



**Harston Neighbourhood Plan 2024 to 2041
Basic Conditions Statement**

Nov 2024

Introduction to Cambridgeshire ACRE

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

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

Our current partners are:



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

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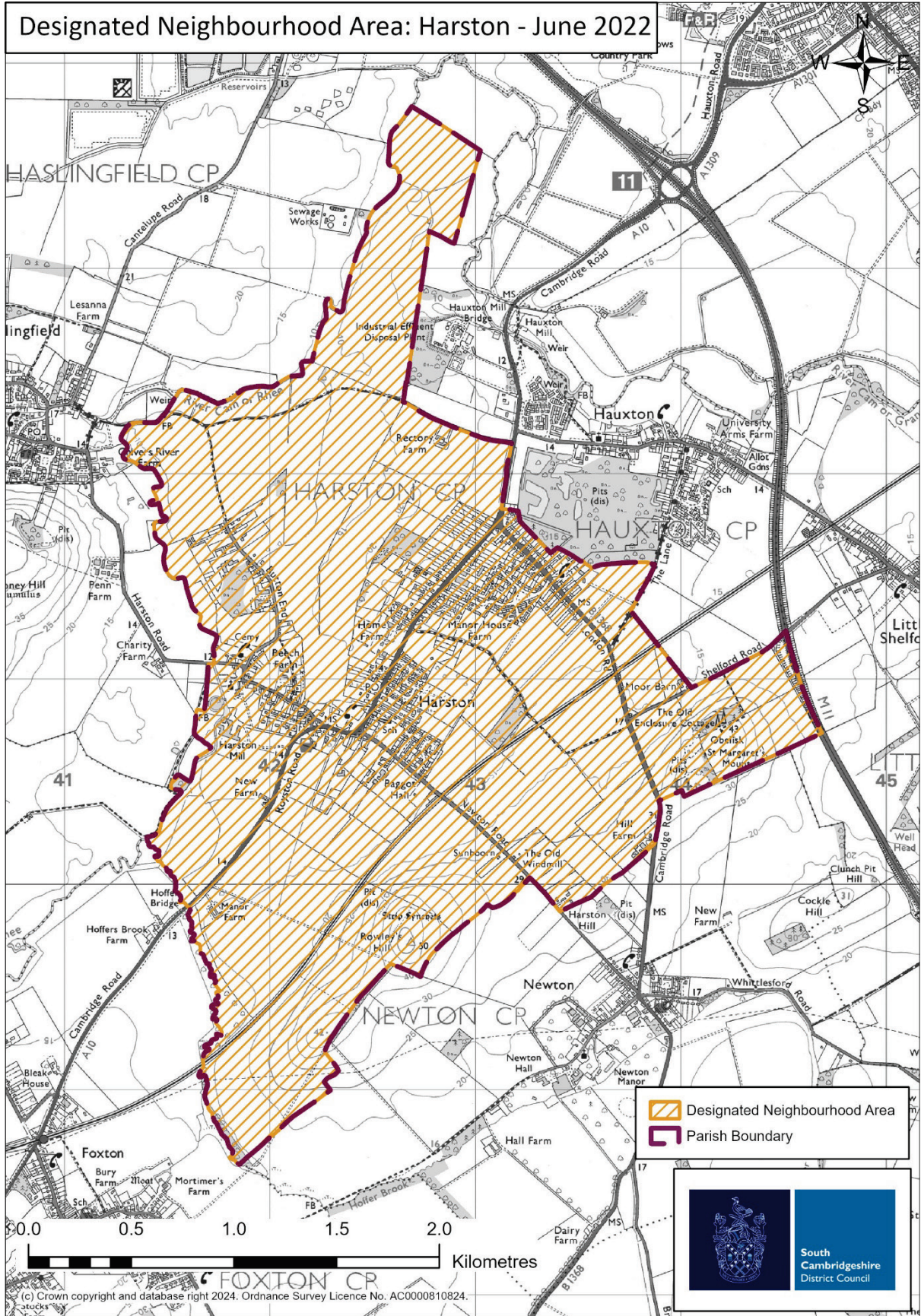
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1 An introduction to this Basic Conditions Statement

- 1.1 This Basic Conditions Statement has been prepared by Cambridgeshire ACRE on the behalf of the Harston Parish Council, to accompany the submission of the Harston Neighbourhood Plan (the "HNP") to the local planning authority, South Cambridgeshire District Council (SCDC).
- 1.2 The HNP is being submitted under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), referred to in this document as "the Regulations".
- 1.3 The neighbourhood plan area was formally designated by the Joint Director for Planning and Economic Development (for the Greater Cambridge Shared Planning service) on 17 June 2022
<https://scams.moderngov.co.uk/ieDecisionDetails.aspx?ld=11897>
- 1.4 The plan area – see Map 1 - is the same area as Harston parish.
- 1.5 The planning policies in the HNP relate to the development and use of land in the designated neighbourhood area. The neighbourhood plan covers the period 2024 to 2041 and the Plan does not contain policies relating to excluded development in accordance with Paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act (TCPA).
- 1.6 This statement addresses each of the 'basic conditions' required by the Regulations and explains how the submitted neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 TCPA.
- 1.7 Paragraph 8 of Schedule 4B of the 1990 TCPA states that a draft neighbourhood plan meets the basic conditions if:
 - a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
 - b) the making of the order contributes to the achievement of sustainable development;
 - c) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) the making of the order does not breach and is otherwise be compatible European Union (EU) obligations (the existing body of environmental regulation is retained in UK law); and
 - e) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

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

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



Map 1: The designated neighbourhood plan area

2 The Harston Neighbourhood Plan

2.1 The vision underpinning the plan is:

“To maintain the village’s rural charm, where new buildings are in keeping with the rural setting and its historic identity is retained. The environment, located in the green belt, will be enhanced for everyone to enjoy while embracing sustainability and biodiversity.

