68183 Comment

Respondent: Chivers Farms Ltd

Agent: Bidwells

Summary:

Policy HIM03 Size, Scale and Location of New Housing

Chivers Farms Limited previously submitted initial Masterplan Delivery and Vision Document(MDVD) as part of earlier consultation of NP.
MDVD would help deliver development principles and aspirations identified in Policy HM02. Site outside development framework in the green belt.
Sets out aims of MDVD
Site provides 50 new dwellings including affordable/ 30dph.
Use existing site accesses
Green links to encourage ecological corridors and to increase biodiversity.
Create new public open spaces and areas of play
Sustainable location
Sensitive extension within tree belt east of Impington
Considers existing pattern of development and local context
Provides a pedestrian and cycle link, enhances connectivity to the village
New primary school provision approved - can provide for proposed housing.

Attachments: 68183-68187 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 68183-68187.pdf

For office use only
Agent number:
Representor number:
Representation number:

Histon & Impington Neighbourhood Plan

South Cambridgeshire District Council

Response Form

This form has two parts to complete (please use black ink):

PART A – Your Details
PART B – Your Response

If you need any further information or assistance in completing this form please contact the Planning Policy Team on: 01954 713183 or neighbourhood.planning@scambs.gov.uk

All comments must be received by 5pm on Wednesday 31 July 2019.

Data Protection
We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/ Information will be used by South Cambridgeshire District Council and Histon & Impington Parish Council solely in relation to the Histon & Impington Neighbourhood Plan. Comments, including names, will be available to view on the Council's website. Full comments including addresses will also be available to view on request.
By submitting this response form you are agreeing to these conditions.

The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'. Do you wish to be kept informed of future stages of the Histon & Impington Neighbourhood Plan?
Please tick: Yes ☒ **No** ☐

PART A – Your Details

Please note that we cannot register your comments without your details.

Name:	[redacted]	**Agent's name:**	[redacted]
Name of organisation: (if applicable)		**Name of Agent's organisation:** (if applicable)	[redacted]
Address:	[redacted]	**Agent's Address:**	[redacted]
Postcode:	[redacted]	**Postcode:**	[redacted]
Email:	[redacted]	**Email:**	[redacted]
Tel:	[redacted]	**Tel:**	[redacted]

Signature:		**Date:**	30 July 2019

If you are submitting the form electronically, no signature is required.

PART B – Your Response

What part of the Neighbourhood Plan do you have comments on?	
Policy or Paragraph Number (Please state)	3,13,15,16,18
Do you Support, Object or have Comments? (Please tick)	☐ **SUPPORT** ☐ **OBJECT** ☒ **COMMENT**

Reason for SUPPORT, OBJECT or COMMENT:
Please give details to explain why you support, object or have comments on the Neighbourhood Plan.
If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

If you consider that the referendum boundary should be extended please outline your reasons.

Policy HIM 03 Size, Scale and Location of New Housing

Chivers Farms Limited has previously submitted an initial Masterplan Delivery and Vision Document (MDVD) as part of the consultations on the second version of the NP. This is again enclosed for information. The MDVD would help to deliver the development principles and aspirations identified in Policy HM02 of the NP.

It is acknowledged that the proposed site detailed in the MDVD lies outside of the existing development framework and is located in the green belt and that proposals for green belt development can only happen via releases in the Local Plan.

The aim of the MDVD is to demonstrate the development potential of the land immediately adjacent to the east of Impington following a process of assessment and evaluation and how the land responds to the priorities and principles set out in the NP.

The site will provide 50 new dwellings including affordable housing at a density of 30dph. It will utilise existing site accesses and enhance pedestrian and cycle links to existing routes.

The proposed development will provide green links to encourage ecological corridors and to increase biodiversity. It will also create new public open spaces and areas of play and the provision of green links to encourage ecological corridors and increase bio-diversity

The Master Plan proposals demonstrate that the site is in a sustainable location, within walking and cycling distance to local services and facilities in Histon and Impington. The proposal creates a sensitive extension within an existing well-established tree belt to the east of Impington Village taking into consideration the existing pattern of development and local context to help inform the character of the development to ensure a village sense of place is reflected and supporting Histon and Impington as a single community.

The proposal also provides a pedestrian and cycle link through the site to existing footpaths, enhancing connectivity to the village and provides improved public access to the site to enable both new and existing residents will be able to access the provision of 0.56ha of open space and formal play contributing to an inclusive and vibrant community to existing footpaths within the village.

We understand that the primary school provision is set to increase in Histon and Impington due to the Council recently approving a new 420-place school. The proposed new housing should therefore be well provided in terms of primary school provision.

HIM13 Important Natural Habitats in Histon and Impington

The policy requires current amenity and biodiversity value to be maintained and enhanced. Chivers Farms Limited is supportive of this policy and would be willing to discuss with the Parish Council opportunities to contribute to this. The proposed site detailed in the MDVD (enclosed) could incorporate green links across the site to encourage ecological corridors, helping to increase bio-diversity.

HIM15 Walking and Cycling Routes

Chivers Farms Limited is supportive of improving and maintaining walking and cycling links within the village. Page 32 of the MDVD seeks a proposed pedestrian and cycle link through our client's land to connect with the village's existing footpath/cycle network maximising opportunities for convenient non-vehicular access and providing easy and safe routes to Impington village centre. The client would welcome the opportunity to discuss improving connectivity links within the village.

Chivers Farms Limited supports the principle of enhancing walking and cycling routes for the wider community. The proposed walking and cycling route shown in the MDVD, seeks to provide good permeability and connectivity to and from the village of Impington for proposed and existing residents to access open space, amenity and play spaces. This in turn would contribute to maintaining a strong sense of community and ensuring there are safe and sustainable modes of transport. Chivers farms Limited is willing to look at this further with the Parish Council.

HIM16 A14 Mitigation Sites

Our client would welcome the opportunity to discuss with the Parish Council the delivery of appropriate mitigation measures and recognises the contribution that green infrastructure and vegetation in the southern part of the plan area plays in mitigating the adverse impact of the A14 on the village.

HIM18 Meeting Local Needs – Housing Mix

Our client is supportive of policy HIM18 and would be willing to discuss with the Parish Council, at an early stage, a housing mix for the proposed site which reflects local needs of the existing community whilst responding adequately to the challenges and opportunities of the different components of the community. This could include a mix of dwellings to respond to an ageing population and different types of affordable housing. Our client is willing to discuss different types of affordable housing with the Council on this site and an alternative site.

We acknowledge that the Parish Council has included a need for self-build opportunities. Our client could provide this type of housing and other specialist housing on land at 49 Cambridge Road – plan enclosed.

Summary of Comments:
If your comments are longer than 100 words, please summarise the main issues raised.

Chivers Farms Limited would welcome the opportunity to discuss possible housing sites which could help meet the policy aims of the proposed NP.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 31 JULY 2019 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
EMAIL: neighbourhood.planning@scambs.gov.uk

URBAN DESIGN STUDIO

BIDWELLS

NOVEMBER 2018

MASTER PLAN VISION STUDY; VERSION 2 NEIGHBOURHOOD PLAN

LAND TO THE REAR OF WOODCOCK CLOSE AND ST GEORGES WAY, IMPINGTON

QUALITY ASSURANCE

Site name: Land to the Rear of Woodcock Close and St Georges Way

Client name: [redacted]

Type of report: Master Plan Vision Study

Document number: UDS42566_A4_0001_Rev B

Prepared by: [redacted]

Signed: [redacted]

Date: 15.11.2018

Reviewed by: [redacted]

Signed: [redacted]

Date: 15.11.2018

CONTENTS

1.0

INTRODUCTION

This section provides an overview of the document contents and scope, in accordance with the site assessment and delivery requirements.

1.1 INTRODUCTION

This document is a site assessment leading to a master plan vision and delivery study for Land to the Rear of Woodcock Close and St Georges Way, Impington.

This document has been prepared to demonstrate the development potential of an area of land immediately adjacent to the east of Impington.

The master plan follows a process of assessment and evaluation to establish site opportunities and constraints in order to develop a master plan strategy.

The document is comprised of the following:

SITE CONTEXT:

A description of the site in its local and wider context, highlighting local amenities, including schools, doctors and transport connections. An assessment of the planning context provides a summary of the framework within which the site has been proposed for development, and highlights the policies that have been considered as part of the assessment.

BASELINE STUDY:

A photographic study of the site and its context, determining its key receptors and constraints. A subsequent assessment of the site's mapping data including topographical and flood risk mapping to determine key considerations and constraints.

DEVELOPING A VISION:

An overview of the development opportunities and constraints resulting in a strategy diagram showing indicative developable areas, open space, and access provision.

CONCLUSION AND NEXT STEP:

Conclusions and benefits of the site assessment, together with indicative design principles.


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2.0

SITE AND CONTEXT

This section of the document gives an overview of the site location, local amenities and transport connections.

2.1 LOCATION PLAN

Figure 1: Location Plan

The site is located on the north-eastern edge of the Village of Impington, Cambridgeshire. Impington is adjacent to Histon Village which is situated immediately north of Cambridge and the A14.

The site consists of three fields currently used for grazing sheep and horses. Hollyoaks Veterinary Surgery is located within the north-eastern section of the site and the master plan includes a proposal to relocate this facility nearby.

The site is enclosed by Impington village to the north, south and west and framed by a tree belt on the eastern boundary between the site and open countryside.

Site Area: 2.99ha.

Site Access via Woodcock Close and St Georges Way.

LEGEND

Site boundary (2.99ha)

2.2 SITE CONTEXT

Figure 2: Site Context

The site is located within approximately 1km of Histon village centre which provides a range of facilities for the local community.

LEGEND

- *Site boundary (2.99ha)*
- *Approximately 1km from the site*
- 1 *Histon Baptist Church*
- 2 *Histon & Impington Infant School (proposed to be relocated to Mill Lane, Histon)*
- 3 *Histon & Impington Junior School*
- 4 *Impington Village College*
- 5 *St Andrew's Church*
- 6 *The Railway Vue Pub*
- 7 *The Geographer*
- 8 *Cambridge Vision Business Park*
- 9 *Firs House Surgery*
- 10 *Cambridgeshire Police*
- 11 *Hollyoaks Veterinary Surgery*
- 12 *Homefield Park*
- 13 *Impington Sports Centre*
- 14 *Histon and Impington Recreation Ground*
- *Bus stops with routes to Cambridge, St Ives and Peterborough*

2.3 WIDER CONNECTIVITY PLAN

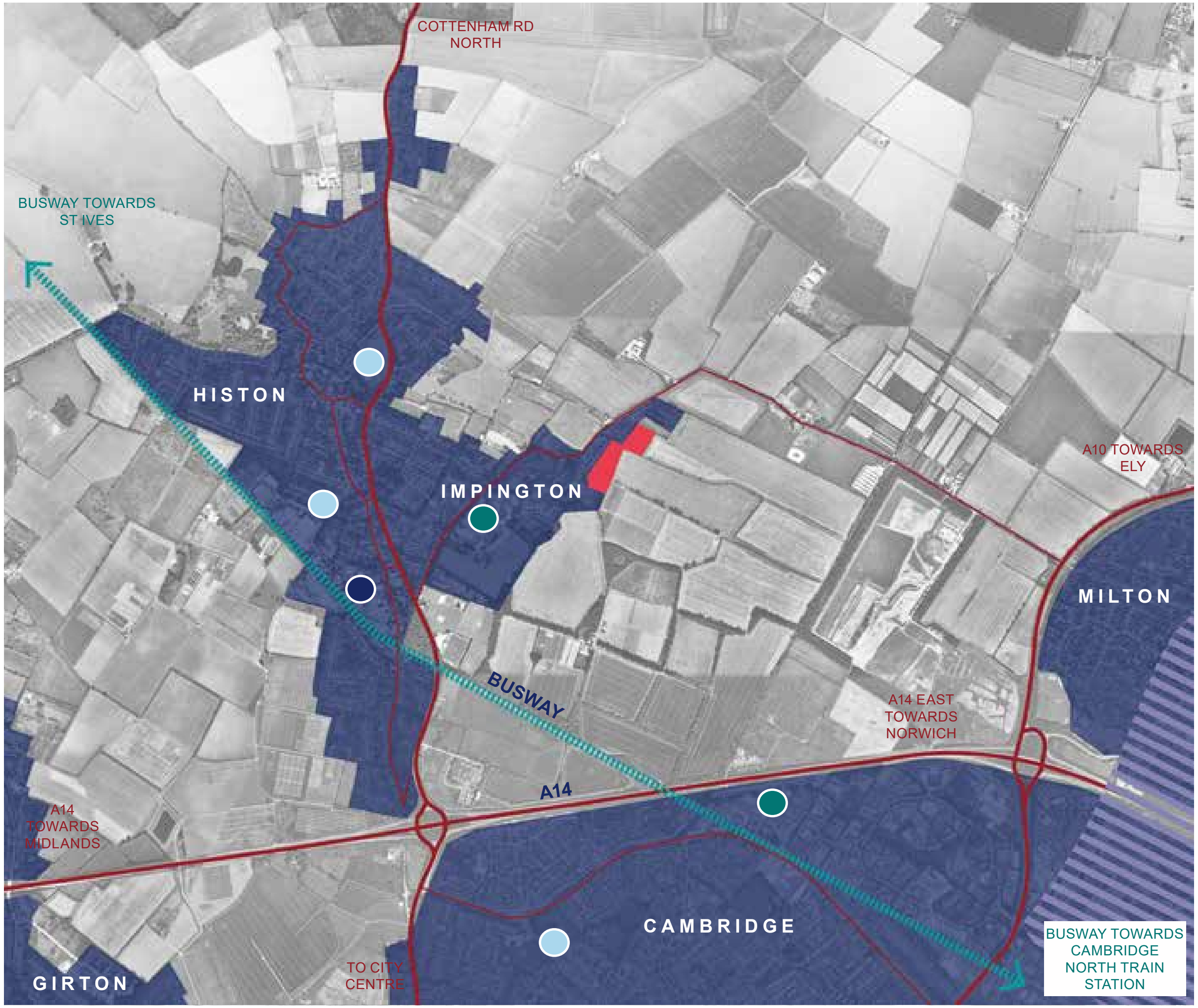


Figure 3: Wider connectivity plan

The site is strategically well located with good transport links into Cambridge and access to the A14 which provides connections north, east and west.

The guided busway is routed through Histon and also provides road-free cycle and pedestrian access both into Cambridge and towards St Ives.

Cambridge North Train Station is approximately 3.5km from the site boundary and includes routes to London (50mins), Norwich (1.15hr) and Ely (13mins). The guided busway provides a direct route to the station.

LEGEND

- *Site Location*
- *Settlement*
- *Healthcare Facility*
- *Primary School*
- *Secondary School / Further Education*
- *Waterbeach Greenway Review Area (sustainable transport corridors)*
- *Guided Bus Way*
- *Road Network*

2.4 LOCAL TRANSPORT STUDY

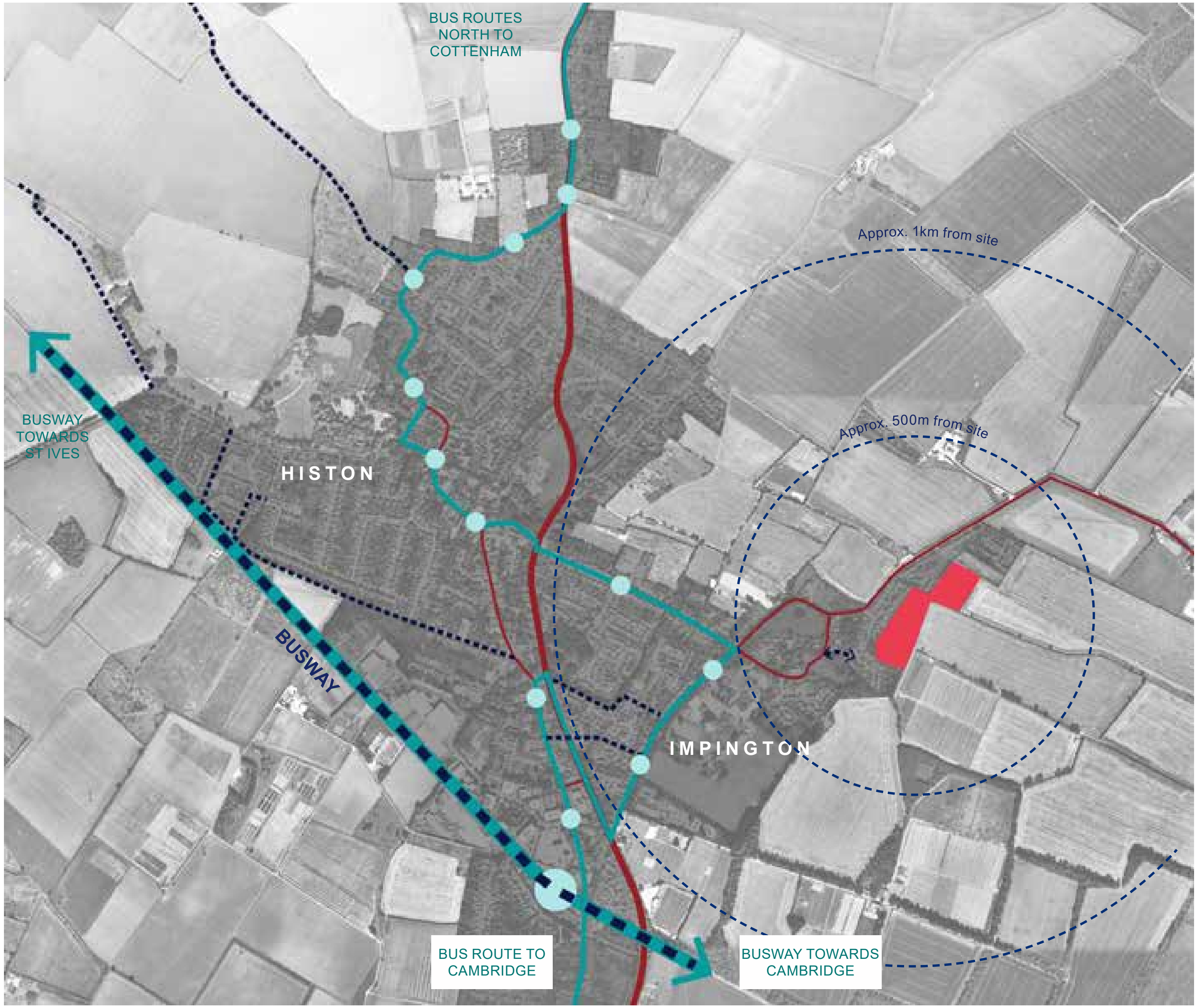


Figure 4: Local Transport Study

The site is located approximately 500 metres from the closest bus stop where the Citi 8 bus runs every 20 minutes on weekdays into Cambridge and north to Cottenham.

There is an existing footpath link from Woodcock Close towards Impington Village. Access to the Guided Busway is approximately 1km from the site with pedestrian access along existing roads.

Site Location

Guided bus way / Cycle and Pedestrian Route

Local Bus Route

Bus Stop

Footpath

Primary Road

Secondary Road

2.5 GREEN BELT POLICY

The following is a review of Green Belt policy included in the Core Strategy Development Plan Document 2007.

Policy ST/1: Cambridge Green Belt

A Green Belt will be maintained around Cambridge that will define the extent of the urban area. The detailed boundaries of the Green Belt will be established in Development Plan Documents.

The Cambridge Green Belt serves a number of purposes which are derived from Government guidance (PPG2) and the Cambridgeshire and Peterborough Structure Plan. The Green Belt keeps land open and free from development over a long period, which extends beyond the plan period, in order to give assurance that its boundaries will endure.

The Cambridge Green Belt is relatively small in extent. It's purposes are defined as:

- To preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;
- To maintain and enhance the quality of its setting;
- To prevent communities in the environs of Cambridge from merging into one another and with the city.

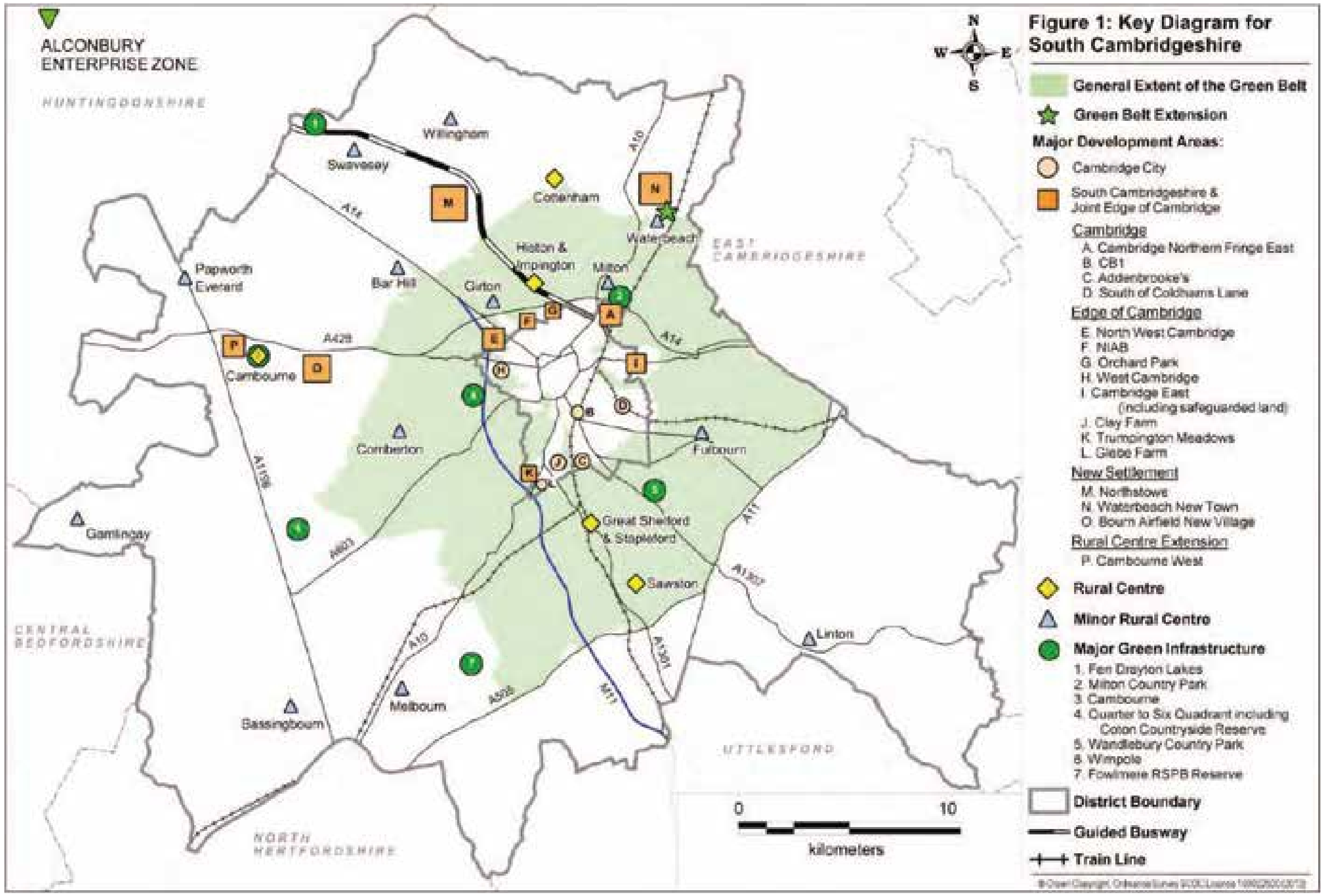


Figure 5: Indicative extent of the Green Belt, subject to review of the Proposed Submission Document

2.6 SETTLEMENT EDGE

Figure 6: Settlement Edge

The existing settlement edge is defined by larger scale agricultural fields to the east. The site, which is enclosed by a tree-belt along the eastern boundary, is small in scale and used for grazing sheep and horses.

The existing tree-belt functions as a physical boundary between the village and the open fields located adjacent. The plan (figure. 6) shows the existing built form and demonstrates how the site sits within this.

LEGEND

- *Site Location*
- *Boundary Tree-Belt*
- *Settlement*
- *Guided Bus Way*
- *Mere Way (Roman Road)*
- *Road network*

3.0

BASELINE STUDY

The baseline mapping study of the site includes site topography and designations, in order to inform the opportunities and constraints of the site.

