange facilities and safeguards existing sidings	Unlikely		NA
T1/5 Aviation-Related Development Proposals	A decision-making framework for new aviation related proposals	Unlikely		NA
T1/6 Cambridge Airport Public Safety Zone	Specific to Cambridge Airport public safety zone. Also applies to Air Safeguarding Zone around Imperial War Museum Duxford	No.	T&H NP area falls within purple zone meaning the policy applies to structures greater than 90 m above ground level. The parish also falls within the Zone 1 height restriction zone (10m) that encircles the Imperial War Museum Duxford	C
T1/7 Lord's Bridge Radio Telescope	Essential to protect operation of internationally important telescope	Limited. The top right-hand corner of the parish falls within Consultation Area 2.	Policy will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
TI/8 Infrastructure and New Development	A district wide policy stating that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the schemes acceptable in planning terms. The policy indicates that this could be via CIL or planning obligations and that any contributions need to be related to the form of the development and its impact upon the surrounding area.	Yes	Policy will apply alongside the NP policies. Policy THP 15 <i>Thriplow and Heathfield Infrastructure Priorities</i> complements the approach taken in the Local Plan by clarifying parish specific priorities.	Complements
TI/9 Education Facilities	Strategic policy regarding education infrastructure	Yes	Policy will apply alongside the NP policies.	C
TI/10 Broadband	Strategic policy regarding broadband infrastructure	Yes	Policy will apply alongside the NP policies.	C

Table 6: Conformity assessment of T&H NP policies against South Cambridgeshire's 2018 Local Plan

Key to Column 5: NA = Not Applicable. C = The NP is in general conformity, T = An area of tension has been identified, Complements = The T&H NP complements or adds to the approach set out by the Local Plan policy by providing an additional level of detail or a distinct local approach

6 Compatibility with EU Obligations and Legislation

- 6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency).
- 6.2 In May 2022, SCDC published the Thriplow Neighbourhood Plan Strategic Environmental Assessment (SEA) screening report. This determined that the T&H NP should be screened for its requirement of SEA in line with the requirements of Directive 2001/42/EC.
- 6.3 In line with Regulation 12 (paragraphs 5 and 6) of the Environmental Assessment of Plans and Programmes 2004, an SEA scoping report was subsequently prepared and consulted on in October 2022. Responses were received from Natural England and Historic England.
- 6.4 The draft NP was then subjected to a full environmental assessment and the SEA Report accompanied the T&H NP, when it was consulted upon at Regulation 14 stage.
- 6.5 The SEA report has been updated and is submitted alongside the T&H NP.

Human Rights and Equalities

- 6.6 The neighbourhood plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 6.7 An assessment has been carried out to assess the potential impacts of the T&H NP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in Table 7 and shows that the T&H NP is not likely to lead to increased inequalities or discrimination in the plan area.
- 6.8 The assessment finds that the T&H NP policies have neutral impacts on people with protected characteristics apart from Policies THP 10, 12 and 13, which could have some minor positive effects on children, younger adults and older adults.

Protected Characteristic	Impact	Commentary
Age	+ Positive	<p>Policies THP 10: <i>Grainstore site allocation</i> THP 11: <i>Rural exception sites in Thriplow</i> could assist with younger adults in the area currently having difficulties with accessing affordable homes.</p> <p>Policy THP 12 <i>Improving parking provision and improving road safety in Thriplow and Heathfield</i> is focused on prioritising non-motorised users and their safety. This may particularly benefit younger people reliant on active travel as a means of getting around the parish, for example to school and back. Older people who no longer drive will also benefit from a safer, more attractive pedestrian environment.</p> <p>Policy THP 13 <i>Protecting and improving our rural routes for non-motorised users and creating sustainable connections to neighbouring settlements</i> may also benefit younger people reliant on active travel as a means of getting around the parish and accessing neighbouring settlements. Older people who no longer drive will also benefit from this.</p>
Disability	Neutral	
Gender Reassignment	Neutral	
Marriage and civil partnership	Neutral	
Pregnancy and maternity	Neutral	
Race	Neutral	
Religion or belief	Neutral	
Sex	Neutral	
Sexual orientation	Neutral	

Table 7: Assessment of the NP against protected characteristics

7 How the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

- 7.1 In May 2022, SCDC published the Thriplow Neighbourhood Plan SEA/HRA screening report. This concluded that the T&H NP could not be screened out for its potential impact upon a European Habitat site.
- 7.2 It concluded that Eversdon and Wimpole Woods Special Area of Conservation (SAC) should be assessed for any likely significant effects resulting from the Neighbourhood Plan. This assessment then concluded that there is a single potential impact pathway – impacts on protected species outside the protected sites e.g. Barbastrelle bat. The HRA screening work found that this pathway triggers further assessment and that consideration of effects in combination with other plans or projects would need to be assessed as part of a Stage 2 Appropriate Assessment. Included in this assessment would be policy text amendments suggested via the HRA screening work.
- 7.3 Section 5 of the SEA/HRA screening report (published by SCDC in May 2022) incorporates the Appropriate Assessment. All mitigation measures suggested at the HRA screening stage were taken into account at the Appropriate Assessment stage. These mitigation measures were the inclusion of following clause into the policies THP 6 – The Rural Economy (now “Supporting the rural economy”), THP 11 Rural Exception sites in Thriplow, THP 14 Development proposals resulting in better integration between the Heathfield and Thriplow communities, THP 15 – Grainstore site allocation (now Policy THP 10) and THP 16 – Rectory Farm (this policy was subsequently removed)
- Avoid significant impact on hedgerows or any severance of bat flight lines to protect foraging and commuting habitat for Barbastrelle bats which could belong to the population protected by Eversden & Wimpole Woods SAC.*
- 7.4 The Appropriate Assessment concluded that, when the T&H NP is considered alone, with the above mitigation measures embedded into the T&H NP, adverse effects on integrity of the sites as a result of disturbance and water quality impacts from the NP could be avoided.
- 7.5 The Appropriate Assessment also concluded that with mitigation embedded, the T&H NP is not predicted to have an adverse effect on the integrity of Eversden & Wimpole Woods in combination with other plans and projects.
- 7.6 Natural England was consulted on the HRA screening/Appropriate Assessment report as part of the Regulation 14 consultation on the T&H Neighbourhood Plan.
- 7.7 It is concluded that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.