A cohesive, diverse, vibrant community will be fostered, anchored by a thriving school, with improved community facilities & services to make it a great place to call home while being ecologically and environmentally friendly. Any new development should focus on creating affordable housing opportunities and be sensitively and sustainably designed. Improved connectivity will be created through well-designed transport options, with cycleways and footpaths that serve the needs of the community.”

2.2 The vision is supported by eighteen theme-based objectives and twenty-six planning policies as listed and summarised in Table 1 below.

Themes, objectives and policies	Planning policy reference and description
Theme 1: Village and settlement character	
<p>Objective 1: New development will be designed to a high standard and will reinforce Harston’s distinctive rural charm and sense of place.</p>	<p>Policy HAR 1 ‘New development and design’ A design policy specific to the plan area and informed by:</p> <ul style="list-style-type: none"> • Harston Design Guidance and Codes, AECOM 2023 <p>Policy HAR 2 ‘Protecting and enhancing important landscape features within the built up environment’ A policy seeking to protect and enhance valued landscape features within the village. The policy is informed by</p> <ul style="list-style-type: none"> • Harston Landscape Character Appraisal 2024 • Harston Design Guidance and Codes, AECOM 2023 <p>Policy HAR 3 ‘Protecting and enhancing landscape character and setting in and around Harston village’ A policy seeking to protect and enhance distinguishing characteristics (views, gateways and settlement fringe areas) in landscape character in and around the village of Harston. The policy is informed by</p> <ul style="list-style-type: none"> • Harston Landscape Character Appraisal 2024
<p>Objective 2: Harston’s historic identity will be retained and strengthened</p>	<p>Policy HAR 4 ‘Conserving and enhancing heritage assets in Harston’ A policy seeking the conservation or enhancement of existing heritage assets. As part of this, the policy identifies 49 non designated heritage assets. Appendix 3 to the plan describes each of these.</p>

Themes, objectives and policies	Planning policy reference and description
<p>Objective 3: The vulnerability and sensitivity of Harston's historic core and Button End in terms of heritage significance and settlement/landscape character will be fully considered in all applicable parish-based planning decisions</p>	<p>Policy HAR 5 'Preserving the special character of Harston's historic core' A policy setting out specific requirements for proposals that come forward within an area recognised as the historic core.</p> <p>Policy HAR 6 'Button End' A policy applicable to proposals that come forward in Button End</p>
<p>Open space</p>	
<p>Objective 4: Existing locally important open spaces within the village will be protected and opportunities will be taken to improve the quality and quantity in this provision.</p>	<p>Policy HAR 7 'Harston's Local Green Spaces' A policy designating three local green spaces.</p> <p>Policy HAR 8 'Improving open space provision in Harston' A policy that is applicable to development proposals that are required to contribute towards open space provision. The policy highlights the aspiration to increase parishioners access to natural green space and, consistent with this, safeguards the Harston Gravel Pits as a future informal open space for parishioners to enjoy.</p>
<p>Parish-wide landscape and biodiversity</p>	
<p>Objective 5: Retain and enhance Harston's wider landscape character for all to enjoy</p>	<p>Policy HAR 9 'Protecting and enhancing Harston's wide landscape character' A policy seeking to protect and enhance distinguishing characteristics (views, gateways and settlement fringe areas) in landscape character in the wider parish. The policy is applicable to proposals that come forward in the wider countryside and not to village locations. The policy is informed by</p> <ul style="list-style-type: none"> • Harston Landscape Character Appraisal 2024
<p>Objective 6: Protect, enhance and increase areas and networks of biodiversity value</p>	<p>Policy HAR 10 'Protecting and enhancing biodiversity in Harston parish' This policy identifies sites of biodiversity value in the parish and requires proposals to take account of this by applying the mitigation hierarchy to their protection (avoid, mitigate and as a last resort compensate). The policy supports proposals that deliver biodiversity enhancements and identifies Plan area opportunities for the delivery of these.</p>
<p>Climate change and flood management</p>	
<p>Objective 7: New development will achieve high sustainable</p>	<p>Policy HAR 11 'Delivering sustainable design and construction in Harston' The policy is focused on</p>