3.1 VISUAL STUDY

Figure 7: Viewpoint location

Viewpoint 1; Facing south-west towards Hollyoaks Veterinary Surgery

Viewpoint 2; North from the corner of the site facing towards St Georges Way

Viewpoint 3; From Veterinary entrance road facing west

Viewpoint 4; From St Georges Way facing south-east towards the site

Viewpoint 5; Facing north-east towards dwellings on St Georges Way

Viewpoint 6; From Existing track access, facing south-east

Viewpoint 7; Facing south boundary

Figure 8: Photographs 1-7

N

Figure 9: Viewpoint location

Viewpoint 8; Facing south along western site boundary

Viewpoint 9; From access track, facing west towards Woodcock Close

Viewpoint 10; Facing east towards boundary vegetation

Viewpoint 11; Corner of site at gated access, facing north-east

Viewpoint 12; Facing west at gated access into the site

Viewpoint 13; Facing north-east towards the northern boundary

Viewpoint 14; Access off Woodcock Close

Figure 10: Photographs 8-14

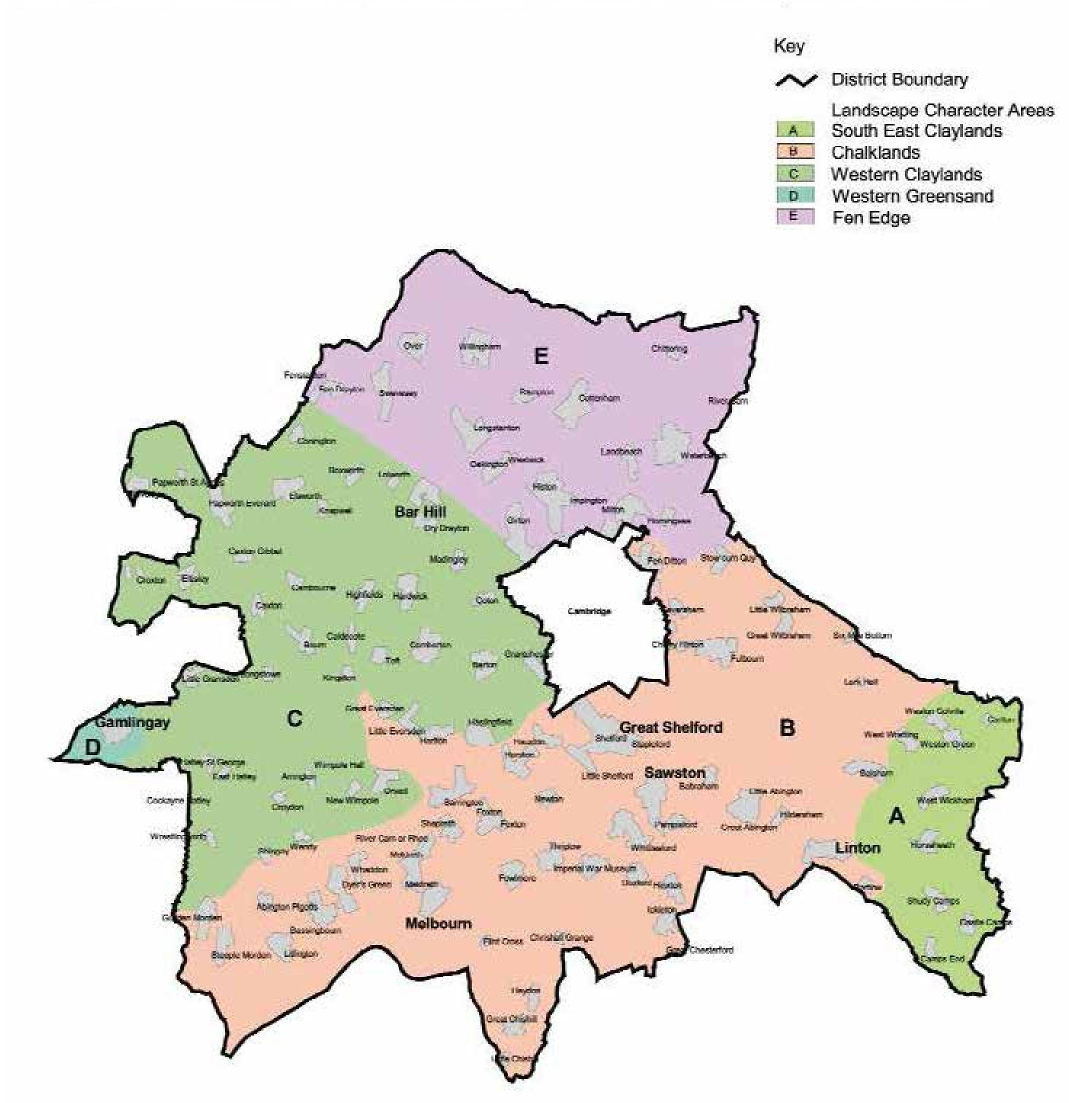


Figure 11: Broad Landscape Character Assessment, Countryside Agency's Countryside Character for East of England

Village Landscape and Settlement Analysis is included within the South Cambridgeshire District Council Design Guide SPD, adopted March 2010.

The villages on the low fen islands are characterised by their strong linear form, the historic linear form is retained despite the modern estate developments that have occurred in many of the villages. Within the historic cores narrow lanes with continuous street frontages are typical, but on village edges buildings are more often setback with low walls and hedges fronting the streets. Key features of the character include:

- A low-lying, flat open landscape with extensive vistas;
- Large skies create drama;
- A hierarchy of streams, 'lodes', drains and ditches dissect the landscape;
- Orchards are a distinctive feature;
- Slightly elevated fen 'islands' have a higher proportion of grassland cover, trees and hedgerows;
- Small scale, irregular medieval field patterns are still visible around the edge of settlements;
- Church towers and spires create landmarks.

Due to the site's location the landscape character is less defined by the fens than other villages within the 'Fen Edge' character. The existing fields are small in scale and enclosed by a line of trees which inhibits extensive vistas.

3.3 DESIGNATIONS

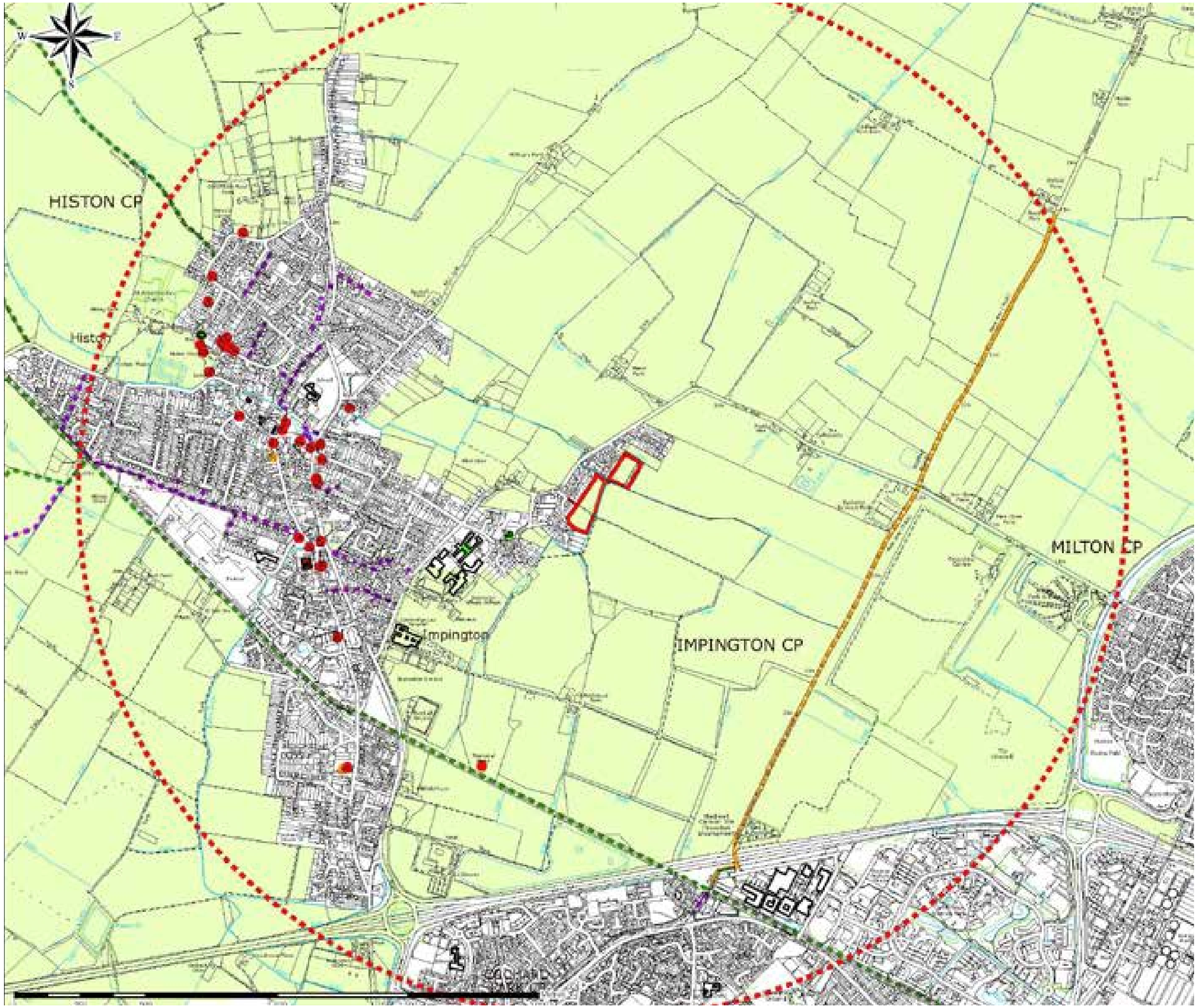


Figure 12: Designations

There are no public rights of way within the site boundary, the site situated within Greenbelt Land.

There are two Grade I listed buildings within the village of Impington; St Andrew's Church and Impington Village College. Within 2km there are also a number of listed buildings and public footpaths.

The guided busway provides a pedestrian and cycle route into Cambridge and towards St Ives and can be accessed from Histon.

LEGEND

Site Boundary (2.99ha)
2km Radius
Green Belt
Grade II Listed Building
Grade II Listed Building*
Grade I Listed Building
Public Footpath
Public Bridleway
Public Byway

3.4 TOPOGRAPHY

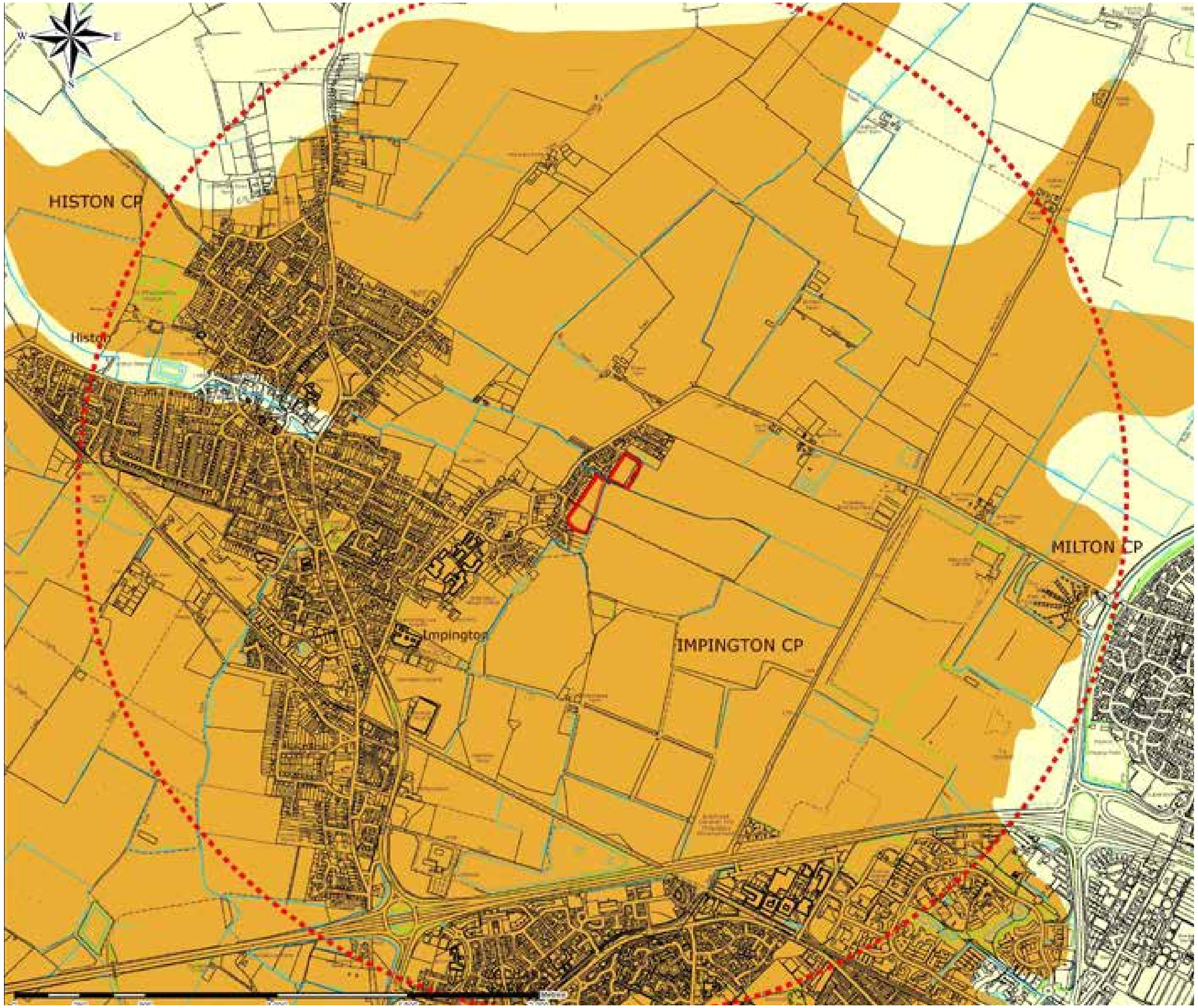


Figure 13: Topography

The site boundary is located at an elevation of between 10 to 20m AOD (Above Ordnance Data).

The landform surrounding the site is similarly at an elevation of between 10 and 20m, whilst in the local context the land declines to the north and east.

LEGEND

Site Boundary (2.99ha)

2km radius

0 - 10m

10 - 20m

3.5 FLOOD RISK AND HYDROLOGY

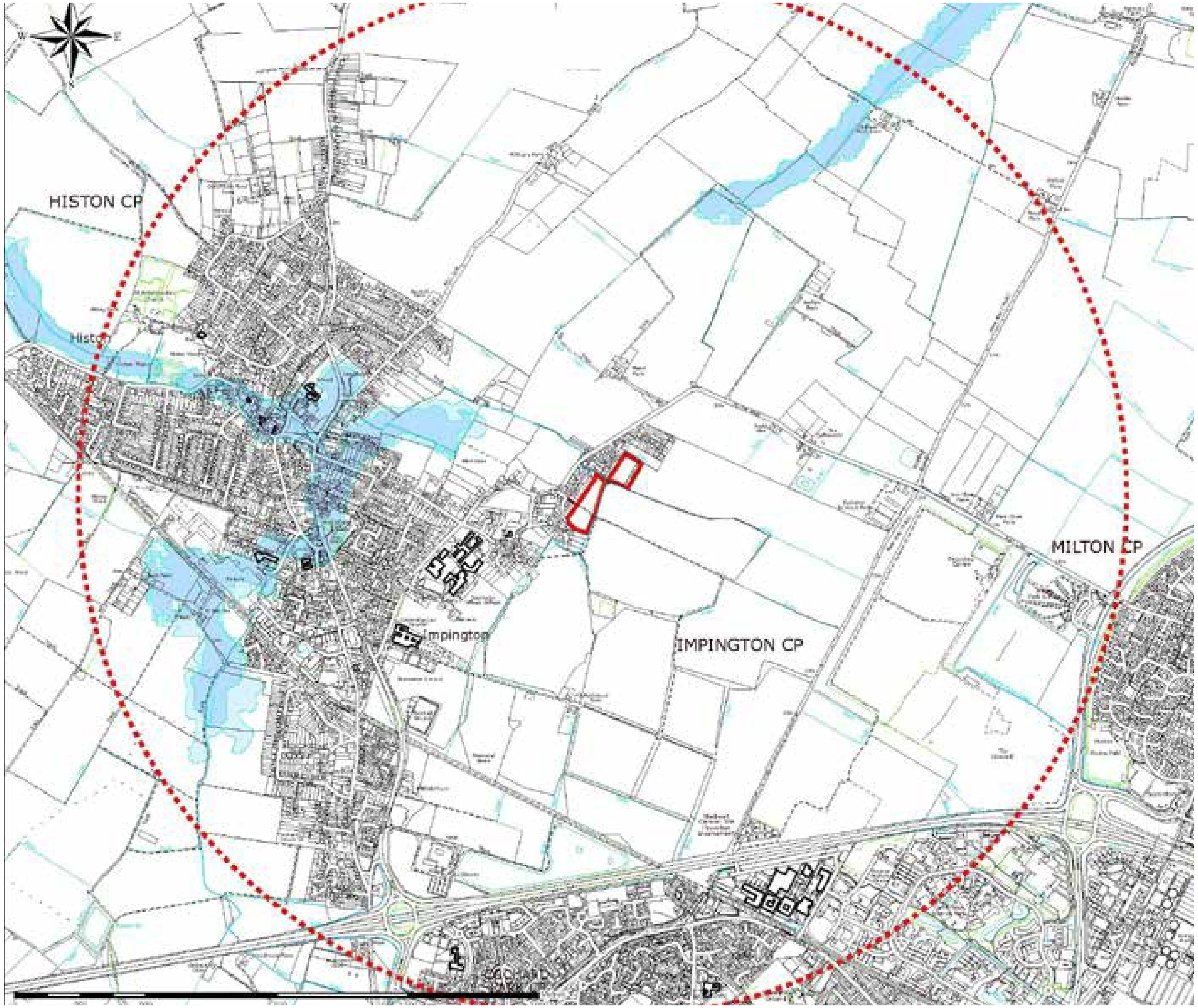


Figure 14: Flood Risk

The site is located within Flood Zone 1 and is, therefore, 'low risk' of flooding.

There may be risk of surface water flooding and the potential risk on developable areas will be assessed by the drainage consultants.

LEGEND

Site Boundary (2.99ha)

2km radius

Flood Zone 3

Flood Zone 2

4.0 CONSULTANTS REPORT SUMMARY

The following section provides a summary of reports undertaken for:

- Flood Risk and Drainage
- Transport

4.1 FLOOD RISK AND DRAINAGE

The following is a summary of the flood risk and drainage considerations (for full report refer to the FRA prepared by EAS).

The report states that it is important that the minor watercourse/ditch is maintained and does not become blocked. If a pedestrian route or vehicle route is deemed necessary, a suitably designed culvert and bridge will be required. Should this be the case early discussion with the LPA, the IDB and Cambridge CC is recommended to determine their requirements in bridging a minor watercourse.

The site is located in Flood Zone 1 and, therefore, at 'low risk' of flooding. The main drainage issue arises from surface water which affects limited areas of the site and in all probability is associated with adjacent drainage ditches and compaction following years of grazing with little or no cultivation. The drainage strategy for the site is most likely to be based on an attenuation and discharge strategy to the minor watercourse/ditch with necessary consent from the IDB or LPA. The LPA may require infiltration tests and site investigation in order to examine the suitability of an infiltration strategy given the mudstone geology.

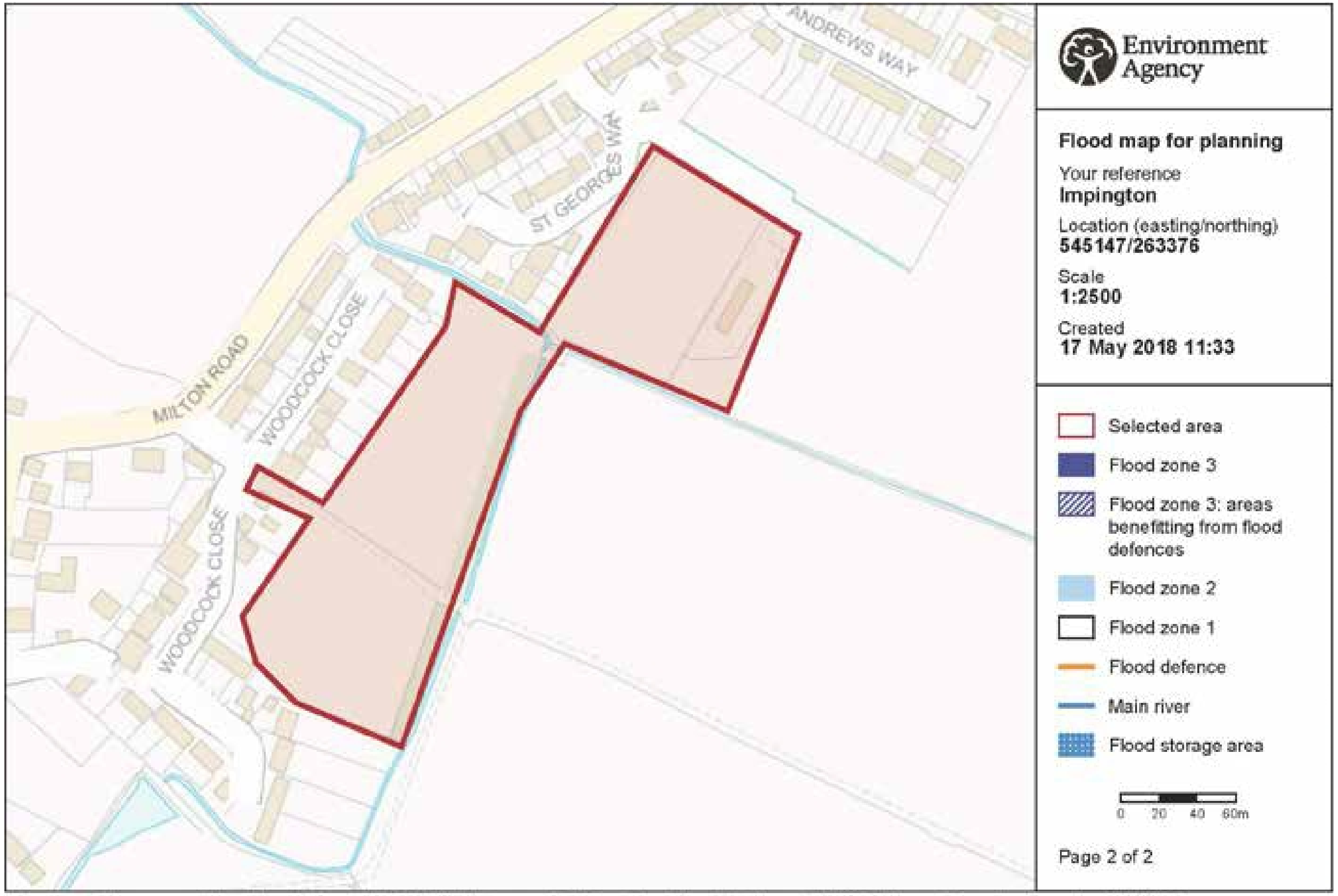


Figure 15: Risk of Flooding - EAS report

4.2 TRANSPORT

The following is a summary of the transport report (for full access report refer to EAS site report).

This proposed access utilises the existing route from Woodcock Close to the potential development site. The available width is circa 8.7m. The plan demonstrates a 1.8m continuous footway and a 4.8m carriageway, with a curtailed footway on the south side and a 4.5m radius at the entry. There is straight access for a refuse vehicle into the site so the 4.5m radii are a practical option.

On exit the visibility splay to the left is drawn to the centre of the road. The Y distance is drawn at 25m and as shown avoids the neighbouring garden but would cross this if drawn to the ideal standard. 25m is, however, suitable for a 20mph residential road.