Themes, objectives and policies	Planning policy reference and description
design and construction standards, ensuring new development will belong in a zero carbon future	ensuring all development proposals follow a hierarchy when it comes to energy demand. This means prioritising measures that reduce the overall demand for energy before looking at a low carbon or carbon neutral heat source before then making use of renewable energy infrastructure. The policy also requires all proposals to be designed to be future-proofed with respect to adapting to the effects of climate change.
Objective 8: Support new low carbon and renewable energy infrastructure	Policy HAR 12 ‘ Supporting renewable and low carbon energy infrastructure in Harston parish’ This policy supports in principle development proposals that involve the creation of standalone renewable energy infrastructure or other infrastructure that could facilitate low carbon living in Harston.
Objective 9: Flood risk from all sources will be a key consideration in all land use planning decisions and new development will not result in increased risk of flooding.	Policy HAR 13 ‘Managing flood risk in Harston’ A policy focusing specifically on artesian wells in the parish, ensuring that the drainage infrastructure that is necessary to avoid future flood events from these wells is either protected or improved when applicable development proposals come forward.
Housing supply	
Objective 10: Existing affordable housing needs will be addressed through the provision of affordable housing schemes targeted at meeting parish level needs.	Policy HAR 14 ‘Supporting rural exception sites to meet Harston’s affordable housing needs’ A policy supporting the delivery or rural exception sites on the edge of Harston village subject to criteria.
Objective 11: The size, mix and tenure of new residential development will be suitable for attracting young families to the parish and allowing older residents to downsize.	Policy HAR 15 ‘Housing mix, including First Homes, in Harston’ Informed by the Harston Housing Needs Assessment undertaken by AECOM in 2023, this policy requires residential proposals to prioritise the delivery of homes with 1, 2 or 3 bedrooms over larger homes. The policy sets out minimum requirements for schemes larger enough to include a mix (at least 60% should provide 3 bedroom homes and 36% 2 bedroom homes). The policy also specifies the mix of affordable homes to be 75% social/affordable rent and 25% affordable home ownership. Where the affordable home ownership elements is to be a First Home, the policy requires a discount of 50% to be applied.

Themes, objectives and policies	Planning policy reference and description
	<p>Policy HAR 27 'Land at Station Road (SIG Roofing Site)' A policy identifying an area of brownfield land in the Green Belt that would in principle be supported for residential development in the event that it comes forward for redevelopment during the plan period. This site has come forward for development previously in 2019 and it is anticipated it will come forward again during the neighbourhood plan period.</p>
	<p>Policy HAR 28 '131 High Street' A policy allocating land at 131 High Street suitable for the delivery of a 6 – 8 dwellings.</p>
Traffic and parking	
<p>Objective 12: Traffic generation from new development proposals will be fully considered and appropriately mitigated.</p>	<p>Policy HAR 16 'Managing the movement of people and vehicles arising from new development' Largely in response to community-wide concerns regarding highway safety along the A10, this policy states that proposals will not be permitted where they are likely to have a significant impact on highway safety. The policy also expects proposals to take available opportunities to address or alleviate pre-existing problems along the A10 such as measures designed to reduce level of conflict between different road users along the A10.</p> <p>Policy HAR 17 'Recognising and mitigating the impacts of development on Church Street' A policy applicable to proposals likely to require access on to Church Street or likely to generate movements of HGVs along Church Street. The policy resists proposals that would generate additional HGV traffic along Church Street unless certain requirements can be met and requires other proposals to either demonstrate they will have no adverse impacts or that any adverse impacts will be adequately mitigated. The policy is supported by information on potential intervention measures being looked at by the Parish Council, the county council and other stakeholders.</p>
<p>Objective 13: Existing parking infrastructure for motorised vehicles will be improved and better managed in locations associated with village shops and community facilities in order to make our village</p>	<p>Policy HAR 18 'Parking provision in new development' A policy setting out requirements with respect to in curtilage parking and as part of this identifies specific streets where in curtilage parking must be provided.</p> <p>Policy HAR 19 'The Footpath safeguarded land for future off-street parking' A policy safeguarding an area of land along Church Street and close to the surgery for future off-street parking provision.</p>

Themes, objectives and policies	Planning policy reference and description
environment safer and more pleasant.	Policy HAR 20 ‘Telephone exchange site’ A policy safeguarding an area of land that can be accessed off the High Street for future off-street parking provision.
Active travel	
Objective 14: Different parts of the village will be better connected through an improved rural and village footpath network.	<p>Policy HAR 21 ‘Connecting our village through an improved network of active travel rural routes’</p> <p>A policy seeking to protect and enhance the provision and quality of rural routes used by non-motorised users. The policy also identifies eight aspirations for improving connections between different parts of the village through improvements to the rural routes network. The policy is supported by two maps: one showing the public rights of way network and the other showing permissive routes, together with aspired to new routes.</p> <p>Policy HAR 22 ‘Delivering active travel infrastructure as part of new development’ A policy setting out requirements with respect to active travel infrastructure.</p>
Harston’s village hub and community infrastructure	
Objective 16: We will plan to sustain and develop further enhanced community meeting spaces in central locations, to allow for increased opportunities for the community to come together	Policy HAR 23 ‘Harston Pavilion’ A policy identifying the site of Harston Pavilion as suitable for the provision of a new sports facility and community meeting space
Objective 17: Harston’s community infrastructure (comprising our school, health services and community spaces) will be maintained and where necessary expanded to meet the needs of residents	<p>Policy HAR 24 ‘Harston and Newton Community Primary School’ A policy supporting proposals that would help sustain and enhance pre-school or primary school infrastructure in the parish.</p> <p>Policy HAR 25 ‘Harston’s community infrastructure priorities’ A policy signposting to Harston’s community infrastructure priorities</p>
Objective 18: We will support shops and businesses along the High Street in order to support parish residents in both their working and leisure time	Policy HAR 26 ‘Supporting shops and services along Harston’s High Street’ A policy supporting new proposals along the High Street subject to criteria.

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

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

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

How the HNP objectives and policies relate to national policy and guidance, by NP objectives and policies

3.5 Table 2 is organised by objectives and associated policies. It sets out how these are appropriate having regard to policy and guidance set out in the NPPF 2023.

How HNP objectives and policies relate to NPPF chapters and paragraphs.
<p>Objective 1: New development will be designed to a high standard and will reinforce Harston’s distinctive rural charm and sense of place</p> <ul style="list-style-type: none"> • Policy HAR 1 ‘New development and design’ • Policy HAR 2 ‘Protecting and enhancing important landscape features within the built up environment’ • Policy HAR 3 ‘Protecting and enhancing landscape character and setting in and around Harston village’
<p>Objective 1 is consistent with Chapters 2 and 12 of the NPPF 2023.</p> <p>Chapter 2 ‘Achieving sustainable development’ Paragraph 8 b) establishes that the planning system has a social objective “to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;”</p> <p>Paragraph 8c) establishes that the planning system has an environmental objective “to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating an adapting to climate change, including moving to a low carbon economy”</p> <p>Chapter 12 ‘Achieving well-designed and beautiful places’: Paragraph 132 states that “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...”.</p> <p>Paragraph 135 states that planning policies should ensure, that developments “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development”</p>
<p>Objective 2: Harston’s historic identity will be retained and strengthened</p> <ul style="list-style-type: none"> • Policy HAR 4 ‘Conserving and enhancing heritage assets in Harston’ <p>Objective 3: The vulnerability and sensitivity of Harston’s historic core and Button End in terms of heritage significance and settlement/landscape character will be fully considered in all applicable parish-based planning decisions</p> <ul style="list-style-type: none"> • Policy HAR 5 ‘Preserving the special character of Harston’s historic core’ • Policy HAR 6 ‘Button End’
<p>Objectives 2 and 3 are consistent with Chapters 12 and 16 of the NPPF 2023.</p>

<p>How HNP objectives and policies relate to NPPF chapters and paragraphs.</p>
<p>Chapter 12 'Achieving well-designed and beautiful places' Paragraph 132 states that "Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...".</p> <p>Chapter 16 'Conserving and enhancing the historic environment' Paragraph 196 states that "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment..."</p>
<p>Objective 4: Existing locally important open spaces within the village will be protected and opportunities will be taken to improve the quality and quantity in this provision</p> <ul style="list-style-type: none"> • Policy HAR 7 'Harston's Local Green Spaces' • Policy HAR 8 'Improving open space provision in Harston'
<p>Objective 4 is consistent with Chapters 8 of the NPPF 2023.</p> <p>Chapter 8 'Promoting healthy and safe communities': paragraph 102 states that "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change".</p> <p>Paragraph 105 states that "Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services." Paragraph 106 provides criteria for LGS designation. The spaces put forward in the HNP all meet these criteria.</p>
<p>Objective 5: Retain and enhance Harston's wider landscape character for all to enjoy</p> <ul style="list-style-type: none"> • Policy HAR 9 'Protecting and enhancing Harston's wide landscape character'
<p>Objective 5 is consistent with Chapters 2 and 12 of the NPPF 2023.</p> <p>Chapter 2 ;'Achieving sustainable development' Paragraph 8 c) establishes that the planning system has an environmental objective "to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating an adapting to climate change, including moving to a low carbon economy"</p> <p>Chapter 12 'Achieving well-designed and beautiful places': Paragraph 132 states that "Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...".</p>
<p>Objective 6: Protect, enhance and increase areas and networks of biodiversity value</p> <ul style="list-style-type: none"> • Policy HAR 10 'Protecting and enhancing biodiversity in Harston parish'
<p>Objective 6 is consistent with Chapter 15 of the NPPF.</p> <p>Chapter 15 'Conserving and enhancing the natural environment': paragraph 180 states "Planning policies should contribute to and enhance the natural and local environment by...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures" and e) "preventing new and existing development from contributing to, being</p>

How HNP objectives and policies relate to NPPF chapters and paragraphs.

put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans”

Paragraph 185 states: “To protect and enhance biodiversity and geodiversity, plans should...”

- a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks.....” and

“promote the conservation, restoration and enhancement of priority habitats, ecological networks and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”

Objective 7: New development will achieve high sustainable design and construction standards, ensuring new development will belong in a zero carbon future

- Policy HAR 11 ‘Delivering sustainable design and construction in Harston’

Objective 8: Support new low carbon and renewable energy infrastructure

- Policy HAR 12 ‘ Supporting renewable and low carbon energy infrastructure in Harston parish

Objective 9: Flood risk from all sources will be a key consideration in all land use planning decisions and new development will not result in increased risk of flooding.

- Policy HAR 13 ‘Managing flood risk in Harston’

Objectives 7, 8 and 9 are consistent with Chapters 2 and 14 of the NPPF 2023.

Chapter 2 ‘Achieving sustainable development’:

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

Paragraph 11a) states “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”

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

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

Paragraph 159 b) states that new development should be planned for in ways that “can help reduce greenhouse gas emissions, such as through its location, orientation and design.”

Paragraph 160 states that plans should provide a positive strategy for energy from renewable and low carbon energy and heat sources.