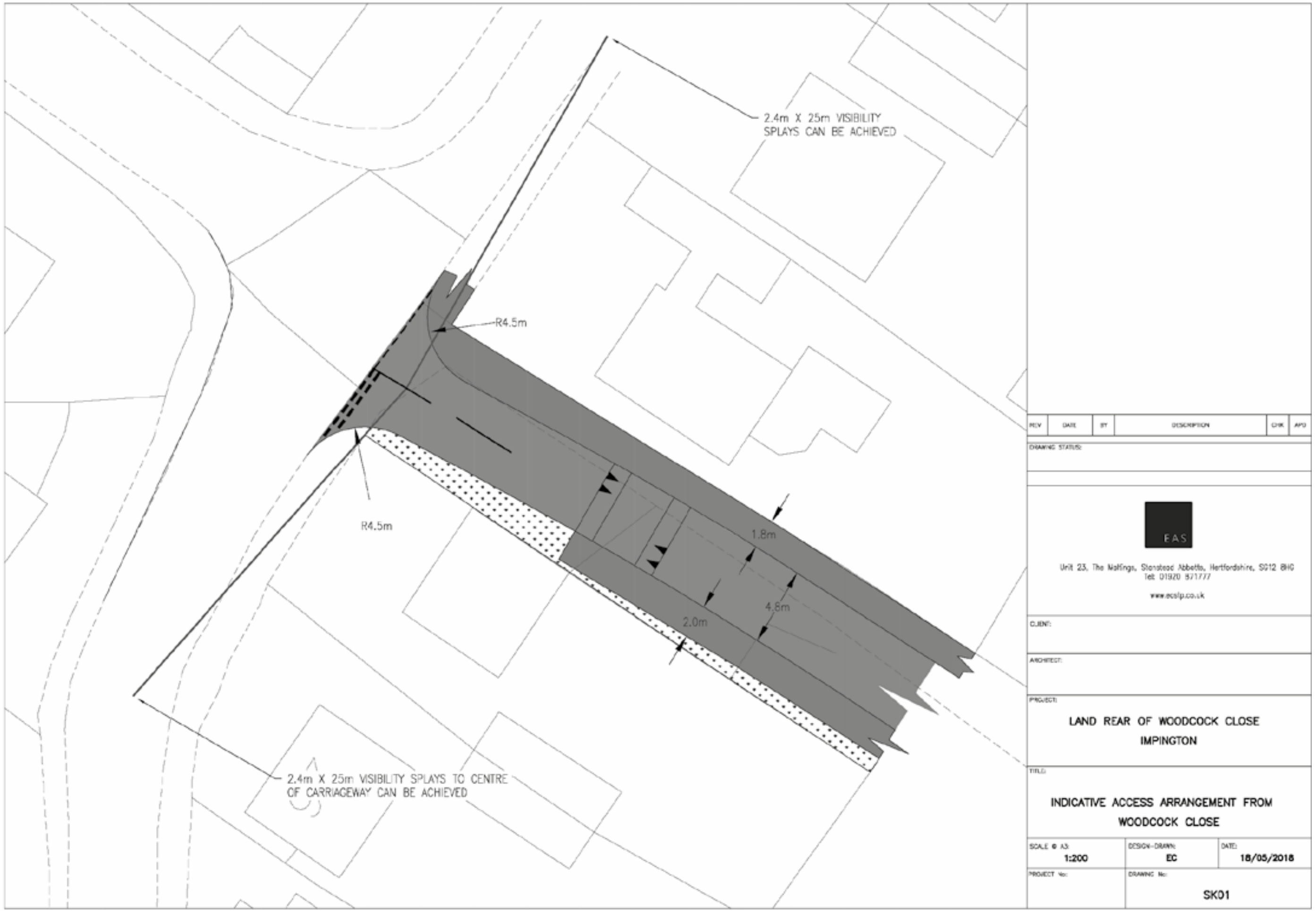


Figure 16: Indicative Access - EAS report

5.0

DEVELOPING A VISION

This chapter proposes a master plan vision for the site, including opportunities and constraints mapping, a master plan strategy and supporting development brief in accordance with local planning policy requirements.

5.1 OPPORTUNITIES AND CONSTRAINTS OF THE SITE

Through the baseline mapping and assessment of the site, a number of opportunities and constraints have been identified which provide a framework within which the proposed development will be brought forward. The opportunities and constraints of the site include:

SITE BOUNDARIES

- The site boundaries are defined by Impington Settlement edge to the west and south, namely Woodcock Close and St Georges Way. Key to any development strategy will be the avoidance of overlooking and to ensure adequate distance between existing and proposed new dwellings;
- The majority of the eastern boundary is defined by a tree belt with occasional gaps and longer views where the track provides access to the adjacent farmland; and
- The northern most field is defined by the road on the north boundary which provides access to the veterinary surgery. A hedgerow forms a boundary to the east.

LEVELS & DRAINAGE

- The topography within the site is generally flat and is not affected by flood risk zones; and
- There are drainage channels which run centrally through the site and along the eastern boundary. There is an opportunity to incorporate these into a sustainable drainage strategy.

ACCESS & CIRCULATION

- There are existing points of access off Woodcock Close and St Georges Way, the latter providing access to Hollyoaks Veterinary Surgery; and
- There are no public rights of way within the site and very few in its proximity.

LAND USE

- The land is currently formed of open fields used for grazing and dog training; and
- Hollyoaks Veterinary Surgery is located within an enclosed section to the north-east of the site where there is an opportunity to retain existing hedgerows and create a different 'character area'.

VEGETATION

- The site boundary to the east is mostly enclosed by an existing tree belt, with occasional views where the access tracks cross through the trees;
- Boundary vegetation between the site and existing rear gardens is relatively open. Here there is an opportunity to enhance these boundaries and protect the existing properties from being overlooked; and
- There is an additional opportunity to increase the diversity of the vegetation and habitat creation across the site.

Figure 17: Opportunities and Constraints

5.2 MASTER PLAN STRATEGY

Figure 18: Master Plan Strategy

LEGEND

- Red line Boundary (2.99ha)
- Existing Vegetation
- Existing Road Network
- Existing Dwellings and Frontages
- Developable Area with Frontages (1.76ha)
- Proposed Vehicle Access
- Private Access to Farmstead Courtyard Developable Area
- Existing Drainage Channel
- Proposed Pedestrian / Cycle Path
- Proposed Public Open Space / Play Space and Green Edge to Existing Development
- Proposed Vegetated Boundaries
- Vehicle / Pedestrian / Cycle Access Points
- Proposed Play Area

The proposed master plan strategy is informed by the opportunities and constraints assessment of the site and its surroundings.

The master plan proposes development in the three parcels of land, utilising the existing points of access from Woodcock Close. Towards the north, the development is bordered by open space, creating a green edge and open aspect upon entering the site. To the north-east, on the Veterinary Surgery site, a private small development around a courtyard is defined by existing hedgerows, creating a sense of enclosure with views across the open countryside.

Proposed vehicle access aligns from Woodcock Close, runs centrally through the southern sector of the development, crossing the drainage channels to align centrally through the northern section of the site. In addition a private road provides access for the dwellings on the former veterinary site.

As part of the proposal a pedestrian and cycle link through the site to existing footpaths enables a safe route to Impington Village College and to the centre of the village.

Open space is proposed as a wedge adjacent to the existing tree belt to the east. This creates a visible landscape, incorporating a play space and the proposed cycle / pedestrian route. Boundary planting defines the site and provides screening of views.

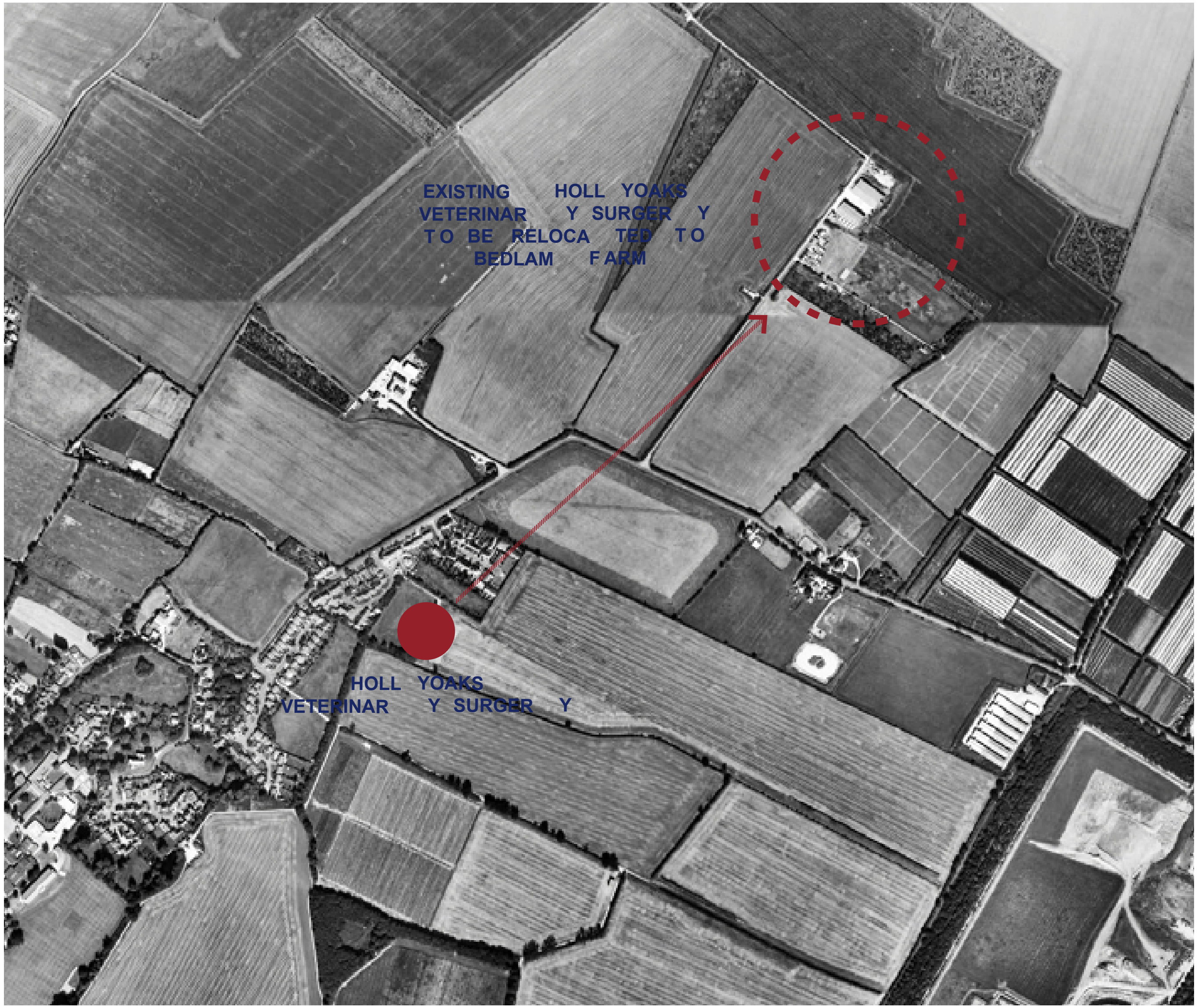


Figure 19: Proposed Relocation Area for Veterinary Surgery

5.3 DEVELOPMENT BRIEF

Total Site Area	2.99 hectares			
PHASE 1 - DEVELOPMENT TYPE	**Total Area (Hectares)**	**Total Area (SQM)**	**Area % of Total Site**	**No. of Dwellings**
Developable Area (Including Road Infrastructure)	1.67 0.20 (road)	16,700 2,000	57% 7%	50
Open Space Provision	0.56	5,600	18%	-
Boundary Vegetation	0.56	5,600	18%	-
DEVELOPMENT MIX – DEPENDENT ON VIABILITY	**Percentage of Mix (%)**	**No. of Units**	**Typical GFA (SQM)**	**No. of Parking Spaces (Per South Cambs DCP)**
1 Bed House	15	8	50	1.5 (12)
2 Bed House	35	17	65	1.5 (25.5)
3 Bed House	40	20	95	2 (40)
4+ Bed House	10	5	125	2 (10)
Total	**100**	**50**	-	**87.5**
OPEN SPACE POLICY REQUIREMENT (South Cambridgeshire SPD)	**No. of hectares per 1000 people**	**Indicative No. People (50 x 2.4)**	**Open Space (Ha)**	
			Requirement	**Provided**
Informal Open Space	0.40	120	0.05	0.46
Children's Play Space	0.80	120	0.10	0.10
Total Open Space Provision (Hectares)			**0.15**	**0.56**
OTHER PLAY REQUIREMENTS (Play England)				
Local Equipped Area for Play (LEAP)	Min area: 0.04ha Max walking distance: 400m 10m to the boundary of the nearest property / 20m to the nearest habitable living space.			
Local Area for Play (LAP)	Min Area: 0.01ha Max walking distance: 100m			

HIGHWAY INFRASTRUCTURE	
Primary roads	6m width
Secondary roads	5.5m width
Footpaths	2m width
Cycle / Footpath	3m width

5.4 PLAY AREA CONTEXT

A proposed play area is located within public open space, close to the proposed entry to the site. This location will ensure the play area benefits from the passive observation from the surrounding residences in addition to the proposed pedestrian routes through the scheme.

The play area will either be sized as a Local Area for Play (LAP) or Locally Equipped Area for Play (LEAP), requiring offsets from neighbouring dwellings which are achievable within the master plan strategy.

Figure 20 adjacent illustrates the local distribution of play areas and public open space locally. Its proposed location on the western edge of the open space ensures that the eastern area of Impington will benefit from access to a new formal play area.

LEGEND

- Proposed Site (2.99ha)
- Existing Play Area
- Existing Public Park and Recreation Ground
- Existing Local Green Space (as defined in the Histon & Impington Neighbourhood Plan)
- Built Form
- Proposed Play and Public Open Space

Figure 20: Play Area Context Study

5.5 EXISTING BUILT FORM AND CHARACTER

The following images demonstrate the existing housing and play space characteristics drawn from the local context. This understanding enables the master plan proposals to draw from the existing character of the village.

Figure 22: Histon and Impington Recreation Ground

Figure 24: 20th C. Semi-detached house with render

Figure 21: 19th C. terraced housing with stone colour brick

Figure 23: Early 20th C. semi-detached house with red brick

Figure 25: Thatched roof house with white cladding

5.6 BUILT FORM AND MATERIALITY PRECEDENTS

The following images demonstrate the proposed housing characteristics drawn from best practice and the local context and introducing a range of dwelling sizes. The materiality is proposed to reflect the local vernacular with the use of bricks and timber cladding.

Figure 27: Great Kneighton, Trumpington

Figure 29: Histon Housing, R H Partnership Architects

Figure 26: Histon Housing, R H Partnership Architects

Figure 28: Trumpington development with play

Figure 30: The Avenue, Pollard Thomas in Saffron Walden

5.7 OPEN SPACE CHARACTER PRECEDENTS

The following images demonstrate the proposed play space characteristics drawn from best practice and the local context, the materiality is proposed as natural play with a tree and planting palette which provides seasonal interest.

Figure 32: Natural Play

Figure 35: Seasonal Interest

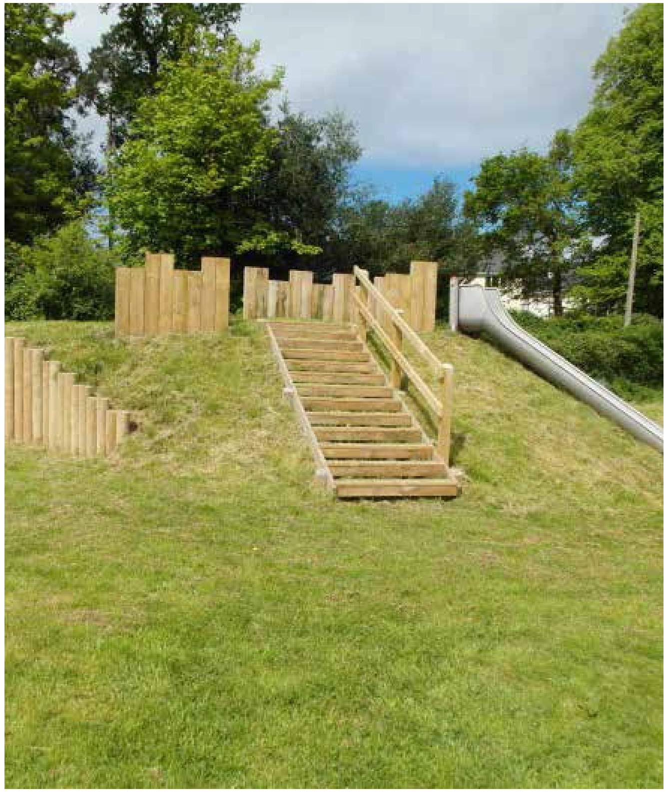


Figure 31: Play Equipment

Figure 33: Verbena Bonariensis

Figure 34: Natural Play

Figure 36: Fruit Trees

5.8 CHARACTER AND SUSTAINABILITY

BUILDING HEIGHTS AND CHARACTER

The village is characterised by 1.5-2.5 storey building heights, the proposed development will take a design response from that context but may take the opportunity at key points to go up to 2.5 storeys where there are good urban design reasons to do so. The proposed residential development will provide a variety of aspects with some overlooking open space.

DENSITY

The strategic master plan is based on a 30 dwellings per hectare (dph) net development. A 30 dph development responds to the wider context, ensuring the proposal will deliver adequate and suitable housing numbers including 40% provision of affordable housing.

GREEN INFRASTRUCTURE

Through the Implementation of Green Infrastructure provision the development seeks to reduce the impacts of climate change. Sustainable Drainage Systems (SuDS) such as integrated swales help to reduce surface water run-off and quality, while creating a localised cooling effect. Provision of green links across the site encourage ecological corridors, helping to increase bio-diversity.

SUSTAINABLE TRANSPORT

Provision of pedestrian access between the site and the village centre is proposed, where bus routes can be found, aiming to reduce the use of private cars.

COMMUNITY BENEFITS

A provision of open space and green corridors provide the local and wider community access to amenity and play spaces. A safe and sustainable development will encourage health benefits, particularly if sustainable modes of transport are easily accessible.

Areas for play will enable children to play locally and help to develop a strong sense of community by creating areas for people to come together and interact.

Figure 37: Illustrative Section

6.0 CONCLUSION

This chapter concludes the findings of the report and makes recommendations for next steps.

6.1 CONCLUSION AND RECOMMENDATIONS

This report provides a contextual analysis for the site comprising land to the rear of Woodcock Close and St Georges Way, Impington and it's surrounding area. Combined with a baseline mapping and visual study this informs the opportunities and constraints of the site.

The resultant master plan strategy for the site aims to create a sustainable and contextually appropriate extension to Impington village.

The master plan conclusions are as follows:

CONTEXT - The built form of the existing village has been carefully considered when positioning the development within the site boundary, with consideration given to the existing dwellings and issues of overlooking. The resulting proposal creates a sensitive extension to the east of the village of Impington.

DENSITY - The master plan achieves 50 new dwellings across a 2.99ha site, resulting in a net density of 30dph which reflects the density of the local context.

ACCESS - This is proposed from the existing access off Woodcock Close. A primary vehicle route aligns from Woodcock Close, crossing the existing drainage channels via a culvert and aligns centrally through to provide access to the northern section of the site. In addition a private road provides access for the dwellings on the former Veterinary site.

OPEN SPACE - Open space is proposed as a wedge along the existing tree belt to the east. This creates an open, visible landscape incorporating a play space and the proposed cycle / pedestrian link. This will also create a green edge and open aspect upon entering the site.

VEGETATION - Enhanced boundary planting defines the site and provides screening of views whilst creating an appropriate settlement edge.

Further vegetation and tree planting will increase habitat opportunities within the site, connecting with existing linear boundary vegetation and trees.

MATERIALITY AND STYLE - Any proposed development should be approached sensitively, ensuring that appropriate references are drawn from the surrounding residential context and constructed in a contemporary manner, without pastiche.

RECOMMENDATIONS

In summary, we believe the master plan proposals offer the following benefits:

- The development providing up to 50 dwellings, of an appropriate scale and form which supports, and is informed by, the village edge location;
- New publicly accessible open space and play space in line with local plan policy;
- Pedestrian and cycle access through the site linking to the existing network;
- A sustainable site location with good access to the facilities and services in Impington and Histon; and
- Relocation of Hollyoaks Veterinary Surgery to purpose built premises at Bedlam Farm, Impington.

NEIGHBOURHOOD PLAN PRIORITIES

The following provides a summary of how the proposals address each of the Neighbourhood Plan Priorities.

PRIORITY 1: ESSENTIAL CHARACTER - Ensure that the proposals draw from appropriate local context to help inform the character of the development and to ensure the village sense of place is reflected.

PRIORITY 2: SUCCESSFUL ECONOMY - A development in a sustainable location which enables ease of access to and from the site using sustainable modes of transport.

Provide purpose built premises for the relocation of Hollyoaks Veterinary Surgery, which is a well used facility in the village.

PRIORITY 3: VIBRANT COMMUNITY - The proposals provide a 0.56 hectares of open space, providing amenity grass as well as formal play equipment. Located within 400m of the existing village, the proposed play space will enable new and existing residents to access the site in close walking distance.

PRIORITY 4: GETTING AROUND - As part of the proposal a pedestrian and cycle link through the site to existing footpaths enables a safe route to Impington Village College and to the centre of the village.

**PRIORITY 5: SAFE, SECURE AND SUCCESSFUL - ** The proposals will ensure good urban design practice which draws from the appropriate local context. Ensure public open space is overlooked and well-maintained and maintain the existing eastern boundary tree-belt to ensure a sense of enclosure.

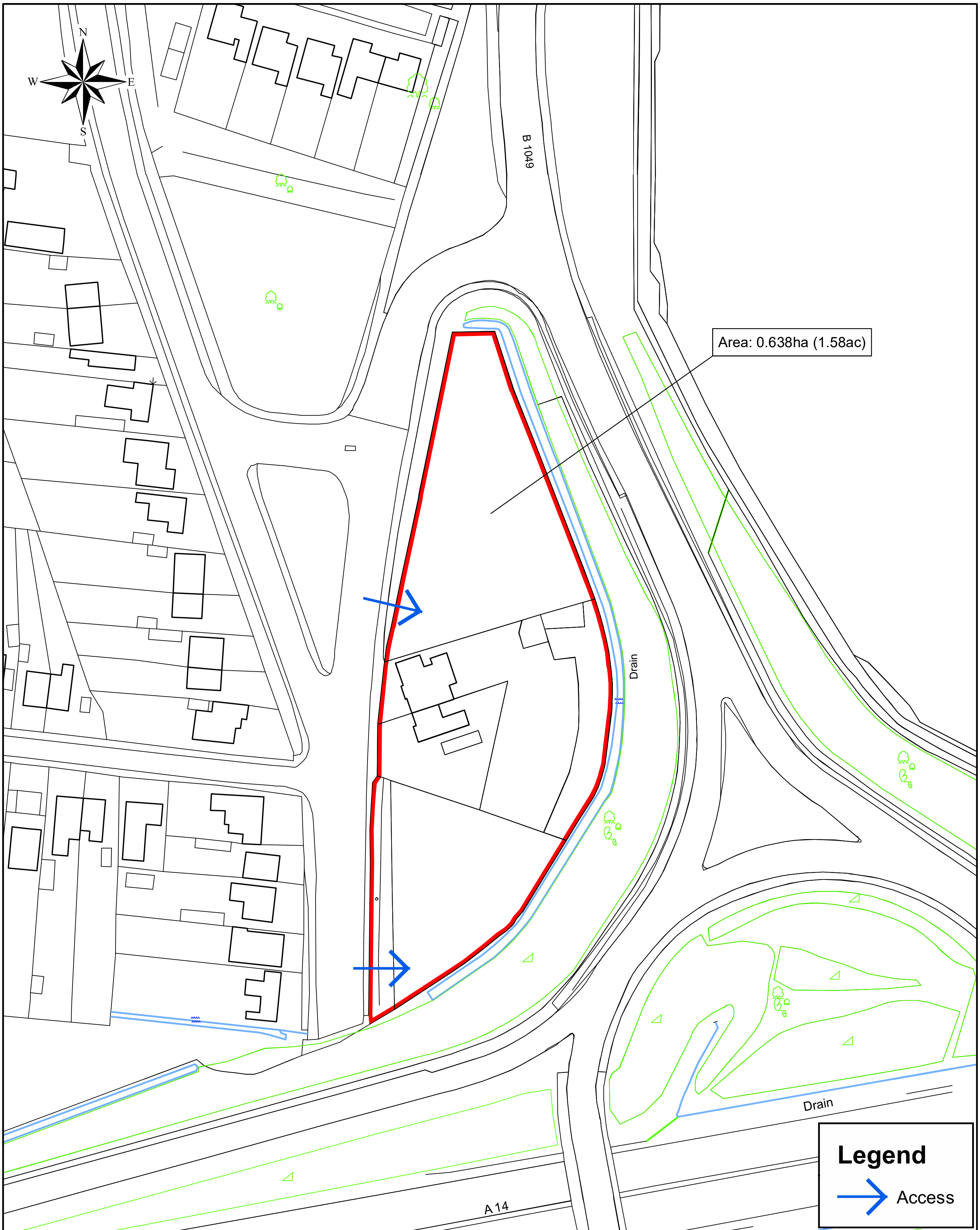
PRIORITY 6: HOUSING FOR ALL - To provide 40% affordable with a range of dwellings sizes. To encourage a range of ownership profiles and, therefore, a diverse residency.

APPENDIX A
LIST OF FIGURES

BIDWELLS

Bidwell House,
Trumpington Road,
Cambridge
CB2 9LD

49 Cambridge Road, Impington, CB24 9NU



Trumpington Road, Cambridge, CB2 9LD
01223 841841 - bidwells.co.uk

BIDWELLS

Scale: 1:1,250 @ A4 OS Ref: TL 4461 Drawing No: A.52,702 Date: 15/03/2019

Produced by Bidwells GIS Mapping - 01223 559288

68190 Object

Respondent: Dr Charles Free

Summary:

Policy HIM04 The Windmill

It is fair to take the operation of the windmill into account in assessing major developments in this area, but to give it precedence over everyone else to rescue it from historical contingency is draconian, unacceptable and unlikely to lead to the objective that the policy aims to achieve.