How HNP objectives and policies relate to NPPF chapters and paragraphs.
<p>Paragraph 161 states local planning authorities should support community-led initiatives for renewable and low carbon energy.</p>
<p>Objective 10: Existing affordable housing needs will be addressed through the provision of affordable housing schemes targeted at meeting parish level needs.</p> <ul style="list-style-type: none"> • Policy HAR 14 ‘Supporting rural exception sites to meet Harston’s affordable housing needs <p>Objective 11: The size, mix and tenure of new residential development will be suitable for attracting young families to the parish and allowing older residents to downsize.</p> <ul style="list-style-type: none"> • Policy HAR 15 ‘Housing mix, including First Homes, in Harston’ • Policy HAR 27 ‘Land at Station Road (SIG Roofing Site)’ • Policy HAR 28 ‘131 High Street’
<p>Objectives 10 and 11 are consistent with Chapter 5 of the NPPF 2023.</p> <p>Chapter 5 ‘Delivering a sufficient supply of homes’: paragraph 63 states that “...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”.</p> <p>Paragraph 71 states that “ Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.”</p>
<p>Objective 12: Traffic generation from new development proposals will be fully considered and appropriately mitigated.</p> <ul style="list-style-type: none"> • Policy HAR 16 ‘Managing the movement of people and vehicles arising from new development’ • Policy HAR 17 ‘Recognising and mitigating the impacts of development on Church Street’
<p>Objective 12 is consistent with Chapters 2 and 9 of the NPPF 2023.</p> <p>Chapter 2 ‘Achieving sustainable development’</p> <p>Paragraph 11a) states “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”</p> <p>Chapter 9 ‘Promoting sustainable transport’. Paragraph 108 states “Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ol style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated c) opportunities to promote walking, cycling and public transport are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

How HNP objectives and policies relate to NPPF chapters and paragraphs.

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.”

Objective 13: Existing parking infrastructure for motorised vehicles will be improved and better managed in locations associated with village shops and community facilities in order to make our village environment safer and more pleasant.

- Policy HAR 18 ‘Parking provision in new development’
- Policy HAR 19 ‘The Footpath safeguarded land for future off-street parking’
- Policy HAR 20 ‘Telephone exchange site’

Objective 13 is consistent with Chapter 8 in the NPPF 2023

Chapter 8 ‘Promoting healthy and safe communities’: paragraph 97 states that “to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaced, community facilities (such as (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;...” and
- “e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services”

Chapter 12 ‘Promoting sustainable transport’: paragraph 112 states that “in town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists”

Paragraph 116 states that “... applications for development should”... “c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; ... “e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

Objective 14: Different parts of the village will be better connected through an improved rural and village footpath network.

- Policy HAR 21 ‘Connecting our village through an improved network of active travel rural routes’
- Policy HAR 22 ‘Delivering active travel infrastructure as part of new development’

Objective 14 is consistent with Chapter 8 of the NPPF 2023.

Chapter 8 ‘Promoting healthy and safe communities’: paragraph 96 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Paragraph 104 states: “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”

How HNP objectives and policies relate to NPPF chapters and paragraphs.
<p>Objective 16: We will plan to sustain and develop further enhanced community meeting spaces in central locations, to allow for increased opportunities for the community to come together</p> <ul style="list-style-type: none"> • Policy HAR 23 ‘Harston Pavilion’ <p>Objective 17: Harston’s community infrastructure (comprising our school, health services and community spaces) will be maintained and where necessary expanded to meet the needs of residents</p> <ul style="list-style-type: none"> • Policy HAR 24 ‘Harston and Newton Community Primary School’ • Policy HAR 25 ‘Harston’s community infrastructure priorities’
<p>Objectives 16 and 17 are consistent with Chapter 2 and 8 of the NPPF 2023.</p> <p>Chapter 2 ‘Achieving sustainable development’</p> <p>Paragraph 11a) states “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”</p> <p>Chapter 8 ‘Promoting healthy and safe communities’: paragraph 97 a) states “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ol style="list-style-type: none"> a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”
<p>Objective 18: We will support shops and businesses along the High Street in order to support parish residents in both their working and leisure time</p> <ul style="list-style-type: none"> • Policy HAR 26 ‘Supporting shops and services along Harston’s High Street’
<p>Objective 18 is consistent with Chapter 7 of the NPPF 2023</p> <p>Chapter 7 ‘Ensuring the vitality of town centres’: paragraph 90 states “ Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.”</p>

Table 2: HNP objectives and policies assessed against the NPPF chapters.

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

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

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>Chapter 2: Achieving sustainable development.</p> <p>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:</p> <ul style="list-style-type: none"> - an economic objective; - a social objective; and - an environmental objective <p>Chapter 2: Achieving sustainable development. Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects...”</p>	<p>All</p> <p>Housing supply:</p> <p>Policy HAR 14 ‘Supporting rural exception sites to meet Harston’s affordable housing needs’</p> <p>Policy HAR 15 ‘Housing mix, including First Homes in Harston’</p> <p>Policy HAR 27 ‘Land at Station Road (SIG roofing site)</p> <p>Policy HAR 28 (131 High Street)</p> <p>Harston’s village hub and community infrastructure:</p> <p>Policy HAR 23 ‘Harston Pavilion’</p> <p>Policy HAR 24 ‘Harston and Newton Community Primary school’</p> <p>Policy HAR 26 ‘Supporting shops and services along Harston’s High Street’</p>	<p>The current Local Plan focuses residential growth within the development framework that includes Harston village but not Button End. The land surrounding the development framework is predominantly designated as part of the Cambridge Green Belt.</p> <p>The HNP is very much focused on promoting a sustainable pattern of development and as part of this seeks to promote the type of housing that reflects local needs and in the right places. HNP objective 10 seeks to address Parish-level affordable housing needs in the parish and HNP objective 11 seeks to ensure that the type of housing that does come forward is suitable for attracting young families and allowing older residents to downsize. Meanwhile, the HNP is also focused on ensuring infrastructure is delivered alongside new development. In particular, HNP objective 17, which seeks to maintain and where necessary expand community infrastructure, including the primary school. Objectives mentioned above are supported by Policies HAR 14, HAR 15, the two residential site allocations Policy HAR 27 and HAR 28, HAR 24 and HAR 25.</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>Chapter 3: Plan Making.</p> <p>“Planning should be genuinely plan-led. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”</p>	<p>All</p>	<p>The HNP sets out a positive framework for addressing economic, social and environmental priorities.</p>
<p>Chapter 5: Delivering a sufficient supply of homes.</p> <p>“...strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations”. (paragraph 67)</p> <p>“Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.” (paragraph 71)</p> <p>“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.” (paragraph 82)</p>	<p>Housing supply:</p> <p>Policy HAR 14 ‘Supporting rural exception sites to meet Harston’s affordable housing needs’</p> <p>Policy HAR 15 ‘Housing mix, including First Homes in Harston’</p> <p>Policy HAR 27 ‘Land at Station Road (SIG roofing site)’</p> <p>Policy HAR 28 (131 High Street)</p>	<p>The LPA has provided the parish with an indicative housing requirement of 13 dwellings to be delivered during the period 2017 to 2031. This number has already been met and new completions are contributing comfortably towards needs in the plan period beyond 2031. Using monitoring data provided by GCSP in October 2024, 29 dwellings (including one affordable unit) have been completed during the period 1 April 2018 through to 31 March 2024. In addition, as at 31 March 2024, there are a further 22 dwellings (none of which are affordable) that have been permitted but not built out.</p> <p>The HNP policies will facilitate development at 131 High Street, on Land at Station Road (in the event that a further application comes forward) and also as part of a rural exception site. These policies are appropriate particularly in light of paragraph 71 in the NPPF 2023.</p> <p>With regards to rural exception sites and paragraph 82 in the NPPF 2023, Harston Parish Council is proactively pursuing the delivery of a rural exception site. To date, a Housing Needs Survey has been commissioned alongside a search for suitable sites.</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>Chapter 6: Building a strong, competitive economy.</p> <p>“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.” (paragraph 85)</p> <p>“Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;</p> <p>b) the development and diversification of agricultural and other land-based rural businesses;</p> <p>c) sustainable rural tourism and leisure developments which respect the character of the countryside; and</p> <p>d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship” (paragraph 88)</p>	<p>Theme: Harston’s village hub and community infrastructure:</p> <p>Policy HAR 23 ‘Harston Pavilion’</p> <p>Policy HAR 24 ‘Harston and Newton Community Primary School’</p> <p>Policy HAR 26 ‘Supporting shops and services along Harston’s High Street’</p> <p>Traffic and parking:</p> <p>Policy HAR 16 ‘Managing the movement of people and vehicles arising from new development’</p> <p>Policy HAR 17 ‘Recognising and mitigating the impacts of development on Church Street’</p> <p>Policy HAR 18 ‘Parking provision in new development’</p> <p>Policy HAR 19 ‘The Footpath safeguarded land for future off-street parking’</p> <p>Policy HAR 20 ‘Telephone exchange site’</p>	<p>Theme ‘Harston’s village hub and community infrastructure’ and its associated three objectives will help ensure existing facilities are retained and improved in line with growth in the village. This is particularly appropriate in light of paragraph 88 of the NPPF.</p> <p>Policy HAR 26 ‘Supporting shops and services along Harston’s High Street’ highlights the suitability of the High Street and Royston Road for proposals that diversify and enhance the range of shops and services and supports such proposals subject to criteria that have been identified in light of existing issues such as road safety concerns and traffic congestion.</p> <p>As well as shops and services along the High Street, the parish is home to a number of other businesses, including Button End Industrial Estate and Sagentia Innovation. A range of other policies in the HNP should help with creating the conditions in which businesses can invest such as those supporting Objective 12 ‘Traffic generation from new development proposals will be fully considered and appropriately mitigated’, Objective 13 ‘Existing parking infrastructure for motorised vehicles will be improved and better managed in locations associated with village shops and community facilities in order to make our village environment safer and more pleasant’.</p>
<p>Chapter 7: Ensuring the vitality of town centres</p> <p>“Planning policies and decisions should support the role that town</p>	<p>Theme: Harston’s village hub and community infrastructure:</p> <p>Policy HAR 23 ‘Harston Pavilion’</p>	<p>The HNP recognises the important role the shops and services along the High Street and Royston Road have in sustaining the community. Policy</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
centres play at the heart of local communities..." (paragraph 90)	<p>Policy HAR 24 'Harston and Newton Community Primary School'</p> <p>Policy HAR 26 'Supporting shops and services along Harston's High Street'</p>	HAR 26 in particular support the role that they have.