Attachments: None

68230 Object

Respondent: Cambridgeshire County Council

Summary:

Policy HIM02 Interesting Buildings

Cambridgeshire County Council as landowner, objects to the inclusion of 3 New School Road, The Infant School on the list of Interesting Buildings. Please refer to further comments submitted by Cambridgeshire County Council under Policy HIM17.

Attachments: 68230, 68232-68234, 68237-68239, 68241 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 68230, 68232-68234, 68237-68239, 68241.pdf

68232 Object

Respondent: Cambridgeshire County Council

Summary:

Policy HIM03 Size, Scale and location of New Housing

Cambridgeshire County Council, as landowner, objects to requirement, under HIM03, that 'Entry to the estate should be no further than 800m, by a safe and direct walking and cycling route, from one of the two Community Centre' as it is too prescriptive, does not allow for individual site requirements and may limit potential for appropriately located, integrated and accessible development to meet future needs as required.

Cambridgeshire County Council, as landowner, would suggest that the wording be refined as follows, 'Entry to the estate should be preferably no further than about 800m, by a safe and direct walking and cycling route ' to allow for greater flexibility to account for individual site requirements/constraints when a site is brought forward for development.

Attachments: 68230, 68232-68234, 68237-68239, 68241 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 68230, 68232-68234, 68237-68239, 68241.pdf

For office use only
Agent number:
Representor number:
Representation number:

Histon & Impington Neighbourhood Plan

South Cambridgeshire District Council

Response Form

This form has two parts to complete (please use black ink):

PART A – Your Details
PART B – Your Response

If you need any further information or assistance in completing this form please contact the Planning Policy Team on: 01954 713183 or neighbourhood.planning@scambs.gov.uk

All comments must be received by 5pm on Wednesday 31 July 2019.

Data Protection
We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/ Information will be used by South Cambridgeshire District Council and Histon & Impington Parish Council solely in relation to the Histon & Impington Neighbourhood Plan. Comments, including names, will be available to view on the Council's website. Full comments including addresses will also be available to view on request.
By submitting this response form you are agreeing to these conditions.

The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'. Do you wish to be kept informed of future stages of the Histon & Impington Neighbourhood Plan?
Please tick: Yes ☒ **No** ☐

PART A – Your Details

Please note that we cannot register your comments without your details.

Name:	[redacted]	**Agent's name:**	
Name of organisation: (if applicable)	[redacted]	**Name of Agent's organisation:** (if applicable)	
Address:	[redacted]	**Agent's Address:**	
Postcode:	[redacted]	**Postcode:**	
Email:	[redacted]	**Email:**	
Tel:	[redacted]	**Tel:**	

Signature:	**Date:**

If you are submitting the form electronically, no signature is required.

PART B – Your Response

What part of the Neighbourhood Plan do you have comments on?	
Policy or Paragraph Number (Please state)	See below
Do you Support, Object or have Comments? (Please tick)	☐ **SUPPORT** ☒ **OBJECT** ☒ **COMMENT**

Reason for SUPPORT, OBJECT or COMMENT:
Please give details to explain why you support, object or have comments on the Neighbourhood Plan.
If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

If you consider that the referendum boundary should be extended please outline your reasons.

HIM02 – INTERESTING BUILDINGS
Cambridgeshire County Council as landowner, objects to the inclusion of 3 New School Road, The Infant School on the list of Interesting Buildings. Please refer to further comments submitted by Cambridgeshire County Council under Policy HIM17.

HIM03 - Size, Scale and location of New Housing
Cambridgeshire County Council, as landowner, objects to the requirement, under HIM03, that 'Entry to the estate should be no further than 800m, by a safe and direct walking and cycling route, from one of the two Community Centre' as it is too prescriptive, does not allow for individual site requirements and may limit the potential for appropriately located, integrated and accessible development to meet future needs as required. Cambridgeshire County Council, as landowner, would suggest that the wording be refined as follows, 'Entry to the estate should be preferably no further than about 800m, by a safe and direct walking and cycling route ' to allow for greater flexibility to account for individual site requirements/constraints when a site is brought forward for development.

Policy HIM07 – The Tesco site
The Tesco Site is the currently location of Histon Library which is a leasehold property. Cambridgeshire County Council, as leaseholder, has no comments to submit on the proposals for this policy. Work is currently being undertaken by Cambridgeshire County Council to look at the long-term options for a library in Histon.

Policy HIM10 Bypass Farm –
Cambridgeshire County Council, as landowner, objects to Policy HIM10 which safeguards the land (Ref:V1) for community recreational use. It is currently agricultural land which is let on a Farms Business Tenancy. Cambridgeshire County Council submitted this site as part of the Greater Cambridge Local Plan 'Call for Sites' and will continue to promote it in the future. If the land is not allocated for residential development in the Greater Cambridge Local Plan, it is currently intended that the land will remain in agricultural use. Cambridgeshire County Council would be willing to work with the community to provide recreational space as part of a wider future development.

HIM12 – Local Green Space
Cambridgeshire County Council, as landowner, objects to both the allocation of the Infant School Field on New School Road (Table 5: Ref V14) and northern part of Northern Buxhall Farm site (Table 5: Ref V4) as

designated Local Green Spaces as defined in the National Planning Policy Framework. The Infant School Field on New School Road is already designated as PVAA under SCDC Local Plan. Regarding the northern part of Northern Buxhall Farm site: to be designated as a Local Green Space, the land needs to be in reasonably close proximity to the community it serves; demonstrably special to a local community and hold a particular local significance and local in character and is not an extensive tract of land. The northern part of Northern Buxhall Farm site currently sits outside of the village envelope and is remote from the village core; is not readily accessible on foot; and holds little significance in terms to historic significance, recreational value or beauty. It is already designated as green belt. Cambridgeshire County Council wants to work with the community to provide recreational/amenity space as part of a wider future development. Cambridgeshire County Council already provides permissive access to Histon Wood and Girton Wood (Table5: HIM12 V12, v13). Cambridgeshire County Council submitted the southern area of Buxhall Farm Site as part of the Greater Cambridge Local Plan 'Call for Sites' and will continue to promote it in the future.

HIM13 – Important Natural Habitats
Cambridgeshire County Council, as landowner, objects to the designation of the northern part of Buxhall Farm (including the permission path and green infrastructure corridor off the B1049 and around Buxhall Farm Fields) (Map 18 – HIM13 – V4) as an area to be included under Policy HIM13. Cambridgeshire County Council is willing to work with the local and agricultural communities to enhance and protect wildlife where appropriate. Cambridgeshire County Council actively encourages its agricultural tenants to enter into schemes to improve the farms environmental features. This area of land is currently used for commercial arable farming, with all the attendant responsibly used fertiliser and sprays required to produce a crop. It is not, therefore, an important natural habitat.

HIM15- Walking & Cycling Routes
Cambridgeshire County Council, as landowner, is willing to work with the local community, where appropriate, to support the inclusion of easy and safe walking and cycling routes or linkages to maximise opportunities for convenient non-vehicular access to one of the two village centre and/or other parts of the Community as part of a wider future development of its land assets.

HIM17 – The Infant School
Cambridgeshire County Council, as landowner, objects to the designation for this site to be safeguarded for community use only. Proposals for a new school site are being developed at Buxhall Farm but there is no absolute guarantee that Cambridgeshire County Council will be successful in obtaining planning permission. Long-term plans for the site, if Cambridgeshire County Council is successful in obtaining planning permission, have yet to be determined. The policy highlights a preference for health facilities to be located on this site. To date, no direct approach has been received from our health partners regarding this site. Furthermore, the policy states that if during the plan period, it becomes evident that there is no demand for community facilities on this site, then alternative uses of benefit to the community, including an affordable housing scheme to meet prevailing Community needs, will be supported. Cambridgeshire County Council objects to the inclusion of this wording as it is too prescriptive. Cambridgeshire County Council submitted the Infant School Site as part of the Greater Cambridge Local Plan 'Call for Sites' and will continue to promote it in the future. Cambridgeshire County Council is aware of the community's interest in the site and is willing to engage with the local community as part of the process for considering the long-terms plans for the site and the Infants School building that currently occupies it.

Summary of Comments:
If your comments are longer than 100 words, please summarise the main issues raised.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 31 JULY 2019 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
EMAIL: neighbourhood.planning@scambs.gov.uk

68235 Object

Respondent: Mrs Clare Taylor

Summary:

Policy HIM04 The Windmill

We object to the section regarding the Windmill and its potential to lead to refusal of permission to build eg a dormer window in the surrounding area.

We feel that the Parish Council could have been more forthcoming with information for those who attended the consultation meeting about the windmill. An email list of those who attended was collected but not used. Many attendees will therefore not be aware of this final stage of the consultation.

Attachments: None

Chapter 5 POLICIES / Successful Economy Policies HIM06 - 09

67918 Comment

Respondent: Pedallers N Bailey

Summary:

Policy HIM07

Regards HIM07 - "Enable easy access for large delivery vehicles."

This should not be at the expense of pedestrians. Rather pedestrians crossing in front of the car-park opening at Tesco should be given priority.

Please take a look at the Netherlands where the pavement are continuous over the car-park mouth, meaning cars and lorries must give way to pedestrians. This is particularly vital for those of us with small children and the elderly.

Attachments: dutchPedestrianPriority.PNG - https://scambs.oc2.uk/a/sd7yz

Please note: files require a system login to access them.

67919 Comment

Respondent: Pedallers N Bailey

Summary:

Policy HIM07

HIM07 - In the light of our Climate Emergency we need to use less plastic. Tesco is a massive source of plastic waste due to their fresh fruit and vegetable pre-packaging.

The village centre must have a greengrocer so we can buy fruit and vegetables without plastic.

Attachments: None

67944 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM06 Commercial Core

a)Second bullet point - Helpful to include main town centre uses in NPPF in policy.

b)Second sentence mentions 'diversity and enhance' range of shops etc. Open to interpretation.

c)Fourth and fifth bullet - outside scope of neighbourhood plan so should be deleted.

d)Could make reference to impact of signage and advertising

e)Policy appears to be driven by increasing parking provision which would be detrimental to the street scene rather than creating a good public realm.

f)Draft Village Design Guidance SPD considers this whole area. Could be mentioned in policy

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 Appendix 1.pdf

67945 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM07 The School Hill Site

a)Helpful if town centre uses referred to in first bullet point were included in supporting text and policy

b)Not usual to use a term such as 'thoughtful' public realm strategy plan.

c)Benefit from having design criteria included in it. Such criteria could have set out how the area would be enhanced by the development of this site and how it would fit into the High Street / character of the local area.

d)Note current planning application on this site - S/1793/19/FL being considered by SCDC.

e)Draft Village Design Guidance SPD considers this site. Strengthen policy if referenced

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 Appendix 1.pdf

67946 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM08 The Jam Factory

a)Arrow on Map 12 not clear. No key to explain. Road already has pavements either side - not clear what improvements could be achieved as a result of development of site as a result of policy.

b)How could "small-scale" residential development be accommodated on site. If retaining employment and open area is there opportunities for residential development?

c)Helpful if Map 12 illustrated in broad terms where greenways, green separation and proposed housing could be located.

d)Area would benefit from a design framework or brief which sets out a spatial design strategy.

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 Appendix 1.pdf

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF EXECUTIVE / CHIEF OFFICER DECISION

This form should be used to record key and other decisions made by individual Portfolio Holders and key decisions made by Chief Officers. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that this decision be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, this decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules.

Portfolio	Planning
Subject Matter	Histon & Impington Neighbourhood Plan - response to consultation on the submission plan
Ward(s) Affected	Histon & Impington
Date Taken	15 July 2019
Contact Officer	[redacted]
Key Decision?	No
In Forward Plan?	No – delegated decision for Lead Cabinet Member for Planning
Urgent?	Decision must be made by 31 July 2019

Purpose / Background

Purpose

1. The purpose of this report is to agree the Council's response to the public consultation on the submission version of the Histon & Impington Neighbourhood Plan. The consultation runs for 6 weeks from 19 June until 31 July 2019.

Background

2. The two parishes of Histon and Impington are treated as one community and since 2012 a grouped Parish Council has been in place. Histon & Impington Parish Council decided to prepare a Neighbourhood Plan for this community to provide a more locally focussed set of policies for their parish. An application to designate that part of Histon & Impington north of the A14 of their parish as a Neighbourhood Area was submitted to SCDC in June 2014. It was considered that the area of Impington south of the A14 had very different needs and requirements which could not successfully be captured in a Neighbourhood Plan covering all parts of the parishes. The Histon & Impington Neighbourhood Area was designated on 9 September 2014.

3. Officers provided informal comments on earlier drafts of the Neighbourhood Plan ahead of the formal pre-submission consultation process.

4. A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening was undertaken on a draft version of the Neighbourhood Plan, and a screening determination was published in October 2018.

5. Pre-submission public consultation on the draft Neighbourhood Plan was undertaken by the Parish Council from 1 October until 16 November 2018. Officers provided a formal response to the consultation, providing constructive comments about the Neighbourhood Plan to assist the neighbourhood plan group with finalising the Neighbourhood Plan.

6. On 3 June 2019, Histon & Impington Parish Council submitted their Neighbourhood Plan to SCDC. Officers have confirmed, as set out in the Legal Compliance Check for the Neighbourhood Plan that the submitted version of the Neighbourhood Plan and its accompanying supporting documents comply with all the relevant statutory requirements at this stage of plan making. Public consultation on the submitted Neighbourhood Plan is therefore being undertaken between 19 June and 31 July 2019.

7. Officers, in conjunction with Histon & Impington Parish Council, are in the process of selecting and appointing an independent examiner to consider this Neighbourhood Plan. All comments submitted during the public consultation on the submission version of the Neighbourhood Plan will be provided to the examiner for their consideration.

Considerations

8. The Histon & Impington Neighbourhood Plan has been prepared by Histon & Impington Parish Council to provide planning policies for development in the area, with the aim of providing greater clarity when determining planning applications in the area. The Neighbourhood Plan includes 19 planning policies that cover a range of issues including:
   (i) Protecting the essential character of the community
   (ii) Encouraging the growth and success of the retail, leisure and commercial businesses of the villages;
   (iii) Ensuring the villages community infrastructure develops and adapts to emerging and changing demographic needs;
   (iv) Developing a network of sustainable, accessible transport links within and around the villages;
   (v) Supporting the community in continuing to make the villages safe, secure, supportive and welcoming to all;
   (vi) Ensuring a sufficient supply of sustainable and high-quality housing within the villages.

9. To successfully proceed through its examination to a referendum, a Neighbourhood Plan must meet a number of tests known as the ‘Basic Conditions’. These tests are different to the tests of soundness that a Local Plan must meet. The Basic Conditions are set out in national planning guidance and are summarised as follows:
   (a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan;
   (b) the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
   (c) the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area;
   (d) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
   (e) prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of the neighbourhood plan is not likely to have a significant effect on a European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.

(f) 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.

Our Neighbourhood Planning Toolkit includes Guidance Note 11 (What are the Basic Conditions and How to Meet Them), which sets out further details on each of the Basic Conditions. When a Neighbourhood Plan is submitted to the local planning authority it must be accompanied by a Basic Conditions Statement that sets out how the Parish Council considers that their Neighbourhood Plan meets the Basic Conditions.

10. When considering a Neighbourhood Plan, the examiner will assess whether or not the Neighbourhood Plan meets the Basic Conditions. When an examiner recommends that the Neighbourhood Plan should proceed to referendum (if it meets the Basic Conditions, with or without modifications), the examiner's report must also set out whether the referendum area should be extended beyond the neighbourhood area. Comments made during the current consultation on the submission version of the Neighbourhood Plan, which will be provided to the examiner for their consideration, should therefore address whether the submitted Neighbourhood Plan meets the Basic Conditions and can also address whether the referendum area should be extended beyond the neighbourhood area.

11. SCDC is fully supportive of Parish Councils bringing forward Neighbourhood Plans for their areas, including Histon & Impington Parish Council's decision to prepare a Neighbourhood Plan, and officers have been supporting the Parish Council in the plan's preparation. The Council's proposed response to this public consultation on the submission version of the Neighbourhood Plan (as set out in Appendix 1) reiterates and supplements comments made previously by officers, both formally during the pre-submission consultation and informally on earlier versions of the plan, where they remain relevant and appropriate.

12. SCDC is supportive of the aims of the Histon & Impington Plan and our comments are intended to help the Plan to be successful at examination as well as delivering policies that are clear in their meaning and are unambiguous in their interpretation. SCDC recognise the achievement of Histon & Impington PC in reaching this stage of submitting their Plan to us for examination.

13. SCDC considers that a number of the policies in the submission version of the Neighbourhood Plan, would need to have some amendments made to them for the Plan to be capable of meeting the Basic Conditions. These concerns are set out in the proposed response (see Appendix 1).

14. If the examiner is minded to recommend that the Neighbourhood Plan should proceed to referendum, the Council does not feel that the referendum area needs to be extended beyond the Neighbourhood Area as the planning policies included in the plan would not have a substantial, direct or demonstrable impact beyond the parish.

Declaration(s) of Interest ***Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.***
None

Dispensation(s) ***In respect of any conflict(s) of interest declared above, record below any dispensation(s)***

granted by the Council's Monitoring officer or Civic Affairs Committee.
None

Consultation ***Record below all parties consulted in relation to the decision.***
Ward Councillors

Other Options Considered and Reasons for Rejection
The option of not sending a response from SCDC was rejected as this Council has a duty to provide advice and assistance to groups preparing neighbourhood plans.

Final decision	**Reason(s)**
To agree the response from SCDC set out at Appendix 1	The response is intended to provide the independent examiner with SCDC's comments on the Histon & Impington Neighbourhood Plan.

Signed	**Name (CAPITALS)**	**Signature**	**Date**
Lead Cabinet Member for Planning	[redacted]		
Lead Officer	[redacted]		

Further Information
Appendix 1: SCDC response to the Histon & Impington Submission Neighbourhood Plan

Appendix 1

South Cambridgeshire District Council's response to the consultation on the submission Histon & Impington Neighbourhood Plan

1. South Cambridge District Council (SCDC) is taking the opportunity to provide the examiner of the Histon & Impington Neighbourhood Plan with the local planning authority's comments on the submission version of the plan.

2. SCDC has worked with Histon & Impington Parish Council (PC) as they have been preparing their plan. There have been a number of meetings with the neighbourhood plan team to discuss the plan as it has evolved. SCDC has provided constructive comments to the team at these meetings followed up by detailed notes to assist them in their plan making.

3. SCDC is supportive of the aims of the Histon & Impington Plan and our comments are intended to help the Plan to be successful at examination as well as delivering policies that are clear in their meaning and are unambiguous in their interpretation. SCDC recognise the achievement of Histon & Impington PC in reaching this stage of submitting their Plan to us for examination.

4. The comments we have made on the Plan are provided in two sections

   A. General overarching comments about particular issues that relate to the Plan as a whole
   B. Comments which highlight particular/key issues with policies where it might be helpful if the plan were amended.

A - General overarching comments

Policies Map and Tables

5. Although it is acknowledged that a single Policies Map is not a requirement for a Neighbourhood Plan, SCDC considers that, for complex Plans like Histon & Impington, such a map helps in providing clarity to those policies that include site allocations and site-specific issues. The Plan would be easier to read and understand if a comprehensive Policies Map were included for the whole of the Plan Area with a more detailed "inset" or "insets" for the central areas where there are a number of policy designations. For example, the map 13 on page 80 (Vision Park) has a number of "interesting buildings" adjoining the policy site. Having them identified on the same map will help the users of the Plan understand the potential constraints on future development proposals on the Vision Park.

6. It would be helpful for the future users of the Plan if there was a comprehensive Policies Map. These users are unlikely to have a detailed knowledge of the villages and particular sites mentioned in the Plan. It would help to tell the story of the Plan and provide an overview of what is proposed in the Plan.

7. The NPIERS guidance[1] on examinations also mentions the importance of mapping in a neighbourhood plan. It sets out that the qualifying body should check the following prior to submitting a Plan to the local planning authority (Page 29):

[1] NPIERS Guidance to service users and examiners - https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/regulation/drs/drs-services/npiers-planning-guidance-to-service-users-and-examiners-rics.pdf

1.7.2. Plans should be supported by clear mapping, including:

- *Accurate delineation of the boundaries of the plan*
- *The boundaries of any site allocations, and designations made in the plan (preferably including street names).*

8. Within the Plan in paragraph 1.21 there are caveats included about the accuracy of all the maps included in the document. The boundaries shown on all the maps must be clear as they will be used to identify site specific policies and allocations. It is not appropriate to include these caveats on the accuracy of these maps as they will have legal standing once the Plan is made and part of the development plan for South Cambridgeshire.

9. In particular, we feel it would be helpful if site specific designations in the following policies were illustrated on a Proposals Map:
   a) Policy HIM02 Interesting buildings (Non- designated heritage assets)?
   b) Policy HIM04 The Windmill
   c) Policy HIM06 Commercial Core
   d) Policy HIM07 The School Hill Site
   e) Policy HIM08 The Jam Factory
   f) Policy HIM09 Vision Park
   g) Policy Him10 Bypass Farm
   h) Policy HIM11 School Hill Garden
   i) Policy HIM12 Local Green Space
   j) Policy HIM13 Important Natural Habitats
   k) Policy HIM14 Maximising Recreational Space
   l) Policy HIM15 Walking and Cycling Routes?
   m) Policy HIM16 A14 Mitigation Sites
   n) Policy HIM17 The Infant School Site
   o) Policy HIN19 Station site

10. SCDC has concerns about some maps included in the Plan. As follows:
    - Map 7- shows walkable neighbourhoods but fails to identify the commercial centres which are the foci.
    - Map 8 – is not detailed enough to be able to identify each of the designated interesting buildings. Although the buildings have been annotated on this map it is still not clear where each building is and its curtilage – in the evidence documents relating to interesting buildings there are no more detailed maps to identify the property boundary and its significance.
    - Map 9- For clarity, map 9 should clearly show the distances referenced in the policy and the supporting text (i.e. 75m, 100m and 400m), so applicants can clearly see what zone their proposal falls into.
    - Map 12 - It is indicated in the paragraph that the green separation is identified as ‘F’ on Map 12. It is presumed that the green separation is an area. By representing this on the map as a distinct point it is not clear what the extent of the area is.
    - Map 12 - It would be beneficial to illustrate in broad terms on this map where the greenways, green separation and proposed housing could be located. This would help clarify the requirements of the policy. Also for those that do not know the parish which direction the High Street is and the Community Orchard, Manor Field as these are mentioned in the policy.

- Map 14 – It would have helped the understanding of the policy if this map had indicated, in broad terms, where a sports hall could be located and the car parking. It could also have illustrated where a safe cycle link could be from the village. This would enhance the policy and provide certainty for local residents that might be impacted by such proposals.
- Map 16 - There needs to be an explanation in the key to the map that the numbers on the map reference each Local Green Space
- Map 17 - Whilst supporting the aim of this map to show the ecological connectivity and the network that exists throughout the neighbourhood area there may have been value by making it clear on this map that the LGS and PVAA designations are shown as other non-important natural habitat areas. As shown, it confuses the reader as to what these areas are and that not all these areas are included – Even a school playing field as a green space would provide connectivity between other more biodiversity rich areas.
- Map 20 & 21 - By having two maps identifying different routes around and within the villages there is not a clear idea of what is proposed. Would one map have been a simpler solution? The Plan indicates that the 'aspirational' routes are not prescriptive but by being shown on an OS map following particular routes they imply a firmer designation. An arrow pointing in the direction of where a route may be desired could have been a better way of showing the future objectives.
- Map 22 - In identifying these sites on a map and providing boundary lines adjacent to the A14 there needs to be care that this does not impact within the red line of the current A14 improvement scheme. It is not clear that the parish council has consulted Highways England as part of the pre-submission consultation concerning these boundaries.

11. The maps and tables throughout the Plan are clearly labelled with cross referencing to policies – this is to be welcomed. However, some maps have had additional information added to them to identify buildings or specific areas which are named in the supporting text but have not been included in the key to the relevant map.
    a) Map 11 – A to E showing particular buildings
    b) Map 12 – F showing green separation

Supporting text / Justification for policies

12. There are a number of instances where criteria included within policies are not explained or justified in the supporting text. It is apparent that a considerable and worthwhile amount of work has been carried out to gather evidence as identified by the number of supporting evidence documents. However, it would help the Plan user if the salient points were summarised within the supporting text for each policy. Inclusion of such information would help to tell the story more clearly of why policies are included in the Plan and the reason for particular criteria requirements.

Village Design Guide Supplementary Planning Document (VDG SPD)

13. The preparation of the draft VDG has run in parallel with development of the Histon & Impington Neighbourhood Plan. This has been recognised within the Plan (paragraph 1.18 – 1.20). The VDG is a Supplementary Planning Document developed as design-focused tool to guide all new development in the villages supporting design policies in the Local Plan. The consultation on the draft is running parallel with that of the Submission Neighbourhood Plan. The VDG will be adopted by SCDC following consideration of any representations received during the consultation. There are a number of specific sites with policies in the Plan where design guidance is included in

the draft SPD. It would be beneficial if for these site-specific policies mention was made that design guidance in the draft SPD should be taken into account.

a) Policy HIM06 Commercial Core
b) Policy HIM07 The School Hill Site
c) Policy HIM19 Station Site

The Vision

14. Reference is made in the vision statement to the “population… approaching 10,000”. The 2011 population of the villages was 8,700 which suggests quite significant amount of growth over that period. Is that what is desired/deliverable in the villages given that there are no allocations for housing in the Neighbourhood Plan? SCDC has suggested that this wording be removed to avoid confusion.

The Policy section and Paragraph numbering

15. Section 5 remains a very long chapter which has grown from the pre-submission version of around 75 pages to 110 pages in the submission. The paragraph numbering now goes up to 5.258. This is very long, and it would help the reader and usability of the Plan if there were separate chapters for the policies under each of the seven Priority Areas.

16. The following section sets out SCDC’s comments for each policy highlighting only the key issues where it may be helpful to amend the wording of the policy for clarity of meaning.

Chapter 5 – Policies Priority: Essential Character

17. <u>Policy HIM01 High Quality Design – Residential Development</u>

a) SCDC supports the aim of this policy to embed within a policy the guidance provided in the Histon & Impington Village Design Guide Supplementary Planning Document (VDG SPD).
b) It would have been helpful if this policy had applied to other new buildings that could have the potential for significantly greater impact than a dwelling. For example, new commercial units in or on the edge of the village centre would not be covered by this policy in the Plan. SCDC had suggested that in reviewing the policy it could have included other forms of development.
c) It may have helped the reader of the Plan if more information about the Village Design Guide had been included in the supporting text to this policy.
d) SCDC would question why some of the policies relating to parking and layout are not also applicable to 2-10 units? Should there be more generic for all, than size specific?
e) There are some terms that may need further explanation that may be explained in the VDG? e.g. What is a ‘Building for Life assessment’ or an ‘active façade’. What is meant by designing in safe outdoor play in playgrounds? ‘Building for Life’ is now called’ Building for Life 12’ and it would be expected that the checklist would either be linked from the Plan or included as an Appendix? http://www.builtforlifehomes.org/go/building-for-life-12. The term ‘active frontages’ is the term used by SCDC urban design team – is this the same as an active façade? These terms need to be defined clearly to be implementable.
f) Bullet point 2 refers to ‘poor quality or little architectural interest’. This could be ambiguous and open to interpretation.

g) For ease of use SCDC would find it more helpful if the policy wording was ordered in development size, extensions and single units, 2-9 units and over 10.

18. <u>Policy HIM02 Interesting buildings (Non-designated heritage assets)</u>

a) SCDC supports this policy and would suggest that the title of it be amended to align naming with a future aspiration that SCDC has to compile a local list for the district – suggested additional words – 'Non-designated heritage assets of local interest'.

b) SCDC has some concerns at the selection process for identifying interesting buildings. The criteria for selection is set out in the supporting text and whilst it is referenced as being consistent with Section 7 of Historic England's Guidance Note; the criteria is overly simplified and in SCDC's opinion would not be sufficient to withstand scrutiny, were it to be used as a sole evidence base for designating a building as a non-designated heritage asset in the decision making process. SCDC Local Heritage List would use the Historic England guidance.

It is explained that the list has been developed by the Village Society, but it is unclear what qualifications they have to make such judgements which could lead to challenge and difficulty in giving weight to the policy. Whilst details of the process for selecting and ratifying new entries, including details of the panel are provided, it would be beneficial to have further information regarding the nomination/ assessment process, as this is not sufficiently explained at present.

For the 'list' to have sufficient weight to be viewed in the planning process, SCDC consider that the terminology, criteria and selection process should more closely align with existing guidance published by Historic England. This should be clearly set out in the supporting text to the policy. This could then align with a future SCDC Local Heritage List.

c) Whilst the current identified buildings are annotated on Map 8 it is not clearly stated what the mechanism will be to ensure that users of the Plan will be using the most up-to-date list, what the democratic process will be for approving that list and the mechanism for consulting on amendments/ additions. SCDC suggest that any amendments to this list of identified buildings as a result of the annual review should be part of a review of the Plan. This would then allow an opportunity for consulting on the list and certainty that it is part of the Plan.

d) In the third sentence mention is made of the SCDC Planning Portal – this term is not used by SCDC to describe its website relating to planning matters. It is suggested that the link be made to the Histon & Impington Neighbourhood Plan webpage to host this list alongside the neighbourhood plan?

e) Would suggest that the fourth sentence should reflect commonly used terms for the consideration of impact on heritage assets, such as: 'Proposals for any works that would lead to harm or substantial harm to a non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.

f) Buildings which are considered curtilage listed do not need to be included in the list and should be removed. The 'Old Church School façade' entry should be amended to include the whole building; however, the description should specify that the north façade is the reason for interest in this building.

19. Policy HIM03 Size, Scale and Location of New Housing

a) Outside of the development framework in this area is Green Belt and apart from exception sites until the review of the local plan there is unlikely to be development proposed in this area and therefore the second paragraph in this policy is not required as it would seem to be supporting other development in the Green Belt.

b) The third paragraph of the policy concerning the level of infrastructure is repeating the requirements of a Local Plan policy – Policy SC/4: Meeting Community Needs. This policy sets out the services and facilities required for new development within the district.

c) It will be for the review of the next local plan for the area to consider whether there should be any changes to the Cambridge Green Belt which could allow for development in the Plan area. This local plan is to be a joint plan with Cambridge City. This Plan does not need to consider whether developments may take place in the future within what is now Green Belt and by indicating a maximum size of 50 units it could be seen to be supporting any development coming forward at a future date up to this scale of development which may not be the intention of the parish council within their Plan. The fourth paragraph in this policy could be deleted. SCDC would suggest that the figure should also be removed from the supporting text as this may create a higher target for developers to aspire to within the villages.

d) Due to changes in national guidance following the examination the Local Plan policy on affordable housing was amended in the adoption version to say sites of 11 units or higher is expected to deliver 40% affordable housing. The supporting text to this policy still retains 'over 10' which means that it is no longer conforming with the Local Plan policy.

20. Policy HIM04 The Windmill

a) SCDC welcomes the policy to preserve the future of the windmill. The policy states that it will be the Molen Biotoop method that is to be used to assess the impact of future development on the wind flow in the area. SCDC is not aware of alternative methods to do such an assessment however considers that if an alternative means of measuring subsequently proves to be more useful the policy is committed to one method to be successful. E.g. mentioning Molen Biotoop method in the policy. SCDC considers that the policy would benefit if rather than stating an actual type that it states that a recognised method will be used.

b) An issue for SCDC, as the local planning authority, will be how to implement this policy. Who will be advising planners (and potentially applicants) on the application of the Molen Biotoop method and are there the skills, experience and resources to do this? The Neighbourhood Plan suggests that implementation of the policy would be overseen by Conservation officers –are they familiar with application of the Molen Biotoop methodology? If SCDC has not got sufficient skills in house, then the question is for each application that needs an assessment carried out, will we need to engage with an independent advisor to verify the reports?

21. Policy HIM05 Parking Provision for cars and cycles

a) It would have assisted the understanding of this policy if the definition of what a "restricted street" that is included at the bottom of Table 2 were to appear earlier in this section within the supporting text to the policy. Currently this explanation is in the Plan after the policy and therefore does not make for easy reading. There does not appear to be a dimension included to explain what constitutes 'narrow' for the definition of a restrict street.

b) There is a conflict of interest with encouraging more parking in the commercial core (Policy HIM06) and this policy which is restricting it; there is a finite amount of land available.

c) It would be beneficial to show these restricted streets on a map for those that do not have a local knowledge of the villages.

d) The Plan refers to Figure 11 having the indicative parking standards in the Local Plan – it is Figure 12 in the Local Plan.

e) SCDC has ongoing concerns about this policy which includes a requirement for all new development (including change of use) to provide parking within their curtilage albeit that there is recognition that this may not always be appropriate. This is placing severe restrictions on the ability for new commercial business uses (including retail) to be able to operate in the commercial core. Such a requirement could have an impact on other objectives e.g. design, heritage. More car parking will impact on the character and layout of places. This could result in unintended consequences with frontages dominated by parking particularly where terraces are proposed. This also precludes shared unallocated parking areas to provide a more efficient parking solution. A design led approach as advocated in the Local Plan could be adopted. This policy will push parking into the street in front of dwellings therefore created a car dominated space. The policy should state where parking can be achieved or point to the Village Design Guide SPD, District Design Guide 2010 or similar guidance (Manual for Streets) as well as where it shouldn't be placed i.e. to the side of structures, within structures as appropriate to the site.

f) The policy's consideration of garage dimensions could be confusing as it sets a particular size for driveway and type of door - it may have been simpler to say that the driveway is suitable for a standard vehicle to park on rather than stating it should be 5m long. 4x4 cars are often longer 5.5m.

g) The dimensions for a garage included in this Plan are smaller than that included in the Local Plan Policy TI/3. Would this allow sufficient space for the wider shape of new cars? The District Design Guide refers to garages in Chapter 6 – the adequate size being a minimum of 3.3 x 6.0m with additional allowance of 1.0m at the end or 650-750cm at the side to allow for cycles. (https://www.scambs.gov.uk/media/6683/adopted-design-guide-spd-final-chapters-4-5-6.pdf) the Cambridge Local Plan page 427(https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf) sets out dimensions for useable garages including circulation space; the dimensions given in this Plan are too small.

h) For parking spaces how would it be determined whether the space was for a car or van?

i) Publicly accessible charging points for electric vehicles will only be provided to meet demand but there could be latent demand for such facilities.

j) In the cycle parking section, the Sheffield or Rounded A stand is specifically mentioned which by putting within a policy could be inflexible if other alternative stands are appropriate at a future date. Other more bespoke solutions may be more in keeping with the context.

k) The fourth bullet point in the cycle section states that cycle parking should be 'Covered, fit for purpose and attractive'. This could be ambiguous as it does not state that such facilities should be designed to fit into the character of their local area.

l) SCDC has not had sight of the evidence base for the additional cycle provision for different activities and classes as provided in table 3? SCDC is concerned about the implications of land requirements which may have detrimental effects to the overall design. Large areas of cycle parking need careful consideration.

Chapter 5 Policy Priority: Successful Economy

22. Policy HIM06 Commercial Core

a) The second bullet point mentions the glossary to the NPPF for main town centre uses. SCDC consider that it would be helpful to include these uses in the supporting text to the policy / in the policy.

b) The second sentence of this policy mentions the Plan supporting proposals that 'diversity and enhance' the range of shops etc. SCDC thinks that these terms are very open and could catch everything which may not be the intension of the parish council.

c) SCDC consider that the fourth and fifth bullet points are outside the scope of a neighbourhood plan so should be deleted. There is very limited land available to achieve this.

d) This policy could have made reference to the impact of signage and advertising which can make a significant impact upon the character of the locality and street scene. A criterion could have been added to consider a high standard of quality and design within the commercial core.

e) This policy appears to be driven by increasing parking provision which would be detrimental to the street scene rather than creating a good public realm which is a space that is people friendly as advocated by a walkable neighbourhood; well landscaped and defined areas for pedestrians and cyclists, including opportunities to enhance the street scene with trees.

f) The draft Village Design Guidance SPD considers this whole area. It would strengthen the policy and provide wider consideration for the future public realm within the core area if reference was made to the VDG – '…that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide SPD and any documents which supersede this.

23. Policy HIM07 The School Hill Site

a) It would be helpful if the town centre uses referred to in the first bullet point in the policy were included in the supporting text to the policy and within the policy wording to assist the user of the Plan to fully understand the policy.

b) It is not usual to use a term such as 'thoughtful' public realm strategy plan. The supporting paragraphs refer to requiring a "high quality" public realm. Consideration should be given as to whether the requirement is used in the policy.

c) This policy would have benefited from having design criteria included in it. Such criteria could have set out how the area would be enhanced by the development of this site and how it would fit into the High Street / character of the local area.

d) It should be noted that there is a current planning application on this site – S/1793/19/FL being considered by SCDC.
e) The draft Village Design Guidance SPD considers this site. It would strengthen the policy if reference was made to the VDG – '…that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide SPD and any documents which supersede this.

24. Policy HIM08 The Jam Factory
  a) There is an arrow on Map 12 which states 'High Street'. This is presumably indicating that "improve direct and safe access" to the High Street is via Home Close which is bullet point one of the policy. There is no key to explain this on the map. The road already has pavements either side and it is therefore not clear what improvements could be achieved as a result of the development of this site as a result of this policy.
  b) It is not apparent from the wording in the policy how "small-scale" residential development could be accommodated on this site. The opening line of the policy seeks to maintain or increase the level of employment. It also seeks to retain the open area between the site and Home Close. As such, there would not appear to be any opportunities for acceptable small-scale residential development that would have acceptable amenity given the manufacturing use of the site.
  c) It would help if Map 12 illustrated illustrate in broad terms on this map where the greenways, green separation and proposed housing could be located. This would help clarify the requirements of the policy
  d) This area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.

Chapter 5 Policy Priority - Vibrant Community

25. There are several policies relating to protecting open space within the Plan. SCDC considers that it would have helped the user of the Plan to have one comprehensive map showing all the different designations proposed in the Plan and those included in the Local Plan for the villages. Consideration could have been given to including a Green Infrastructure / Green Corridor strategy with a policy in the Plan to prepare such a scheme. Table 4 does list all the open spaces referenced in the plan, but a list does not show how they may be spatially linked together. This could have helped identify where there are gaps in this network and the importance of green corridors in and around the two villages. Whilst recognising that Map 17 has been added to the Submission version of the Plan it does not include all the green space policies for the villages.

26. Policy HIM10 Bypass Farm
  a) This site is allocated in the new Local Plan. The safeguarding element of the policy is a repeat the policy of the adopted Local Plan and could have been deleted.
  b) There are a number of criteria included in the policy relating to the facility with % figures attached to them – it is not clear how these figures were decided upon and whether they are reasonable. There does not appear to be evidence to support and justify them.
     i. Building space is no more than 2% of the total –

ii. Car parking is not more than 4% -
iii. Cycle provision – 120 spaces

c) The final criterion looks to provide a safe and direct off-road access, but it is not clear whether this access is achievable.
d) SCDC consider that it would help the user of the Plan if Map 14 showing the site could indicate, in broad terms, where a sports hall could be located and the car parking. It could also illustrate where a safe cycle link could be from the village. This would enhance the policy and provide certainty for local residents that might be impacted by such proposals.
e) SCDC consider that a design brief outlining the spatial parameters could help explain the policy.

27. <u>Policy HIM11 School Hill Garden</u>

a) SCDC welcomes this policy but suggests it could be more clearly worded if the following wording had been used … 'In accordance with Policy NH/11 in the adopted Local Plan this site is designated as a PVAA ….'
b) It may have been simpler if Map 15 had showed only the new PVAA rather than all those within the villages.

28. <u>Policy HIM12 Local Green Space</u>

a) SCDC welcomes this policy but suggests it could be more clearly worded if the following wording had been used…… 'In accordance with Policy NH/12 in the adopted Local Plan these sites are designated as LGS ….' The sites could then be listed within the policy.
b) Particular sites designated:
   i. V4 north Buxhall Farm: This site is adjacent to the area that is to be developed for a new primary school. SCDC had asked the parish council to liaise with the County Council to ensure that the requirement for the development of the school had been allowed for in designating this LGS. Once a LGS is included in a made neighbourhood plan it does not allow for flexibility of its boundary and can only be reviewed as part of the review of a neighbourhood plan or local plan. SCDC in designating LGS in the Local Plan had a principle whereby it did not identify school playing fields as this could cause problems in the future if a school wished to expand. Should this have been proposed as a PVAA to allow for flexibility?
   ii. V14 Infant school field: SCDC has similar concerns regarding designating this as a LGS if it impacts on the future development of the school. Should this have been proposed as a PVAA to allow for flexibility?
   iii. V33 Cawcutt's Lake and adjacent land: It is unclear from the description given in Table 4 the boundaries of this site. It would appear to have a number of separate areas which are not contiguous. Map 16 needs to clearly show a precise boundary line for this LGS. As shown currently it would appear that this site comprises of a number of parcels of land. Do they all have the same character? Would this LGS benefit from being considered as more than one area and would all meet the tests for LGS? SCDC has concerns that the boundaries of these areas may overlap with the red line boundary of the DCO for the A14 upgrading scheme being carried out by Highways England. Once within a made neighbourhood plan a LGS designation would have an impact on any future development works alongside the A14.

29. Policy HIM13 Important Natural Habitats

a) Table 6 sets out a schedule of all the important natural habitats. SCDC welcomes the evidence of this detailed assessment but considers that it would be better placed in an evidence document rather than within the Plan.

b) Particular sites designated:

i. V33 Calcutt's Lake and adjacent land: It is not clear why it has been necessary to include this area within the protection of this policy as it already is within the Green Belt and is proposed as LGS.

ii. V33 & V34: SCDC has concerns that it is not clear on Map 18 which parcels of land belong to which of these two sites. It would appear that some parts of the sites are within the red line boundary of the DCO of the A14 upgrading scheme Although this is stated in Table 4 for V34ii) SCDC is confused by the boundaries. Map 18 needs to have clear boundary lines so there is no doubt to the user of the Plan as to the exact extent of each site. Having separate parcels of land is very confusing.

30. Policy HIM14 Maximising Recreational Space

a) SCDC considers that the management initiative set out in the second paragraph of this policy is beyond the scope of policy planning and could be deleted;

b) It is not clear how a green linkage will be established as there is no explanation in the supporting text to the policy. It would help the user of the Plan if it were to be illustrated on Map 19.

c) The policy does not need to include the final section as the Local Plan has policies to consider this (Policy SC/8: Protection of Existing Recreation Areas, Playing Fields, Allotments and Community Orchards and Policy NH/8: Mitigating the impact of development in and adjoining the Green Belt). If this section is retained SCDC suggests that it be reworded. ' .. schemes that encroach on the playing field will be assessed in respect of the level of harm to the playing field'.

Chapter 5 Policy Priority -Getting Around

31. Policy HIM15 Walking and Cycling Routes

a) Whilst the policy is entitled walking and cycling routes it would appear from table 7 and Maps 20 & 21 that these concentrate on existing walking routes and bridleways for horse riders or are some cycle paths? It would need local knowledge to understand the linkages. Are the cycle paths along main highways? Given that safer cycling links was a top answer in the parish's Big Community Survey it is not clear from the policy and supporting text how this Plan makes a difference.

b) The draft Village Design Guide SPD has highlighted the importance of connecting the villages with the countryside – the policy could include mention of the VDG and its guidance.

c) A map showing desire lines (direct linkages) might assist, when considering this that explains where people want to travel and which routes need linking. Maps at different scales (within and outside the village) showing existing cycle and footpath routes (including along highways) with annotations explaining key centres where people want to go may assist this process i.e. direct routes to the city centre/ shopping/ health provision/ employment and education centres. This would help show where linkages could be made.

Chapter 5 Policy Priority - Safe, Secure and Successful

32. Policy HIM16 A14 mitigation sites
    a) Some of the sites listed in green infrastructure in the policy are already protected as LGS or are within the Green Belt. Much of the land is within the Green Belt and SCDC is unclear what development may come forward within these areas to the south of the parish that would contribute towards environmental enhancement work of the green infrastructure.
    b) There is no recognition in the policy that as part of the major works on the A14 Highways England will be carrying out two for one replanting on land alongside the A14.
    c) Particular sites designated
        i. See comments made for Policy HIM12 LGS and HIM13INF relating to sites V33 and 34
        ii. V32 South Cambridge Road Wood and Fields: Part of this site appears to be within the red boundary line of the DCO for the A14 scheme. It is worth mentioning in the Plan that Highways England is in discussion with the local community for a planting scheme on the eastern part of the site as part of mitigation.

33. Policy HIM17 The Infant School Site
    a) SCDC welcomes that the Plan has considered the future of this building for community use particularly for the provision of health facilities. There is no specific time scale included in the policy wording if the health facility does not come forward other than stating ' ..*If during the Plan period it becomes evident..'* SCDC considers that it would reduce the risk of the building remaining empty if a time scale is set for safeguarding of say 10 years to allow for the preferred use to be achieved. It would then allow for other uses as set out in the policy to come forward after this time.
    b) The current criteria in the policy are exclusively related to transport needs and it is a missed opportunity to not have mentioned design criteria. How would any redevelopment of the site impact on the character of the local area? Would the parish council wish to retain all of the existing buildings as it has been identified as an 'Interesting Building (site 26)? This fact is mentioned in paragraph 5.123 but not how this may impact on the future development of the site. This policy could mention the Village Design Guide to provide guidance for the design of development in this site.
    c) Alternatively, this area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.

Chapter 5 Policy Priority – Housing for all

34. Policy HIM18 Meeting Local Needs – Housing mix
    a) It is not clear whether this policy applies to housing developments of all scales.
    b) It is not clear whether this policy does anything more than the Local Plan Policy H/9 Housing Mix – if it does not it could be deleted.

35. Policy HIM19 Station Site
    a) The first section of this policy can be deleted as it repeats the adopted policy in the Local Plan – Policy E/8 Mixed-use development in Histon & Impington Station area.

b) Additional requirements have been included in the policy to that of the Local Plan Policy E/8. Bullet 2 indicates a through footpath/cycleway to allow access to Vision Park – was this indicated in the Policy HIM14 and shown on the relevant map? It would help the user of the Plan if this was illustrated on Map 24.
c) The draft Village Design Guidance SPD considers this site. It would strengthen the policy if reference was made to the VDG – '…that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide SPD and any documents which supersede this.
d) Alternatively, this area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.

68170 Comment

Respondent: British Horse Society

Summary:

Policy HIM09 Vision Park

Suggested revised wording to policy to read ' Cyclists to and from the bridleway alongside the Guided Busway'. It is not a cycleway but a bridleway which is a non motorised user path

Attachments: 68167-68174 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/68167-68174.pdf
68167-68174 OS Map - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/68167-68174 OS map.pdf
68167-68174 NP Maps - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/68167-68174 NP maps.pdf

Histon and Impington Neighbourhood Plan Consultation

This response is on behalf of Barton & District Bridleways Group

27.07.19

Please find below amendments to the Plan to include equestrians.

Page xi The Busway....public footpath cum cycleway alongside the Guided busway.
The path alongside the Guided Busway is in fact a Bridleway from Cambridge to St Ives and is therefore also accessible to equestrians.

Page S2, Priority 4 ...To develop a network of sustainable, accessible transport links within and around the villages to create safe and inviting routes for all and especially for pedestrians and cyclists.
Active Travel includes horse riding therefore 'horse riding' should be included along with cycling and walking. It should therefore read pedestrians, cyclists and horse riders.

Page 16, Section 2.28 Walking & Cycling...Many residents enjoy being able to walk to the many facilities within the villages. Cycling is also preferred by many and 59% of respondents to the Big Community Survey in 2016 were I favour of improved cycle paths.
There are also many horse riders in the villages and had the question been asked whether they would like to see improved equestrian access I am sure they would also have responded in favour. Horse riders are happy to share paths with walkers and cyclists, as we do on the bridleways.

Page 23, Section 4 **Vision and Priorities**,
4.2 (and 4.23) Any look to the future, as this Neighbourhood Plan does, must recognise the issues that underlie this satisfaction together with enduring concerns. These are:
Maintaining the roads, cycleways and footways.
There is no mention of maintaining Public Rights of Way. This should also be included.

4.34
Develop and maintain a network of footpaths and cycleways within the community.
Paths should be Non Motorised User (NMU) paths to include walkers, cyclists, horse riders and other users.
Support the development of cycleways linking the community with adjacent villages and with Cambridge.
The bridleway network is fragmented and measures should be taken to address this. This should be seen as an opportunity to help join up the fragmented network.
The statement also implies that only cyclists will be included. This is unacceptable and it should also include walkers, horse riders and other NMUs.
The County Council's Rights of Way Improvement Plan (ROWIP) Statement of Action 2/5, which states that the County Council will consider measures that establish and enhance access to the Public Rights of Way network to facilitate health and well-being objectives, and Statement of Action 5/3, which sets out that the County Council will seek to deliver an improved bridleway network to enable greater safety of users and enhanced enjoyment.

Page 33, Priority 4 Getting Around.
Priority 4 ...To develop a network of sustainable, accessible transport links within and around the villages to create safe and inviting routes for all and especially for pedestrians and cyclists.
This should also include equestrians and read: especially for pedestrians, cyclists and horse riders.

Page 35, Section 5 Priorities, 5.7
This guide is guided by 4 fundamental principles, one of which is Sustainable Community. This is related in a broad community interest in improving biodiversity, maximising energy efficiency and the use of renewable, and enabling safe and easy walking and cycling.
Active Travel includes horse riding therefore 'horse riding' should be included along with cycling and walking. It should therefore read walking, cycling and horse riding.