<p>Chapter 8: Promoting healthy and safe communities.</p> <p>"Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling" (paragraph 96)</p> <p>"Access to a network of high quality open spaces and opportunities for sports and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change" (paragraph 102)</p> <p>"Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks..." (paragraph 104)</p>	<p>Theme: Open Space</p> <p>Policy HAR 7 'Harston's Local Green Spaces'</p> <p>Policy HAR 8 'Improving open space provision in Harston'</p> <p>Theme: Climate Change and Flood Management</p> <p>Policy HAR 11 'Delivering sustainable design and construction in Harston'</p> <p>Theme: Active Travel</p> <p>Policy HAR 21 'Connecting our village through an improved network of active travel rural routes.'</p> <p>Policy HAR 22 'Delivering active travel infrastructure as part of new development'</p> <p>Theme: Harston's village hub and community infrastructure:</p> <p>Policy HAR 23 'Harston Pavilion'</p> <p>Policy HAR 24 'Harston and Newton'</p>	<p>Policy HAR 23 'Harston Pavilion' and Policy HAR 25 'Harston's community infrastructure' seek to ensure the community has suitable buildings, facilities and places to meet and come together. This is directly compatible with Paragraph 96 a)</p> <p>Policy HAR 7 designates land in the plan area as Local Green Space in line with paragraphs 105 and 106 of the NPPF 2023.</p> <p>Policy HAR 8 is appropriate having regard to paragraph 102 of the NPPF, by identifying requirements with respect to open space provision. This includes the aspiration to increase parishioners access to natural green space and the safeguarding of the Harston Gravel Pits for this purpose.</p> <p>Policy HAR 11 will help to support the health and wellbeing of the community as far as new build development is concerned. It does this through its emphasis on ensuring measures are taken to help occupants adapt to climate change (e.g. preventing overheating during hot spells) and ensuring new build development is efficient with respect to water and energy demand.</p> <p>Policy HAR 21 seeks to protect and enhance the provision and quality of rural routes suitable for non-motorised users.</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.” (paragraph 105)</p>	<p>Community Primary School’</p> <p>Policy HAR 26 ‘Supporting shops and services along Harston’s High Street’</p>	<p>Policy HAR 22 sets out requirements with respect to active travel infrastructure and is particularly compatible with paragraph 96 of the NPPF.</p>
<p>Chapter 9: Promoting sustainable transport.</p> <p>“Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ol style="list-style-type: none"> the potential impacts of development on transport networks can be addressed. opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated opportunities to promote walking, cycling and public transport are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and patterns of movement, streets, parking and other 	<p>Traffic and parking:</p> <p>Policy HAR 16 ‘Managing the movement of people and vehicles arising from new development’</p> <p>Policy HAR 17 ‘Recognising and mitigating the impacts of development on Church Street’</p> <p>Policy HAR 18 ‘Parking provision in new development’</p> <p>Policy HAR 19 ‘The Footpath safeguarded land for future off-street parking’</p> <p>Policy HAR 20 ‘Telephone exchange site’</p> <p>Theme: Active Travel</p> <p>Policy HAR 21 ‘Connecting our village through an improved network of active travel rural routes.’</p> <p>Policy HAR 22 ‘Delivering active</p>	<p>The objectives and policies in the HNP is a demonstration of transport issues being considered from the earliest stage of plan making and facilitates for transport issues to be fully considered as part of the development management process.</p> <p>Policies HAR 21 and 22 identify opportunities with respect to improving active travel infrastructure and set out requirements with respect to new proposals, requiring them to incorporate infrastructure and link up with existing infrastructure. This is particularly compatible with paragraph 110 of the NPPF.</p> <p>Policy HAR 16 and HAR 19 are directly compatible with Paragraph 108a), d) and e), particularly because they identify locations in the Plan area where issues are experienced in particular with respect to congestion and road safety. Policy HAR 19 is particularly helpful by identifying a suitable intervention measure to address part of the issue experienced along Church Street.</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>transport considerations are integral to the design of schemes, and contribute to making high quality places” (paragraph 108)</p> <p>“Planning policies should...</p> <p>d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)...” (paragraph 110</p>	<p>travel infrastructure as part of new development’</p>	
<p>Chapter 10: Supporting high quality communications.</p>	<p>No specific policies</p>	
<p>Chapter 11: Making effective use of land.</p> <p>Paragraph 128 states that “Planning policies and decisions should support development that makes effective use of land, taking into account</p> <p>a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it</p> <p>b) local market conditions and viability</p> <p>c) the availability and capacity of infrastructure and services</p> <p>d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change and</p> <p>e) the importance of securing well-designed and beautiful, attractive and healthy places”</p>	<p>Housing supply:</p> <p>Policy HAR 27 ‘Land at Station Road (SIG roofing site)</p> <p>Policy HAR 28 (131 High Street)</p>	<p>Supported by a parish-level call for sites, site assessment work and a Strategic Environmental Assessment, Policies HAR 27 and HAR 28 identify opportunities to make effective use of land for residential proposals close to and within easy walking distance to Harston’s shops and services.</p>
<p>Chapter 12: Achieving well-designed and beautiful places.</p> <p>“The creation of high quality buildings and places is fundamental to what the planning</p>	<p>Theme: Village and settlement character</p> <p>Policy HAR 1 ‘New</p>	<p>The Neighbourhood Plan is informed by the Harston Design Guidance and Codes 2023, the Harston Landscape Character Appraisal 2024 and work undertaken by the community, including the Harston Local History</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>and development process should achieve.” (paragraph 131)</p> <p>Paragraph 132 states “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”</p> <p>Paragraph 135 states “Planning policies and decisions should ensure that developments</p> <p>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the</p>	<p>development and design’</p> <p>Policy HAR 2 ‘Protecting and enhancing important landscape features within the built up environment’</p> <p>Policy HAR 3 ‘Protecting and enhancing landscape character and setting in and around Harston village’</p> <p>Policy HAR 4 ‘Conserving and enhancing heritage assets in Harston’</p> <p>Policy HAR 5 ‘Preserving the special character of Harston’s historic core’</p> <p>Policy HAR 6 ‘Button End’</p> <p>Theme: Parish-wide landscape and biodiversity</p> <p>Policy HAR 9 ‘Protecting and enhancing Harston’s wider landscape character’</p>	<p>Group¹ who have undertaken considerable work in identifying the non-designated heritage assets.</p> <p>Policies HAR 1, HAR 2, HAR 3, HAR 4, HAR 5, HAR 6 and HAR 9 have all been informed by this suite of evidence, together with community-led engagement work. The Harston Landscape Character Appraisal itself was co-produced by residents and a professional landscape architect. The policies are consistent with Chapter 12 in the NPPF 2023.</p>