Page 79 Policy
Should read 'Cyclists to and from the bridleway alongside the Guided Busway.' It is not a cycleway, but a bridleway which is an NMU path.

Page 83 Vibrant Community
5.129 Residents in the plan area make use of the following green infrastructure resources:
Areas of green spaces outside the village envelope but well connected via walking routes from the villages centres. Connections should be made available to horse riders and cyclists as well as walkers. There should be inclusion for all, not just certain user groups.
The rural footpath network comprising both footpath and permissive paths. There is no mention here of bridleways and byways. It should read the Rights of Way network.
Walking and cycling routes which provide connections between areas of green infrastructure and to and from residential areas. There are also many livery stables and horse riders in Histon who make use of any green areas of infrastructure that they can access. Horse riding should also be added to the users of local routes.

5.131 **Vibrant Community Policies**
Protect and seek to enhance the walking and cycling route network.
It is unacceptable that horse riders are not included in this policy.
The Cambs RoWIP (Rights of Way Improvement Plan) states that the bridleway network is inadequate, fragmented and in need of improvement. Every shared pedestrian / cycle path further fragments that network.

Page 90, 5.136 Bypass Farm
Safe and direct off-road pedestrian/cyclist access is provided.
Why are horse riders not included in this access? Is there a legitimate reason to exclude them?

Page 118, 5.188 **Walking & Cycling Routes** This title should be changed to add Equestrians
Policy HIM15–
Requires development proposals to design in walking and cycling links to provide easy access to existing walking and cycling routes. And horse riding/horse riders.
Seeks to protect and enhance the network of walking and cycling routes. And horse riding.

Context and reasoned justification
5.191 The Community is surrounded by the green belt and although there are many public footpaths and permissive footpaths to the west, this is not replicated in other directions. This limits opportunities for leisure walking and access to nature.
5.192 It is furthermore noted that communities with high levels of walking and cycling are healthier as a result of the direct physical activity and of the increased opportunities for social engagement and access to nature. Horse riding also should be included here. Many horse riders are women, and particularly older women, who might otherwise not take exercise. Horse riding is also good for mental health and relieving stress.

Intent
5.193. When new development happens in the Plan Area, we wish for walking and cycling routes to be designed in so that: Horse riding should be included here.
(i) The users of the development can easily access the existing network of walking and cycling routes in the community and Horse riding should be included here.
(ii) Where possible, walking and cycling opportunities for the wider communities are enhanced. Horse riding should be included here.

Development proposals shall:
Incorporate, where applicable, easy and safe walking and cycling routes or linkages so as to maximise opportunities for convenient non-vehicular access to one or more of the two village centres. Horse riding should be included here.
Where possible, enhance walking and cycling routes for the wider community. Horse riding should be included here.
Where applicable, opportunities will be sought for new or improved walking and cycling routes in line with the walking and cycling routes shown in Maps 20 and 21. Horse riding should be included here.

5.195 Application, evidence and links/map
In addition to the provision of easy and safe walking routes and cycling routes or linkages as a component of development activities, the Policy seeks new or improved Walking and cycling routes as shown in maps 20 and 21 and summarised in Table 6: Schedule of Walking and Cycling routes. Horse riding should be included in the narrative here, wherever there are references to walking and cycling routes.
Table 7: HIM15 Schedule of Walking and cycling routes. Horse riding should be included here.

HIM19 Station Site
Page 142 Encourages the development of a connection through the site to Vision Park for cyclists and pedestrians.
Page 143 A through footpath /cycleway to allow access to Vision Park should be provided.
Horse riders should not be excluded from these routes as they could provide important connections, particularly as the Guided Bus Bridleway runs at the back of Vision Park.

POLICIES
P2 Creation of a more extensive cycle path network. PC to ensure that all new development includes new cycle paths. PC will also explore options for creating new paths in partnership with landowners. Horse riders should be included in any new paths created. At Cambourne there was a perimeter bridleway created around the new development. This is also planned for Bourne Airfield village.

P15 Ensuring footways, cycle paths and roads remain in an acceptable condition. PC to work with relevant owners/authorities to ensure footways/footpaths, cycle paths and roads are adequately maintained so they are safe to use as intended and are in good repair.
This should include all Public Rights of Way, rather than just footpaths. Bridleways, byways etc should also be included.

P16 Explore opportunities to extend footpath network. PC to engage with landowners with a view to securing permissive rights on their properties.
This should be the PROW network and not limited to footpaths. Horse riders, as a vulnerable road user, should be included on these paths, also to help with the fragmented bridleway network. Other villages such as Madingley, Over, Swavesey have comprehensive plans to extend the PROW network, including creating new bridleways and upgrading footpaths to bridleways.

Village Design Guide
Page 10, 5.1 Improve access and provide additional pedestrian connections between the village and the countryside. This should be for all Non Motorised Users NMUs, including equestrians, pedestrians, cyclists and others.

Page 11, 6.4 There should be strong emphasis on cycling routes. This should be for all Non Motorised Users NMUs, including equestrians, pedestrians, cyclists and others.

Page 13, 7.5b Links and opportunities for extending the cycle connections should be provided, especially cycling through the sites to encourage cycling to Cambridge and Vision Park. This should be for all Non Motorised Users NMUs, including equestrians, pedestrians, cyclists and others.

REASONS TO INCLUDE EQUESTRIANS in the HIMNP and VDG

- In 2017 the equestrian industry excluding the racing industry, contributed £4.3bn to the economy and is the second largest rural employer.
- The equestrian industry relies on a network of safe, off road access to the countryside.
- It was established at a Cambridgeshire County Council Planning meeting that, with good design, it costs no more to provide access for equestrians.
- Horses safely and happily share paths less than 3m wide all over the country.
- No report ever of any injury to a third party on any RoW by a horse.
- The Cambs RoWIP (Rights of Way Improvement Plan) states that the bridleway network is inadequate, fragmented and in need of improvement. Every shared pedestrian / cycle path further fragments that network.
- The majority of cyclists are male (78% : Sustrans) whereas the majority of horse riders are female (BHS).
- Horse riding has mental and physical health benefits. Older women particularly participate in this activity, where they may not otherwise exercise.
- Horse riders are a vulnerable road user, in the same way as walkers and cyclists.
  Equestrian accident statistics
  In the UK the period November 2010 to March 2019 road incidents involving horses :
  43 humans died
  315 horses died
  3757 incidents were reported to the British Horse Society (BHS) although it is believed that this represents only 10% of the actual incidents.
  The East of England is one of the regions with the highest accident rate.

Cambridgeshire County Council has a Local Transport Policy (LTP), which sets out their transport objectives, policies and strategy for the county. A sister document of the LTP is the Rights of Way Improvement Plan (ROWIP). The County Council updated its ROWIP in 2016 in line with the Countryside and Rights of Way Act 2000. You may wish to consult this document when drafting policies dealing with Non-Motorised Users (NMU) and the Public Rights of Way network.

https://cambridgeshire.gv.uk/residents/travel-road-and-parking/transport-plans-and-policies/local-transport-plan

Particular interest should be given to Policies S0A1 'Making the Countryside More Accessible', S0A2 'A Safer Activity', S0A3 '57,000 New homes', S0A4 'Knowing what's out there', S0A5 'Filling in the Gaps', and S0A8 'A Better Countryside Environment'– all of which include the need for access for equestrians.

ROUTES (maps 20 and 21 are attached, along with an OS map of the area with the routes from maps 20/21 shown, Horse rider's wish list of routes and showing where horses are stabled locally).

The aspirational routes on Maps 20 and 21 of NP

Route A from A14 old NIAB farm road into the back of Impington, near the Windmill.
This would be a very useful route for equestrians as it could potentially link up to the Whitehouse Lane to Histon Road footpath, which would provide a link to Eddington. From Eddington, Coton can be easily reached and it would also link to Barton and Comberton Greenways.

Route B from Mill Lane Farm northwards.
This would be a very useful route for equestrians as it would link up to the Landbeach permissive access paths (Ref 31/PF01). There are horses kept a livery at Mill Lane Farm on this route.

Route C from A14 old NIAB farm road into the back of Impington, near the Jam Factory.
Similiar to route A, this would be a very useful route for equestrians as it could potentially link up to the Whitehouse Lane to Histon Road footpath, which would provide a link to Eddington. From Eddington, Coton can be easily reached and it would also link to Barton and Comberton Greenways. This route would also link up to the Guided Bus bridleway. There are many horse kept at livery close to the routes of C and E.

Route D from route C near NIAB motorway bridge to Impington Hotel.
An important link for equestrians as it links to the Guided Bus bridleway, providing a very desirable circular route for equestrians.

Route E from route C near NIAB motorway bridge to New Road, Impington.
An important link for equestrians as it links to the Guided Bus bridleway, providing a very desirable circular route for equestrians. This route also links with footpath (127/4, 99/1) and bridleway (127/20, 99/16). There are many horse kept at livery close to the routes of C and E.

Route F from the Guided Busway, at Millfield Farm to Milton Road, Manor Farm
This would be a very desirable route at the back of Impington, which along with route G would provide a very desirable circular route for equestrians. It would also provide a circular route and link to the Mere Way Byway (135/3, 162/3), although this would require some roadwork.

Route G (1) from Milton Road, Manor Farm to Meadow Farm on bridleway (127/2)
This route would provide a nice linking route for equestrians from bridleway (127/2) to Guns Lane bridleway (127/5). Along with route F and the Guided Busway this would provide a very desirable circular route for equestrians. There are horses kept a livery at Mill Lane Farm on this route.

Suggested Equestrian Aspirational Routes
Route 1 (part of Route G) from Milton Road, Manor Farm to Meadow Farm on bridleway (127/2) This route would provide a nice linking route for equestrians from bridleway (127/2) to Guns Lane bridleway (127/5).

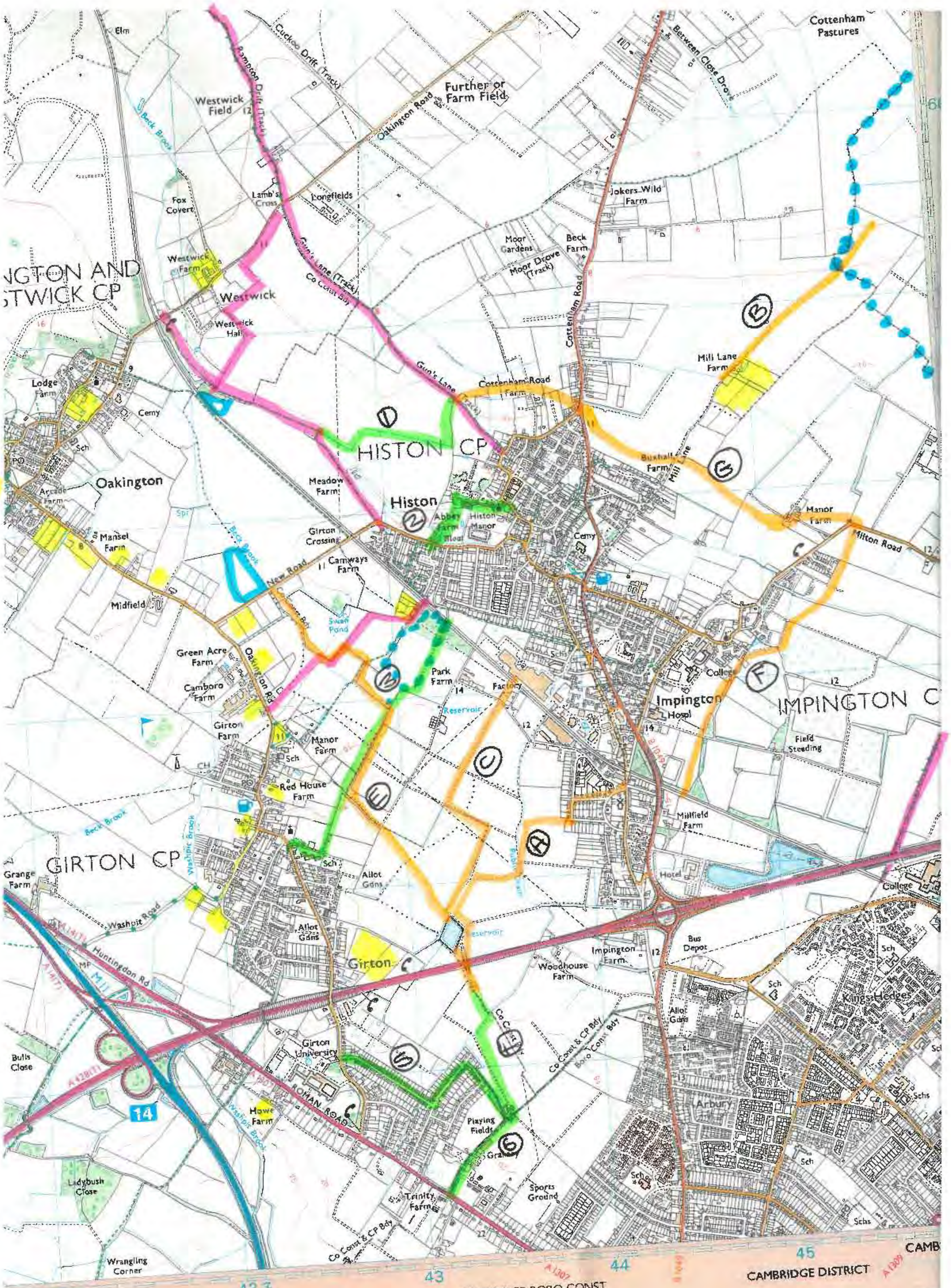
Route 2 A route behind Histon Manor and Abbey Farm, which I think is already used by horse riders by permission.

Route 3 Upgrade of Footpath (127/4, 99/1) from Girton to Histon to a bridleway. Part of this route is included in Route E.

Route 4 NIAB motorway bridge to Whitehouse Lane Footpath.

Route 5 Whitehouse Lane footpath to Thornton Road Girton.

Route 6 Whitehouse Lane to NIAB motorway bridge, very similar to Route 4.
This would be a very useful route for equestrians as it could potentially link up to the Whitehouse Lane to Histon Road footpath, which would provide a link to Eddington. From Eddington, Coton can be easily reached and it would also link to Barton and Comberton Greenways. This route would also link up to the Guided Bus bridleway.



Public Access

Public Access Footpaths

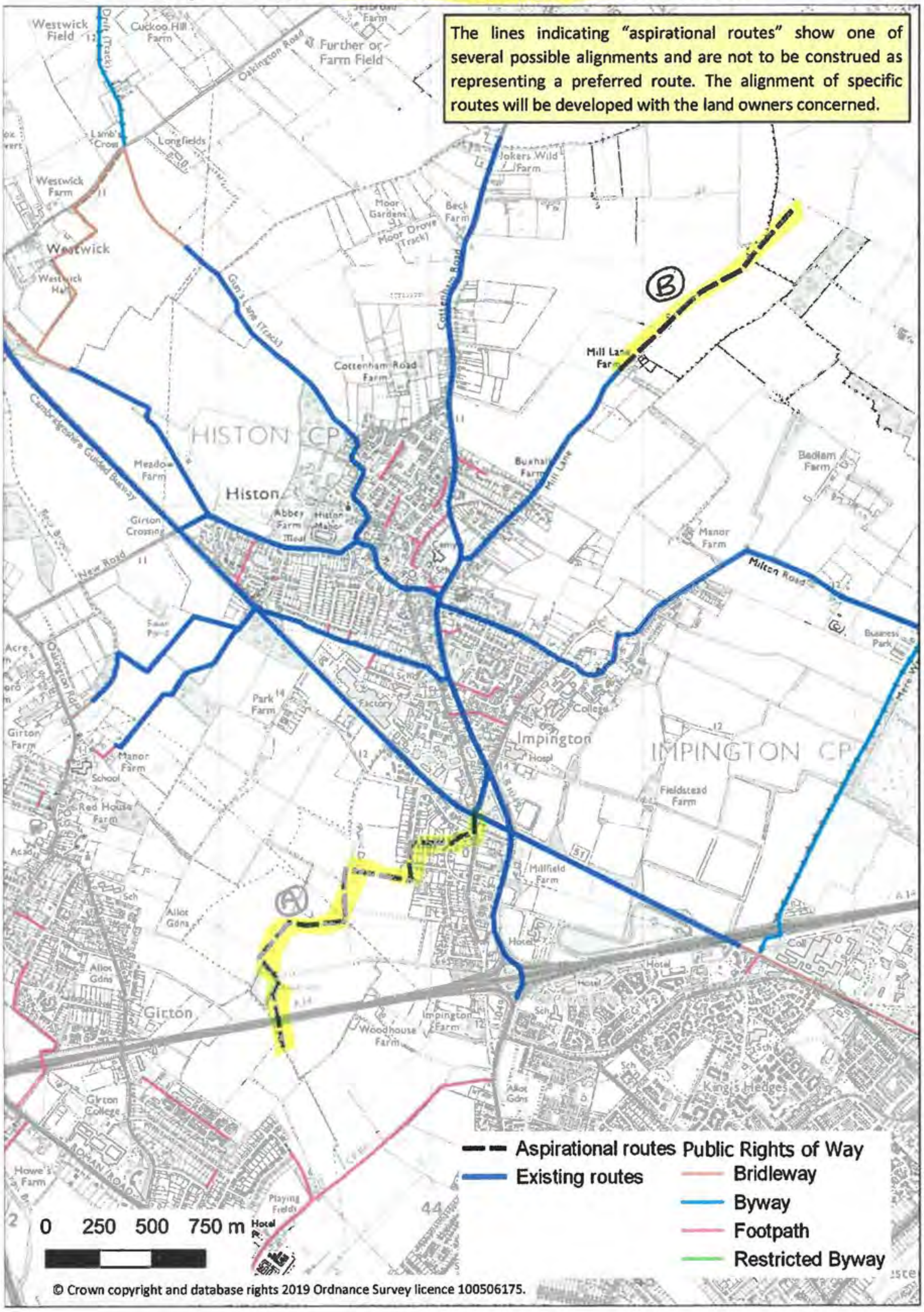
Already Bridleway/Byway

Routes we would like

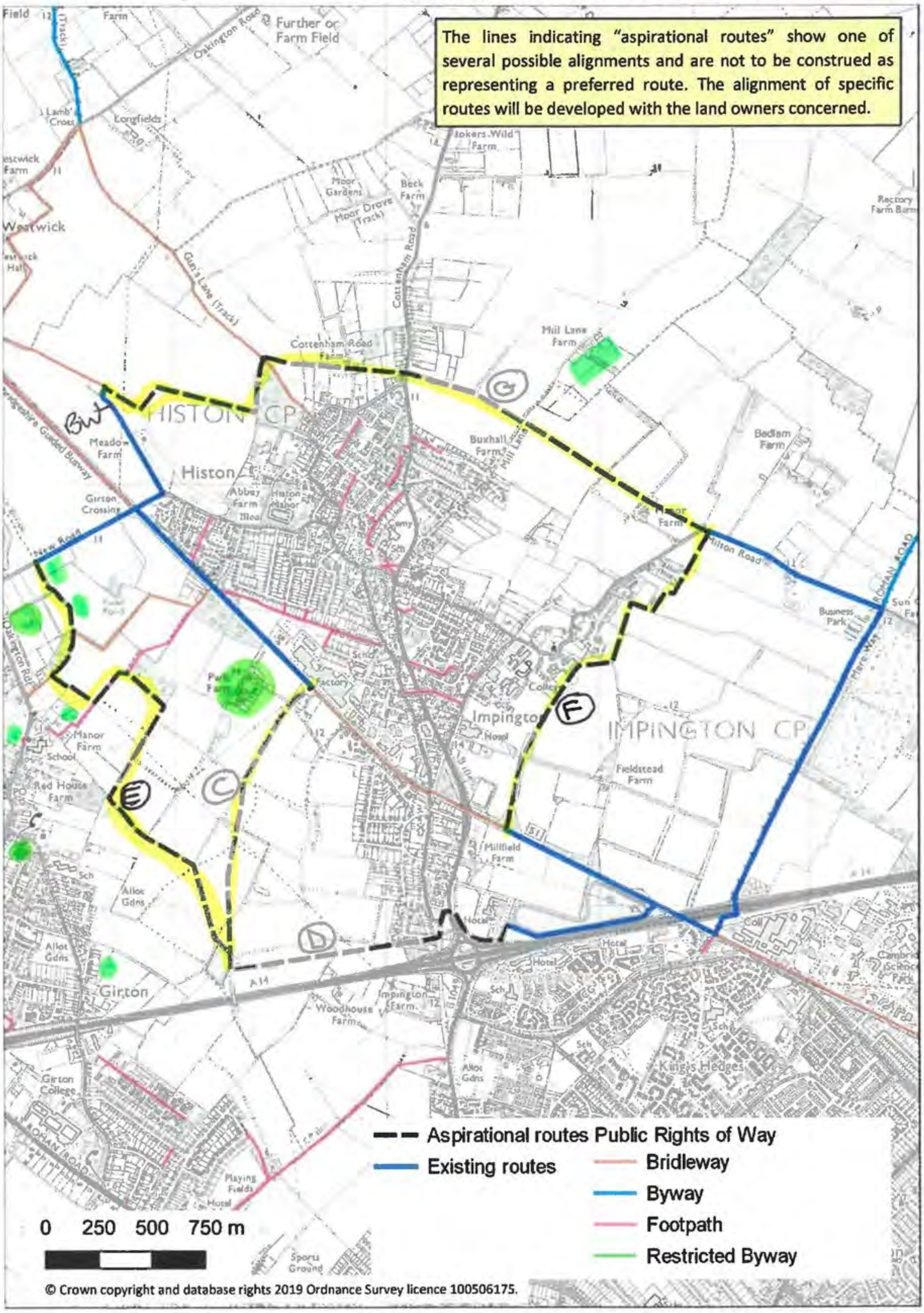
HIMNP aspirational routes as per map 2021

Horses kept at livery here!

Map 20 – HIM15 – Walking and Cycling Routes: Radial Routes



Map 21 – HIM15 – Walking and Cycling Routes: Circular Routes



68233 Comment

Respondent: Cambridgeshire County Council

Summary:

Policy HIM07 The School Hill Site
The Tesco Site is the currently location of Histon Library which is a leasehold property. Cambridgeshire County Council, as leaseholder, has no comments to submit on the proposals for this policy. Work is currently being undertaken by Cambridgeshire County Council to look at the long-term options for a library in
Histon.

Attachments: 68230, 68232-68234, 68237-68239, 68241 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 68230, 68232-68234, 68237-68239, 68241.pdf

For office use only
Agent number:
Representor number:
Representation number:

Histon & Impington Neighbourhood Plan

South Cambridgeshire District Council

Response Form

This form has two parts to complete (please use black ink):

PART A – Your Details
PART B – Your Response

If you need any further information or assistance in completing this form please contact the Planning Policy Team on: 01954 713183 or neighbourhood.planning@scambs.gov.uk

All comments must be received by 5pm on Wednesday 31 July 2019.

Data Protection
We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/ Information will be used by South Cambridgeshire District Council and Histon & Impington Parish Council solely in relation to the Histon & Impington Neighbourhood Plan. Comments, including names, will be available to view on the Council's website. Full comments including addresses will also be available to view on request.
By submitting this response form you are agreeing to these conditions.

The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'. Do you wish to be kept informed of future stages of the Histon & Impington Neighbourhood Plan?
Please tick: Yes ☒ **No** ☐

PART A – Your Details

Please note that we cannot register your comments without your details.

Name:	[redacted]	**Agent's name:**	
Name of organisation: (if applicable)	[redacted]	**Name of Agent's organisation:** (if applicable)	
Address:	[redacted]	**Agent's Address:**	
Postcode:	[redacted]	**Postcode:**	
Email:	[redacted]	**Email:**	
Tel:	[redacted]	**Tel:**	

Signature:	**Date:**

If you are submitting the form electronically, no signature is required.

PART B – Your Response

What part of the Neighbourhood Plan do you have comments on?	
Policy or Paragraph Number (Please state)	See below
Do you Support, Object or have Comments? (Please tick)	☐ **SUPPORT** ☒ **OBJECT** ☒ **COMMENT**

Reason for SUPPORT, OBJECT or COMMENT:
Please give details to explain why you support, object or have comments on the Neighbourhood Plan.
If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.

If you consider that the referendum boundary should be extended please outline your reasons.

HIM02 – INTERESTING BUILDINGS
Cambridgeshire County Council as landowner, objects to the inclusion of 3 New School Road, The Infant School on the list of Interesting Buildings. Please refer to further comments submitted by Cambridgeshire County Council under Policy HIM17.

HIM03 - Size, Scale and location of New Housing
Cambridgeshire County Council, as landowner, objects to the requirement, under HIM03, that 'Entry to the estate should be no further than 800m, by a safe and direct walking and cycling route, from one of the two Community Centre' as it is too prescriptive, does not allow for individual site requirements and may limit the potential for appropriately located, integrated and accessible development to meet future needs as required. Cambridgeshire County Council, as landowner, would suggest that the wording be refined as follows, 'Entry to the estate should be preferably no further than about 800m, by a safe and direct walking and cycling route ' to allow for greater flexibility to account for individual site requirements/constraints when a site is brought forward for development.

Policy HIM07 – The Tesco site
The Tesco Site is the currently location of Histon Library which is a leasehold property. Cambridgeshire County Council, as leaseholder, has no comments to submit on the proposals for this policy. Work is currently being undertaken by Cambridgeshire County Council to look at the long-term options for a library in Histon.

Policy HIM10 Bypass Farm –
Cambridgeshire County Council, as landowner, objects to Policy HIM10 which safeguards the land (Ref:V1) for community recreational use. It is currently agricultural land which is let on a Farms Business Tenancy. Cambridgeshire County Council submitted this site as part of the Greater Cambridge Local Plan 'Call for Sites' and will continue to promote it in the future. If the land is not allocated for residential development in the Greater Cambridge Local Plan, it is currently intended that the land will remain in agricultural use. Cambridgeshire County Council would be willing to work with the community to provide recreational space as part of a wider future development.

HIM12 – Local Green Space
Cambridgeshire County Council, as landowner, objects to both the allocation of the Infant School Field on New School Road (Table 5: Ref V14) and northern part of Northern Buxhall Farm site (Table 5: Ref V4) as

designated Local Green Spaces as defined in the National Planning Policy Framework. The Infant School Field on New School Road is already designated as PVAA under SCDC Local Plan. Regarding the northern part of Northern Buxhall Farm site: to be designated as a Local Green Space, the land needs to be in reasonably close proximity to the community it serves; demonstrably special to a local community and hold a particular local significance and local in character and is not an extensive tract of land. The northern part of Northern Buxhall Farm site currently sits outside of the village envelope and is remote from the village core; is not readily accessible on foot; and holds little significance in terms to historic significance, recreational value or beauty. It is already designated as green belt. Cambridgeshire County Council wants to work with the community to provide recreational/amenity space as part of a wider future development. Cambridgeshire County Council already provides permissive access to Histon Wood and Girton Wood (Table5: HIM12 V12, v13). Cambridgeshire County Council submitted the southern area of Buxhall Farm Site as part of the Greater Cambridge Local Plan 'Call for Sites' and will continue to promote it in the future.

HIM13 – Important Natural Habitats
Cambridgeshire County Council, as landowner, objects to the designation of the northern part of Buxhall Farm (including the permission path and green infrastructure corridor off the B1049 and around Buxhall Farm Fields) (Map 18 – HIM13 – V4) as an area to be included under Policy HIM13. Cambridgeshire County Council is willing to work with the local and agricultural communities to enhance and protect wildlife where appropriate. Cambridgeshire County Council actively encourages its agricultural tenants to enter into schemes to improve the farms environmental features. This area of land is currently used for commercial arable farming, with all the attendant responsibly used fertiliser and sprays required to produce a crop. It is not, therefore, an important natural habitat.

HIM15- Walking & Cycling Routes
Cambridgeshire County Council, as landowner, is willing to work with the local community, where appropriate, to support the inclusion of easy and safe walking and cycling routes or linkages to maximise opportunities for convenient non-vehicular access to one of the two village centre and/or other parts of the Community as part of a wider future development of its land assets.

HIM17 – The Infant School
Cambridgeshire County Council, as landowner, objects to the designation for this site to be safeguarded for community use only. Proposals for a new school site are being developed at Buxhall Farm but there is no absolute guarantee that Cambridgeshire County Council will be successful in obtaining planning permission. Long-term plans for the site, if Cambridgeshire County Council is successful in obtaining planning permission, have yet to be determined. The policy highlights a preference for health facilities to be located on this site. To date, no direct approach has been received from our health partners regarding this site. Furthermore, the policy states that if during the plan period, it becomes evident that there is no demand for community facilities on this site, then alternative uses of benefit to the community, including an affordable housing scheme to meet prevailing Community needs, will be supported. Cambridgeshire County Council objects to the inclusion of this wording as it is too prescriptive. Cambridgeshire County Council submitted the Infant School Site as part of the Greater Cambridge Local Plan 'Call for Sites' and will continue to promote it in the future. Cambridgeshire County Council is aware of the community's interest in the site and is willing to engage with the local community as part of the process for considering the long-terms plans for the site and the Infants School building that currently occupies it.

Summary of Comments:
If your comments are longer than 100 words, please summarise the main issues raised.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 31 JULY 2019 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
EMAIL: neighbourhood.planning@scambs.gov.uk

Chapter 5 POLICIES / Vibrant Community Policies HIM10 - 14

67732 Comment

Respondent: Mr Chris Meadows

Summary:

There will be a new primary school on the southern edge of Buxhall Farm. But this is only just inside the 800m boundary mark of the northern city centre (the post office). So does the 800m guideline need adjusting, or does the centre need moving?
The same 800m boundary is referred to with respect to housing. But with the new school being at Buxhall farm, shouldn't sites that are near to the new school (specifically North and East of the new school) be encouraged rather than prevented?

Attachments: None

67937 Support

Respondent: Moira Neal

Summary:

Policy HIM13

Support inclusion of Site V2 ' Croft Close Set Aside' for protection in this policy.

Evidence of history of this field . Should be protected for future generations as has outstanding richness and diversity of fauna and flora.

Attachments: 67937 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67937.pdf

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Agent number:	
Representor number:	18115
Representation number:	67937

Histon & Impington Neighbourhood Plan

South Cambridgeshire Planning Services 12 JUL 2019 RECEIVED

South Cambridgeshire District Council

Response Form

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PART B – Your Response

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Please tick: Yes ☑ **No** ☐

PART A – Your Details

Please note that we cannot register your comments without your details.

Name: [redacted]	**Agent's name:**
Name of organisation: (if applicable)	**Name of Agent's organisation:** (if applicable)
[redacted]	**Agent's Address:**
	Postcode:
	Email:
	Tel: [redacted]

Signatur[redacted]	**Date:** [redacted]
If you are submitting the form electronically, no signature is required.	

PART B – Your Response

What part of the Neighbourhood Plan do you have comments on?	
Policy or Paragraph Number (Please state)	SITE V2 'CROFT CLOSE SET ASIDE' under policy HIM13
Do you Support, Object or have Comments? (Please tick)	☑ **SUPPORT** the important natural habitat ☐ **OBJECT** ☑ **COMMENT**

Reason for SUPPORT, OBJECT or COMMENT: Please give details to explain why you support, object or have comments on the Neighbourhood Plan. **If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph.** If you consider that the referendum boundary should be extended please outline your reasons.
Please see separate letter. Rich & diverse habitat for a wide variety of birds and wildlife. Extensive woodland are growing up in a fascinating linear pattern. Some very old varieties. Bee orchids Spotted orchids

Summary of Comments: If your comments are longer than 100 words, please summarise the main issues raised.
The red listed turtle dove, owls, deer, badgers, foxes. Green & greater spotted woodpeckers – nesting in this field.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 31 JULY 2019 AT:

POST: Planning Policy Team, South Cambridgeshire District Council, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA
EMAIL: neighbourhood.planning@scambs.gov.uk

Histon and Impington Neighbourhood Plan

Ref Site V2 'Croft Close Set Aside' Policy HIM13

[redacted]

I have a particular interest in this field as I have lived in Barrowcrofts since it was built in 1966. At that time, the pond was open and a few elm trees grew around it. The farmer ploughed around the pond for the first two years. The elms died in the 1970's and were replaced by naturally growing willow. We have struggled to maintain the pond over the years as it is full of newts and frogs. It is important to keep enough light getting to the pond so it doesn't die. My Rowley who owned the field always said we could anything we liked with the area of the field by our house.

The field was ploughed until about twenty years ago but it was never treated with weed killers during that time. It was left as set aside and trees soon started to grow. I walked my dogs around the field and then grandchildren from 2003 and have photographic evidence of the evolution of the field since that time.

The pond is still an important watering hole for many creatures. Foxes, badgers, muntjac deer, heron and a plethora of birds and still hosts frogs and newts.

The red listed turtle doves are now living in the field and are regular visitors to our garden. Green and great spotted woodpeckers lives in the field. The kestrel lives in the field beyond and used to hunt in V2 but it is becoming increasingly overgrown. A sparrow hawk and buzzards are regularly seen.

We have photographed bee orchids and spotted orchids over the past twenty years in V2. If you look at the history of the field on Google Maps, you will see a fascinating pattern of trees which has emerged over the past twenty years. A ditch or old road way has become apparent and this is flanked with willow trees in the top right area. It is as if the past has re-emerged and a very linear pattern is becoming apparent.

There are numerous species of trees and brambles which play host to a huge number of birds. On the boundary of the field with Abbey farm is an ancient oak tree, which despite many fires being set in it, it still survives. It's girth is over 7 metres.

Please do all you can to protect this wonderful field. It is truly outstanding in its richness and diversity of fauna and flora. Let's try and preserve it for future generations to enjoy and to give nature a helping hand. Thank you.

[redacted]

67948 Object

Respondent: Mr Chris Meadows

Summary:

The map on Page 105 identifies land that I own as being 'Other non-important Natural Habitat area providing ecological connectivity', yet no ecological survey has been undertaken on said land. There is no evidence to support this.

Attachments: None

68080 Comment

Respondent: South Cambridgeshire District Council

Summary:

Open Space

Several policies relating to protecting open space in Plan. Would help user if one comprehensive map showing all different designations proposed in Plan and those in Local Plan. Could have had Green Infrastructure / Green Corridor strategy with a policy in Plan to prepare such a scheme. Table 4 lists open spaces referenced in plan but does not show how they may be spatially linked. Could identify where there are gaps in this network / importance of green corridors. Map 17 has been added to Submission version of Plan it does not include all the green space policies for the villages.

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 Appendix 1.pdf

68083 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM10 Bypass Farm

a)Safeguarding element is a repeat the policy in Local Plan Could be deleted.

b)Number of criteria included relate to facility with % figures attached to them -how were these figures were decided upon. Reasonable? Evidence to support and justify them?

c)Final criterion looks to provide a safe and direct off-road access - is this achievable.

d)Would help user of Plan if Map 14 indicated where a sports hall could be located and car parking. It could also illustrate where a safe cycle link could be from the village. Would enhance policy providing certainty for local residents that might be impacted by proposals.

e)Design brief outlining the spatial parameters could help explain policy.

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68087 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM11 School Hill Garden

a)SCDC welcomes this policy but suggests it could be more clearly worded if the following wording had been used ... 'In accordance with Policy NH/11 in the adopted Local Plan this site is designated as a PVAA ....'

b)It may have been simpler if Map 15 had showed only the new PVAA rather than all those within the villages.

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
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68088 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM12 Local Green Space

SCDC welcomes this policy but suggests it could be more clearly worded if the following wording had been used...... 'In accordance with Policy NH/12 in the adopted Local Plan these sites are designated as LGS ....' The sites could then be listed within the policy.

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67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 Appendix 1.pdf

68089 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM12 Local Green Space -
V4 north Buxhall Farm

This site is adjacent to the area that is to be developed for a new primary school. SCDC had asked the parish council to liaise with the County Council to ensure that the requirement for the development of the school had been allowed for in designating this LGS. Once a LGS is included in a made neighbourhood plan it does not allow for flexibility of its boundary and can only be reviewed as part of the review of a neighbourhood plan or local plan. SCDC in designating LGS in the Local Plan had a principle whereby it did not identify school playing fields as this could cause problems in the future if a school wished to expand. Should this have been proposed as a PVAA to allow for flexibility?

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 Appendix 1.pdf

68090 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM12 Local Green Space
V14 Infant school field

SCDC has similar concerns to those for V4 north Buxhall Farm regarding designating this as a LGS if it impacts on the future development of the school. Should this have been proposed as a PVAA to allow for flexibility?

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
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68092 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM12 Local Green Space
V33 Cawcutt's Lake and adjacent land

Unclear from Table 4 the boundaries of this site. It would appear to have a number of separate areas which are not contiguous. Map 16 needs to clearly show a precise boundary line for this LGS. As shown currently it would appear that this site comprises of a number of parcels of land. Do they all have the same character? Would this LGS benefit from being considered as more than one area and would all meet the tests for LGS? Concerns that boundaries of these areas may overlap with red line boundary of DCO for A14 upgrading scheme being carried out by Highways England. Once within a made neighbourhood plan a LGS designation would have an impact on any future development works alongside A14.

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
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68093 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM13 Important Natural Habitats

Table 6 sets out a schedule of all the important natural habitats. SCDC welcomes the evidence of this detailed assessment but considers that it would be better placed in an evidence document rather than within the Plan.

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68094 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM13 Important Natural Habitats
V33 Calcutt's Lake and adjacent land

It is not clear why it has been necessary to include this area within the protection of this policy as it already is within the Green Belt and is proposed as LGS.

Attachments: 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104 - https://egov.scambs.gov.uk/ldf/HistonImpingtonNPscannedrepsJuly2019/Redacted 67938-67946, 68080, 68083, 68087-68090, 68092-68094, 68097-68104.pdf
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68097 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM13 Important Natural Habitats
V33 & V34

Concerns that it is not clear on Map 18 which parcels of land belong to which of these two sites. Appear that some parts of the sites are within the red line boundary of the DCO of the A14 upgrading scheme Although this is stated in Table 4 for V34ii) SCDC is confused by the boundaries. Map 18 needs to have clear boundary lines so there is no doubt to the user of the Plan as to the exact extent of each site. Having separate parcels of land is very confusing.

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68098 Comment

Respondent: South Cambridgeshire District Council

Summary:

Policy HIM14 Maximising Recreational Space

a)Management initiative set out in the second paragraph of this policy is beyond the scope of policy planning and could be deleted;

b)Not clear how a green linkage will be established as no explanation in supporting text to policy. Would help user of Plan if it were illustrated on Map 19.

c)Policy does not need to include the final section as the Local Plan has policies to consider this (Policy SC/8 and Policy NH/8). If this section is retained SCDC suggests that it be reworded. ' .. schemes that encroach on the playing field will be assessed in respect of the level of harm to the playing field'.

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF EXECUTIVE / CHIEF OFFICER DECISION

This form should be used to record key and other decisions made by individual Portfolio Holders and key decisions made by Chief Officers. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that this decision be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, this decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules.

Portfolio	Planning
Subject Matter	Histon & Impington Neighbourhood Plan - response to consultation on the submission plan
Ward(s) Affected	Histon & Impington
Date Taken	15 July 2019
Contact Officer	[redacted]
Key Decision?	No
In Forward Plan?	No – delegated decision for Lead Cabinet Member for Planning
Urgent?	Decision must be made by 31 July 2019

Purpose / Background

Purpose

1. The purpose of this report is to agree the Council's response to the public consultation on the submission version of the Histon & Impington Neighbourhood Plan. The consultation runs for 6 weeks from 19 June until 31 July 2019.

Background

2. The two parishes of Histon and Impington are treated as one community and since 2012 a grouped Parish Council has been in place. Histon & Impington Parish Council decided to prepare a Neighbourhood Plan for this community to provide a more locally focussed set of policies for their parish. An application to designate that part of Histon & Impington north of the A14 of their parish as a Neighbourhood Area was submitted to SCDC in June 2014. It was considered that the area of Impington south of the A14 had very different needs and requirements which could not successfully be captured in a Neighbourhood Plan covering all parts of the parishes. The Histon & Impington Neighbourhood Area was designated on 9 September 2014.

3. Officers provided informal comments on earlier drafts of the Neighbourhood Plan ahead of the formal pre-submission consultation process.

4. A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening was undertaken on a draft version of the Neighbourhood Plan, and a screening determination was published in October 2018.

5. Pre-submission public consultation on the draft Neighbourhood Plan was undertaken by the Parish Council from 1 October until 16 November 2018. Officers provided a formal response to the consultation, providing constructive comments about the Neighbourhood Plan to assist the neighbourhood plan group with finalising the Neighbourhood Plan.

6. On 3 June 2019, Histon & Impington Parish Council submitted their Neighbourhood Plan to SCDC. Officers have confirmed, as set out in the Legal Compliance Check for the Neighbourhood Plan that the submitted version of the Neighbourhood Plan and its accompanying supporting documents comply with all the relevant statutory requirements at this stage of plan making. Public consultation on the submitted Neighbourhood Plan is therefore being undertaken between 19 June and 31 July 2019.

7. Officers, in conjunction with Histon & Impington Parish Council, are in the process of selecting and appointing an independent examiner to consider this Neighbourhood Plan. All comments submitted during the public consultation on the submission version of the Neighbourhood Plan will be provided to the examiner for their consideration.

Considerations

8. The Histon & Impington Neighbourhood Plan has been prepared by Histon & Impington Parish Council to provide planning policies for development in the area, with the aim of providing greater clarity when determining planning applications in the area. The Neighbourhood Plan includes 19 planning policies that cover a range of issues including:
   - (i) Protecting the essential character of the community
   - (ii) Encouraging the growth and success of the retail, leisure and commercial businesses of the villages;
   - (iii) Ensuring the villages community infrastructure develops and adapts to emerging and changing demographic needs;
   - (iv) Developing a network of sustainable, accessible transport links within and around the villages;
   - (v) Supporting the community in continuing to make the villages safe, secure, supportive and welcoming to all;
   - (vi) Ensuring a sufficient supply of sustainable and high-quality housing within the villages.

9. To successfully proceed through its examination to a referendum, a Neighbourhood Plan must meet a number of tests known as the ‘Basic Conditions’. These tests are different to the tests of soundness that a Local Plan must meet. The Basic Conditions are set out in national planning guidance and are summarised as follows:
   - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan;
   - (b) the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
   - (c) the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area;
   - (d) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
   - (e) prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of the neighbourhood plan is not likely to have a significant effect on a European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.

(f) 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.

Our Neighbourhood Planning Toolkit includes Guidance Note 11 (What are the Basic Conditions and How to Meet Them), which sets out further details on each of the Basic Conditions. When a Neighbourhood Plan is submitted to the local planning authority it must be accompanied by a Basic Conditions Statement that sets out how the Parish Council considers that their Neighbourhood Plan meets the Basic Conditions.

10. When considering a Neighbourhood Plan, the examiner will assess whether or not the Neighbourhood Plan meets the Basic Conditions. When an examiner recommends that the Neighbourhood Plan should proceed to referendum (if it meets the Basic Conditions, with or without modifications), the examiner's report must also set out whether the referendum area should be extended beyond the neighbourhood area. Comments made during the current consultation on the submission version of the Neighbourhood Plan, which will be provided to the examiner for their consideration, should therefore address whether the submitted Neighbourhood Plan meets the Basic Conditions and can also address whether the referendum area should be extended beyond the neighbourhood area.

11. SCDC is fully supportive of Parish Councils bringing forward Neighbourhood Plans for their areas, including Histon & Impington Parish Council's decision to prepare a Neighbourhood Plan, and officers have been supporting the Parish Council in the plan's preparation. The Council's proposed response to this public consultation on the submission version of the Neighbourhood Plan (as set out in Appendix 1) reiterates and supplements comments made previously by officers, both formally during the pre-submission consultation and informally on earlier versions of the plan, where they remain relevant and appropriate.

12. SCDC is supportive of the aims of the Histon & Impington Plan and our comments are intended to help the Plan to be successful at examination as well as delivering policies that are clear in their meaning and are unambiguous in their interpretation. SCDC recognise the achievement of Histon & Impington PC in reaching this stage of submitting their Plan to us for examination.

13. SCDC considers that a number of the policies in the submission version of the Neighbourhood Plan, would need to have some amendments made to them for the Plan to be capable of meeting the Basic Conditions. These concerns are set out in the proposed response (see Appendix 1).

14. If the examiner is minded to recommend that the Neighbourhood Plan should proceed to referendum, the Council does not feel that the referendum area needs to be extended beyond the Neighbourhood Area as the planning policies included in the plan would not have a substantial, direct or demonstrable impact beyond the parish.

Declaration(s) of Interest ***Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.***
None

Dispensation(s) ***In respect of any conflict(s) of interest declared above, record below any dispensation(s)***

granted by the Council's Monitoring officer or Civic Affairs Committee.
None

Consultation ***Record below all parties consulted in relation to the decision.***
Ward Councillors

Other Options Considered and Reasons for Rejection
The option of not sending a response from SCDC was rejected as this Council has a duty to provide advice and assistance to groups preparing neighbourhood plans.

Final decision	**Reason(s)**
To agree the response from SCDC set out at Appendix 1	The response is intended to provide the independent examiner with SCDC's comments on the Histon & Impington Neighbourhood Plan.

Signed	**Name (CAPITALS)**	**Signature**	**Date**
Lead Cabinet Member for Planning	[redacted]		
Lead Officer	[redacted]		

Further Information
Appendix 1: SCDC response to the Histon & Impington Submission Neighbourhood Plan

Appendix 1

South Cambridgeshire District Council's response to the consultation on the submission Histon & Impington Neighbourhood Plan

1. South Cambridge District Council (SCDC) is taking the opportunity to provide the examiner of the Histon & Impington Neighbourhood Plan with the local planning authority's comments on the submission version of the plan.

2. SCDC has worked with Histon & Impington Parish Council (PC) as they have been preparing their plan. There have been a number of meetings with the neighbourhood plan team to discuss the plan as it has evolved. SCDC has provided constructive comments to the team at these meetings followed up by detailed notes to assist them in their plan making.

3. SCDC is supportive of the aims of the Histon & Impington Plan and our comments are intended to help the Plan to be successful at examination as well as delivering policies that are clear in their meaning and are unambiguous in their interpretation. SCDC recognise the achievement of Histon & Impington PC in reaching this stage of submitting their Plan to us for examination.

4. The comments we have made on the Plan are provided in two sections

    A. General overarching comments about particular issues that relate to the Plan as a whole
    B. Comments which highlight particular/key issues with policies where it might be helpful if the plan were amended.

A - General overarching comments

Policies Map and Tables

5. Although it is acknowledged that a single Policies Map is not a requirement for a Neighbourhood Plan, SCDC considers that, for complex Plans like Histon & Impington, such a map helps in providing clarity to those policies that include site allocations and site-specific issues. The Plan would be easier to read and understand if a comprehensive Policies Map were included for the whole of the Plan Area with a more detailed "inset" or "insets" for the central areas where there are a number of policy designations. For example, the map 13 on page 80 (Vision Park) has a number of "interesting buildings" adjoining the policy site. Having them identified on the same map will help the users of the Plan understand the potential constraints on future development proposals on the Vision Park.

6. It would be helpful for the future users of the Plan if there was a comprehensive Policies Map. These users are unlikely to have a detailed knowledge of the villages and particular sites mentioned in the Plan. It would help to tell the story of the Plan and provide an overview of what is proposed in the Plan.

7. The NPIERS guidance[1] on examinations also mentions the importance of mapping in a neighbourhood plan. It sets out that the qualifying body should check the following prior to submitting a Plan to the local planning authority (Page 29):

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[1] NPIERS Guidance to service users and examiners - https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/regulation/drs/drs-services/npiers-planning-guidance-to-service-users-and-examiners-rics.pdf

1.7.2. Plans should be supported by clear mapping, including:

- *Accurate delineation of the boundaries of the plan*
- *The boundaries of any site allocations, and designations made in the plan (preferably including street names).*

8. Within the Plan in paragraph 1.21 there are caveats included about the accuracy of all the maps included in the document. The boundaries shown on all the maps must be clear as they will be used to identify site specific policies and allocations. It is not appropriate to include these caveats on the accuracy of these maps as they will have legal standing once the Plan is made and part of the development plan for South Cambridgeshire.

9. In particular, we feel it would be helpful if site specific designations in the following policies were illustrated on a Proposals Map:
   a) Policy HIM02 Interesting buildings (Non- designated heritage assets)?
   b) Policy HIM04 The Windmill
   c) Policy HIM06 Commercial Core
   d) Policy HIM07 The School Hill Site
   e) Policy HIM08 The Jam Factory
   f) Policy HIM09 Vision Park
   g) Policy Him10 Bypass Farm
   h) Policy HIM11 School Hill Garden
   i) Policy HIM12 Local Green Space
   j) Policy HIM13 Important Natural Habitats
   k) Policy HIM14 Maximising Recreational Space
   l) Policy HIM15 Walking and Cycling Routes?
   m) Policy HIM16 A14 Mitigation Sites
   n) Policy HIM17 The Infant School Site
   o) Policy HIN19 Station site

10. SCDC has concerns about some maps included in the Plan. As follows:
    - Map 7- shows walkable neighbourhoods but fails to identify the commercial centres which are the foci.
    - Map 8 – is not detailed enough to be able to identify each of the designated interesting buildings. Although the buildings have been annotated on this map it is still not clear where each building is and its curtilage – in the evidence documents relating to interesting buildings there are no more detailed maps to identify the property boundary and its significance.
    - Map 9- For clarity, map 9 should clearly show the distances referenced in the policy and the supporting text (i.e. 75m, 100m and 400m), so applicants can clearly see what zone their proposal falls into.
    - Map 12 - It is indicated in the paragraph that the green separation is identified as ‘F’ on Map 12. It is presumed that the green separation is an area. By representing this on the map as a distinct point it is not clear what the extent of the area is.
    - Map 12 - It would be beneficial to illustrate in broad terms on this map where the greenways, green separation and proposed housing could be located. This would help clarify the requirements of the policy. Also for those that do not know the parish which direction the High Street is and the Community Orchard, Manor Field as these are mentioned in the policy.

- Map 14 – It would have helped the understanding of the policy if this map had indicated, in broad terms, where a sports hall could be located and the car parking. It could also have illustrated where a safe cycle link could be from the village. This would enhance the policy and provide certainty for local residents that might be impacted by such proposals.
- Map 16 - There needs to be an explanation in the key to the map that the numbers on the map reference each Local Green Space
- Map 17 - Whilst supporting the aim of this map to show the ecological connectivity and the network that exists throughout the neighbourhood area there may have been value by making it clear on this map that the LGS and PVAA designations are shown as other non-important natural habitat areas. As shown, it confuses the reader as to what these areas are and that not all these areas are included – Even a school playing field as a green space would provide connectivity between other more biodiversity rich areas.
- Map 20 & 21 - By having two maps identifying different routes around and within the villages there is not a clear idea of what is proposed. Would one map have been a simpler solution? The Plan indicates that the 'aspirational' routes are not prescriptive but by being shown on an OS map following particular routes they imply a firmer designation. An arrow pointing in the direction of where a route may be desired could have been a better way of showing the future objectives.
- Map 22 - In identifying these sites on a map and providing boundary lines adjacent to the A14 there needs to be care that this does not impact within the red line of the current A14 improvement scheme. It is not clear that the parish council has consulted Highways England as part of the pre-submission consultation concerning these boundaries.

11. The maps and tables throughout the Plan are clearly labelled with cross referencing to policies – this is to be welcomed. However, some maps have had additional information added to them to identify buildings or specific areas which are named in the supporting text but have not been included in the key to the relevant map.
    a) Map 11 – A to E showing particular buildings
    b) Map 12 – F showing green separation

Supporting text / Justification for policies

12. There are a number of instances where criteria included within policies are not explained or justified in the supporting text. It is apparent that a considerable and worthwhile amount of work has been carried out to gather evidence as identified by the number of supporting evidence documents. However, it would help the Plan user if the salient points were summarised within the supporting text for each policy. Inclusion of such information would help to tell the story more clearly of why policies are included in the Plan and the reason for particular criteria requirements.

Village Design Guide Supplementary Planning Document (VDG SPD)

13. The preparation of the draft VDG has run in parallel with development of the Histon & Impington Neighbourhood Plan. This has been recognised within the Plan (paragraph 1.18 – 1.20). The VDG is a Supplementary Planning Document developed as design-focused tool to guide all new development in the villages supporting design policies in the Local Plan. The consultation on the draft is running parallel with that of the Submission Neighbourhood Plan. The VDG will be adopted by SCDC following consideration of any representations received during the consultation. There are a number of specific sites with policies in the Plan where design guidance is included in

the draft SPD. It would be beneficial if for these site-specific policies mention was made that design guidance in the draft SPD should be taken into account.

a) Policy HIM06 Commercial Core
b) Policy HIM07 The School Hill Site
c) Policy HIM19 Station Site

The Vision

14. Reference is made in the vision statement to the “population… approaching 10,000”. The 2011 population of the villages was 8,700 which suggests quite significant amount of growth over that period. Is that what is desired/deliverable in the villages given that there are no allocations for housing in the Neighbourhood Plan? SCDC has suggested that this wording be removed to avoid confusion.

The Policy section and Paragraph numbering

15. Section 5 remains a very long chapter which has grown from the pre-submission version of around 75 pages to 110 pages in the submission. The paragraph numbering now goes up to 5.258. This is very long, and it would help the reader and usability of the Plan if there were separate chapters for the policies under each of the seven Priority Areas.

16. The following section sets out SCDC’s comments for each policy highlighting only the key issues where it may be helpful to amend the wording of the policy for clarity of meaning.

Chapter 5 – Policies Priority: Essential Character

17. Policy HIM01 High Quality Design – Residential Development

a) SCDC supports the aim of this policy to embed within a policy the guidance provided in the Histon & Impington Village Design Guide Supplementary Planning Document (VDG SPD).
b) It would have been helpful if this policy had applied to other new buildings that could have the potential for significantly greater impact than a dwelling. For example, new commercial units in or on the edge of the village centre would not be covered by this policy in the Plan. SCDC had suggested that in reviewing the policy it could have included other forms of development.
c) It may have helped the reader of the Plan if more information about the Village Design Guide had been included in the supporting text to this policy.
d) SCDC would question why some of the policies relating to parking and layout are not also applicable to 2-10 units? Should there be more generic for all, than size specific?
e) There are some terms that may need further explanation that may be explained in the VDG? e.g. What is a ‘Building for Life assessment’ or an ‘active façade’. What is meant by designing in safe outdoor play in playgrounds? ‘Building for Life’ is now called’ Building for Life 12’ and it would be expected that the checklist would either be linked from the Plan or included as an Appendix? http://www.builtforlifehomes.org/go/building-for-life-12. The term ‘active frontages’ is the term used by SCDC urban design team – is this the same as an active façade? These terms need to be defined clearly to be implementable.
f) Bullet point 2 refers to ‘poor quality or little architectural interest’. This could be ambiguous and open to interpretation.

g) For ease of use SCDC would find it more helpful if the policy wording was ordered in development size, extensions and single units, 2-9 units and over 10.

18. Policy HIM02 Interesting buildings (Non-designated heritage assets)

a) SCDC supports this policy and would suggest that the title of it be amended to align naming with a future aspiration that SCDC has to compile a local list for the district – suggested additional words – 'Non-designated heritage assets of local interest'.

b) SCDC has some concerns at the selection process for identifying interesting buildings. The criteria for selection is set out in the supporting text and whilst it is referenced as being consistent with Section 7 of Historic England's Guidance Note; the criteria is overly simplified and in SCDC's opinion would not be sufficient to withstand scrutiny, were it to be used as a sole evidence base for designating a building as a non-designated heritage asset in the decision making process. SCDC Local Heritage List would use the Historic England guidance.

   It is explained that the list has been developed by the Village Society, but it is unclear what qualifications they have to make such judgements which could lead to challenge and difficulty in giving weight to the policy. Whilst details of the process for selecting and ratifying new entries, including details of the panel are provided, it would be beneficial to have further information regarding the nomination/ assessment process, as this is not sufficiently explained at present.

   For the 'list' to have sufficient weight to be viewed in the planning process, SCDC consider that the terminology, criteria and selection process should more closely align with existing guidance published by Historic England. This should be clearly set out in the supporting text to the policy. This could then align with a future SCDC Local Heritage List.

c) Whilst the current identified buildings are annotated on Map 8 it is not clearly stated what the mechanism will be to ensure that users of the Plan will be using the most up-to-date list, what the democratic process will be for approving that list and the mechanism for consulting on amendments/ additions. SCDC suggest that any amendments to this list of identified buildings as a result of the annual review should be part of a review of the Plan. This would then allow an opportunity for consulting on the list and certainty that it is part of the Plan.

d) In the third sentence mention is made of the SCDC Planning Portal – this term is not used by SCDC to describe its website relating to planning matters. It is suggested that the link be made to the Histon & Impington Neighbourhood Plan webpage to host this list alongside the neighbourhood plan?

e) Would suggest that the fourth sentence should reflect commonly used terms for the consideration of impact on heritage assets, such as: 'Proposals for any works that would lead to harm or substantial harm to a non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.

f) Buildings which are considered curtilage listed do not need to be included in the list and should be removed. The 'Old Church School façade' entry should be amended to include the whole building; however, the description should specify that the north façade is the reason for interest in this building.

19. Policy HIM03 Size, Scale and Location of New Housing

a) Outside of the development framework in this area is Green Belt and apart from exception sites until the review of the local plan there is unlikely to be development proposed in this area and therefore the second paragraph in this policy is not required as it would seem to be supporting other development in the Green Belt.

b) The third paragraph of the policy concerning the level of infrastructure is repeating the requirements of a Local Plan policy – Policy SC/4: Meeting Community Needs. This policy sets out the services and facilities required for new development within the district.

c) It will be for the review of the next local plan for the area to consider whether there should be any changes to the Cambridge Green Belt which could allow for development in the Plan area. This local plan is to be a joint plan with Cambridge City. This Plan does not need to consider whether developments may take place in the future within what is now Green Belt and by indicating a maximum size of 50 units it could be seen to be supporting any development coming forward at a future date up to this scale of development which may not be the intention of the parish council within their Plan. The fourth paragraph in this policy could be deleted. SCDC would suggest that the figure should also be removed from the supporting text as this may create a higher target for developers to aspire to within the villages.

d) Due to changes in national guidance following the examination the Local Plan policy on affordable housing was amended in the adoption version to say sites of 11 units or higher is expected to deliver 40% affordable housing. The supporting text to this policy still retains 'over 10' which means that it is no longer conforming with the Local Plan policy.

20. Policy HIM04 The Windmill

a) SCDC welcomes the policy to preserve the future of the windmill. The policy states that it will be the Molen Biotoop method that is to be used to assess the impact of future development on the wind flow in the area. SCDC is not aware of alternative methods to do such an assessment however considers that if an alternative means of measuring subsequently proves to be more useful the policy is committed to one method to be successful. E.g. mentioning Molen Biotoop method in the policy. SCDC considers that the policy would benefit if rather than stating an actual type that it states that a recognised method will be used.

b) An issue for SCDC, as the local planning authority, will be how to implement this policy. Who will be advising planners (and potentially applicants) on the application of the Molen Biotoop method and are there the skills, experience and resources to do this? The Neighbourhood Plan suggests that implementation of the policy would be overseen by Conservation officers –are they familiar with application of the Molen Biotoop methodology? If SCDC has not got sufficient skills in house, then the question is for each application that needs an assessment carried out, will we need to engage with an independent advisor to verify the reports?

21. Policy HIM05 Parking Provision for cars and cycles

a) It would have assisted the understanding of this policy if the definition of what a “restricted street” that is included at the bottom of Table 2 were to appear earlier in this section within the supporting text to the policy. Currently this explanation is in the Plan after the policy and therefore does not make for easy reading. There does not appear to be a dimension included to explain what constitutes ‘narrow’ for the definition of a restrict street.

b) There is a conflict of interest with encouraging more parking in the commercial core (Policy HIM06) and this policy which is restricting it; there is a finite amount of land available.

c) It would be beneficial to show these restricted streets on a map for those that do not have a local knowledge of the villages.

d) The Plan refers to Figure 11 having the indicative parking standards in the Local Plan – it is Figure 12 in the Local Plan.

e) SCDC has ongoing concerns about this policy which includes a requirement for all new development (including change of use) to provide parking within their curtilage albeit that there is recognition that this may not always be appropriate. This is placing severe restrictions on the ability for new commercial business uses (including retail) to be able to operate in the commercial core. Such a requirement could have an impact on other objectives e.g. design, heritage. More car parking will impact on the character and layout of places. This could result in unintended consequences with frontages dominated by parking particularly where terraces are proposed. This also precludes shared unallocated parking areas to provide a more efficient parking solution. A design led approach as advocated in the Local Plan could be adopted. This policy will push parking into the street in front of dwellings therefore created a car dominated space. The policy should state where parking can be achieved or point to the Village Design Guide SPD, District Design Guide 2010 or similar guidance (Manual for Streets) as well as where it shouldn’t be placed i.e. to the side of structures, within structures as appropriate to the site.

f) The policy’s consideration of garage dimensions could be confusing as it sets a particular size for driveway and type of door - it may have been simpler to say that the driveway is suitable for a standard vehicle to park on rather than stating it should be 5m long. 4x4 cars are often longer 5.5m.

g) The dimensions for a garage included in this Plan are smaller than that included in the Local Plan Policy TI/3. Would this allow sufficient space for the wider shape of new cars? The District Design Guide refers to garages in Chapter 6 – the adequate size being a minimum of 3.3 x 6.0m with additional allowance of 1.0m at the end or 650-750cm at the side to allow for cycles. (https://www.scambs.gov.uk/media/6683/adopted-design-guide-spd-final-chapters-4-5-6.pdf) the Cambridge Local Plan page 427(https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf) sets out dimensions for useable garages including circulation space; the dimensions given in this Plan are too small.

h) For parking spaces how would it be determined whether the space was for a car or van?

i) Publicly accessible charging points for electric vehicles will only be provided to meet demand but there could be latent demand for such facilities.

j) In the cycle parking section, the Sheffield or Rounded A stand is specifically mentioned which by putting within a policy could be inflexible if other alternative stands are appropriate at a future date. Other more bespoke solutions may be more in keeping with the context.

k) The fourth bullet point in the cycle section states that cycle parking should be ‘Covered, fit for purpose and attractive’. This could be ambiguous as it does not state that such facilities should be designed to fit into the character of their local area.

l) SCDC has not had sight of the evidence base for the additional cycle provision for different activities and classes as provided in table 3? SCDC is concerned about the implications of land requirements which may have detrimental effects to the overall design. Large areas of cycle parking need careful consideration.

Chapter 5 Policy Priority: Successful Economy

22. Policy HIM06 Commercial Core

a) The second bullet point mentions the glossary to the NPPF for main town centre uses. SCDC consider that it would be helpful to include these uses in the supporting text to the policy / in the policy.

b) The second sentence of this policy mentions the Plan supporting proposals that ‘diversity and enhance’ the range of shops etc. SCDC thinks that these terms are very open and could catch everything which may not be the intension of the parish council.

c) SCDC consider that the fourth and fifth bullet points are outside the scope of a neighbourhood plan so should be deleted. There is very limited land available to achieve this.

d) This policy could have made reference to the impact of signage and advertising which can make a significant impact upon the character of the locality and street scene. A criterion could have been added to consider a high standard of quality and design within the commercial core.

e) This policy appears to be driven by increasing parking provision which would be detrimental to the street scene rather than creating a good public realm which is a space that is people friendly as advocated by a walkable neighbourhood; well landscaped and defined areas for pedestrians and cyclists, including opportunities to enhance the street scene with trees.

f) The draft Village Design Guidance SPD considers this whole area. It would strengthen the policy and provide wider consideration for the future public realm within the core area if reference was made to the VDG – ‘…that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide SPD and any documents which supersede this.

23. Policy HIM07 The School Hill Site

a) It would be helpful if the town centre uses referred to in the first bullet point in the policy were included in the supporting text to the policy and within the policy wording to assist the user of the Plan to fully understand the policy.

b) It is not usual to use a term such as ‘thoughtful’ public realm strategy plan. The supporting paragraphs refer to requiring a “high quality” public realm. Consideration should be given as to whether the requirement is used in the policy.

c) This policy would have benefited from having design criteria included in it. Such criteria could have set out how the area would be enhanced by the development of this site and how it would fit into the High Street / character of the local area.

d) It should be noted that there is a current planning application on this site – S/1793/19/FL being considered by SCDC.
e) The draft Village Design Guidance SPD considers this site. It would strengthen the policy if reference was made to the VDG – '…that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide SPD and any documents which supersede this.

24. Policy HIM08 The Jam Factory

a) There is an arrow on Map 12 which states 'High Street'. This is presumably indicating that "improve direct and safe access" to the High Street is via Home Close which is bullet point one of the policy. There is no key to explain this on the map. The road already has pavements either side and it is therefore not clear what improvements could be achieved as a result of the development of this site as a result of this policy.
b) It is not apparent from the wording in the policy how "small-scale" residential development could be accommodated on this site. The opening line of the policy seeks to maintain or increase the level of employment. It also seeks to retain the open area between the site and Home Close. As such, there would not appear to be any opportunities for acceptable small-scale residential development that would have acceptable amenity given the manufacturing use of the site.
c) It would help if Map 12 illustrated illustrate in broad terms on this map where the greenways, green separation and proposed housing could be located. This would help clarify the requirements of the policy
d) This area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.

Chapter 5 Policy Priority - Vibrant Community

25. There are several policies relating to protecting open space within the Plan. SCDC considers that it would have helped the user of the Plan to have one comprehensive map showing all the different designations proposed in the Plan and those included in the Local Plan for the villages. Consideration could have been given to including a Green Infrastructure / Green Corridor strategy with a policy in the Plan to prepare such a scheme. Table 4 does list all the open spaces referenced in the plan, but a list does not show how they may be spatially linked together. This could have helped identify where there are gaps in this network and the importance of green corridors in and around the two villages. Whilst recognising that Map 17 has been added to the Submission version of the Plan it does not include all the green space policies for the villages.

26. Policy HIM10 Bypass Farm

a) This site is allocated in the new Local Plan. The safeguarding element of the policy is a repeat the policy of the adopted Local Plan and could have been deleted.
b) There are a number of criteria included in the policy relating to the facility with % figures attached to them – it is not clear how these figures were decided upon and whether they are reasonable. There does not appear to be evidence to support and justify them.
    i. Building space is no more than 2% of the total –

ii. Car parking is not more than 4% -
iii. Cycle provision – 120 spaces

c) The final criterion looks to provide a safe and direct off-road access, but it is not clear whether this access is achievable.
d) SCDC consider that it would help the user of the Plan if Map 14 showing the site could indicate, in broad terms, where a sports hall could be located and the car parking. It could also illustrate where a safe cycle link could be from the village. This would enhance the policy and provide certainty for local residents that might be impacted by such proposals.
e) SCDC consider that a design brief outlining the spatial parameters could help explain the policy.

27. <u>Policy HIM11 School Hill Garden</u>

a) SCDC welcomes this policy but suggests it could be more clearly worded if the following wording had been used … 'In accordance with Policy NH/11 in the adopted Local Plan this site is designated as a PVAA ….'
b) It may have been simpler if Map 15 had showed only the new PVAA rather than all those within the villages.

28. <u>Policy HIM12 Local Green Space</u>

a) SCDC welcomes this policy but suggests it could be more clearly worded if the following wording had been used…… 'In accordance with Policy NH/12 in the adopted Local Plan these sites are designated as LGS ….' The sites could then be listed within the policy.
b) Particular sites designated:
   i. V4 north Buxhall Farm: This site is adjacent to the area that is to be developed for a new primary school. SCDC had asked the parish council to liaise with the County Council to ensure that the requirement for the development of the school had been allowed for in designating this LGS. Once a LGS is included in a made neighbourhood plan it does not allow for flexibility of its boundary and can only be reviewed as part of the review of a neighbourhood plan or local plan. SCDC in designating LGS in the Local Plan had a principle whereby it did not identify school playing fields as this could cause problems in the future if a school wished to expand. Should this have been proposed as a PVAA to allow for flexibility?
   ii. V14 Infant school field: SCDC has similar concerns regarding designating this as a LGS if it impacts on the future development of the school. Should this have been proposed as a PVAA to allow for flexibility?
   iii. V33 Cawcutt's Lake and adjacent land: It is unclear from the description given in Table 4 the boundaries of this site. It would appear to have a number of separate areas which are not contiguous. Map 16 needs to clearly show a precise boundary line for this LGS. As shown currently it would appear that this site comprises of a number of parcels of land. Do they all have the same character? Would this LGS benefit from being considered as more than one area and would all meet the tests for LGS? SCDC has concerns that the boundaries of these areas may overlap with the red line boundary of the DCO for the A14 upgrading scheme being carried out by Highways England. Once within a made neighbourhood plan a LGS designation would have an impact on any future development works alongside the A14.

29. Policy HIM13 Important Natural Habitats

a) Table 6 sets out a schedule of all the important natural habitats. SCDC welcomes the evidence of this detailed assessment but considers that it would be better placed in an evidence document rather than within the Plan.

b) Particular sites designated:

   i. V33 Calcutt's Lake and adjacent land: It is not clear why it has been necessary to include this area within the protection of this policy as it already is within the Green Belt and is proposed as LGS.

   ii. V33 & V34: SCDC has concerns that it is not clear on Map 18 which parcels of land belong to which of these two sites. It would appear that some parts of the sites are within the red line boundary of the DCO of the A14 upgrading scheme Although this is stated in Table 4 for V34ii) SCDC is confused by the boundaries. Map 18 needs to have clear boundary lines so there is no doubt to the user of the Plan as to the exact extent of each site. Having separate parcels of land is very confusing.

30. Policy HIM14 Maximising Recreational Space

a) SCDC considers that the management initiative set out in the second paragraph of this policy is beyond the scope of policy planning and could be deleted;

b) It is not clear how a green linkage will be established as there is no explanation in the supporting text to the policy. It would help the user of the Plan if it were to be illustrated on Map 19.

c) The policy does not need to include the final section as the Local Plan has policies to consider this (Policy SC/8: Protection of Existing Recreation Areas, Playing Fields, Allotments and Community Orchards and Policy NH/8: Mitigating the impact of development in and adjoining the Green Belt). If this section is retained SCDC suggests that it be reworded. ' .. schemes that encroach on the playing field will be assessed in respect of the level of harm to the playing field'.

Chapter 5 Policy Priority -Getting Around

31. Policy HIM15 Walking and Cycling Routes

a) Whilst the policy is entitled walking and cycling routes it would appear from table 7 and Maps 20 & 21 that these concentrate on existing walking routes and bridleways for horse riders or are some cycle paths? It would need local knowledge to understand the linkages. Are the cycle paths along main highways? Given that safer cycling links was a top answer in the parish's Big Community Survey it is not clear from the policy and supporting text how this Plan makes a difference.

b) The draft Village Design Guide SPD has highlighted the importance of connecting the villages with the countryside – the policy could include mention of the VDG and its guidance.

c) A map showing desire lines (direct linkages) might assist, when considering this that explains where people want to travel and which routes need linking. Maps at different scales (within and outside the village) showing existing cycle and footpath routes (including along highways) with annotations explaining key centres where people want to go may assist this process i.e. direct routes to the city centre/ shopping/ health provision/ employment and education centres. This would help show where linkages could be made.

Chapter 5 Policy Priority - Safe, Secure and Successful

32. Policy HIM16 A14 mitigation sites
    a) Some of the sites listed in green infrastructure in the policy are already protected as LGS or are within the Green Belt. Much of the land is within the Green Belt and SCDC is unclear what development may come forward within these areas to the south of the parish that would contribute towards environmental enhancement work of the green infrastructure.
    b) There is no recognition in the policy that as part of the major works on the A14 Highways England will be carrying out two for one replanting on land alongside the A14.
    c) Particular sites designated
        i. See comments made for Policy HIM12 LGS and HIM13INF relating to sites V33 and 34
        ii. V32 South Cambridge Road Wood and Fields: Part of this site appears to be within the red boundary line of the DCO for the A14 scheme. It is worth mentioning in the Plan that Highways England is in discussion with the local community for a planting scheme on the eastern part of the site as part of mitigation.

33. Policy HIM17 The Infant School Site
    a) SCDC welcomes that the Plan has considered the future of this building for community use particularly for the provision of health facilities. There is no specific time scale included in the policy wording if the health facility does not come forward other than stating ' ..*If during the Plan period it becomes evident..'* SCDC considers that it would reduce the risk of the building remaining empty if a time scale is set for safeguarding of say 10 years to allow for the preferred use to be achieved. It would then allow for other uses as set out in the policy to come forward after this time.
    b) The current criteria in the policy are exclusively related to transport needs and it is a missed opportunity to not have mentioned design criteria. How would any redevelopment of the site impact on the character of the local area? Would the parish council wish to retain all of the existing buildings as it has been identified as an 'Interesting Building (site 26)? This fact is mentioned in paragraph 5.123 but not how this may impact on the future development of the site. This policy could mention the Village Design Guide to provide guidance for the design of development in this site.
    c) Alternatively, this area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.

Chapter 5 Policy Priority – Housing for all

34. Policy HIM18 Meeting Local Needs – Housing mix
    a) It is not clear whether this policy applies to housing developments of all scales.
    b) It is not clear whether this policy does anything more than the Local Plan Policy H/9 Housing Mix – if it does not it could be deleted.

35. Policy HIM19 Station Site
    a) The first section of this policy can be deleted as it repeats the adopted policy in the Local Plan – Policy E/8 Mixed-use development in Histon & Impington Station area.

b) Additional requirements have been included in the policy to that of the Local Plan Policy E/8. Bullet 2 indicates a through footpath/cycleway to allow access to Vision Park – was this indicated in the Policy HIM14 and shown on the relevant map? It would help the user of the Plan if this was illustrated on Map 24.
c) The draft Village Design Guidance SPD considers this site. It would strengthen the policy if reference was made to the VDG – '…that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide SPD and any documents which supersede this.
d) Alternatively, this area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.