¹ <https://www.harstonhistory.org.uk/>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”</p>		
<p>Chapter 13: Protecting Green Belt land.</p>	<p>All</p>	<p>The Neighbourhood Plan has been prepared against the strategic policy that designates land around Harston village. The NP is appropriate having regard to the national policy context set out in Chapter 13 of the NPPF 2023.</p>
<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Paragraph 157 states that the planning system should “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable</p>	<p>Theme: Parish-wide landscape and biodiversity</p> <p>Policy HAR 10 ‘Protecting and enhancing biodiversity in Harston parish’</p> <p>Theme: Climate Change and Flood Management</p> <p>Policy HAR 11 ‘Delivering sustainable design and construction in Harston’</p> <p>Policy HAR 12 ‘Supporting renewable and low carbon energy</p>	<p>Policy HAR 11 goes as far as it can to result (as per paragraph 157 in the NPPF 2023) in the ‘radical reduction in greenhouse gas emissions’ as far as new build development is concerned. It should also ensure that new build development is designed so that occupants are able to adapt to the effects of climate change.</p> <p>Para 159 of the NPPF 2023 refers to the local requirements for sustainability of buildings to reflect the government’s policy for national technical standards. In December 2023, the government issued the ‘Local Energy Efficiency Standards Update’. This update guards against planning policies at the local level proposing energy efficiency</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>or low carbon energy and associated infrastructure”</p> <p>Paragraph 158 states that “plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.”</p> <p>Paragraph 159 states</p> <p>“New development should be planned for in ways that:</p> <p>a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and</p> <p>b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.</p>	<p>infrastructure in Harston parish’</p> <p>Policy HAR 13 ‘Managing flood risk in Harston’</p> <p>Theme: Active Travel</p> <p>Policy HAR 21 ‘Connecting our village through an improved network of active travel rural routes’</p> <p>Policy HAR 22 ‘Delivering active travel infrastructure as part of new development’</p>	<p>standards that go beyond current or planned building regulations. Policy HAR 11 is appropriate having regard to this national guidance.</p> <p>Policy HAR 12 is appropriate having regard to paragraph 157 of the NPPF 2023 as the policy supports renewable and low carbon energy infrastructure in the parish.</p> <p>Policy HAR 13 is appropriate in light of paragraph 158 as it takes a proactive approach with respect to flood risk with respect to specific matters around the artesian wells in the parish.</p> <p>Facilitating lifestyles that minimises the need to travel by motorised vehicles is an important way in which the planning system can contribute towards mitigating climate change (reducing greenhouse gas emissions). In this respect, Policies HAR 21 and HAR 22 are very appropriate having regard to paragraph 157 in the NPPF 2023.</p> <p>Adapting to climate change involves ensuring the natural environment and local eco-systems are able to cope with extreme weather events. Policy HAR 10 is therefore appropriate having regard to paragraph 158 of the NPPF 2023.</p>
<p>Chapter 15. Conserving and enhancing the natural environment.</p> <p>Paragraph 180 a) and b) states that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing valued landscapes...b) recognising the intrinsic character and beauty of the countryside.</p>	<p>Theme: Village and settlement character</p> <p>Policy HAR 2 ‘Protecting and enhancing important landscape features within the built up environment’</p> <p>Policy HAR 3 ‘Protecting and enhancing landscape character and setting in and</p>	<p>Policy HAR 10 is linked to parish specific maps that identify sites of biodiversity value and existing corridors, together with an indication of the opportunities to strengthen ecological corridors. This is consistent with paragraph 185 of the NPPF. The policy also requires the mitigation hierarchy to be embedded into the design of a development. This is appropriate having regard to paragraph 186 a) of the NPPF 2022 as well as national planning practice guidance that supports it. See</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>“To protect and enhance biodiversity and geodiversity, plans should...”</p> <p>b) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks.....” and</p> <p>c) “promote the conservation, restoration and enhancement of priority habitats, ecological networks and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity” (paragraph 185)</p> <p>“When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;...” (paragraph 186 a). National planning practice guidance provides further guidance on applying the mitigation hierarchy www.gov.uk/guidance/natural-environment</p> <p>Paragraph: 019 Reference ID: 8-019-20240214</p> <p>Revision date: 14 02 2024</p>	<p>around Harston village’</p> <p>Theme: Parish-wide landscape and biodiversity</p> <p>Policy HAR 9 ‘Protecting and enhancing Harston’s wider landscape character’</p> <p>Policy HAR 10 ‘Protecting and enhancing biodiversity in Harston parish gain and enhancements’</p>	<p>www.gov.uk/guidance/natural-environment</p> <p>Paragraph: 019 Reference ID: 8-019-20240214</p> <p>Revision date: 14 02 2024</p> <p>Policies HAR 2 is also appropriate having regard to Paragraph 185 b) in the NPPF 2023.</p> <p>Policies HAR 3 and HAR 9 is appropriate having regard to paragraph 180 of the NPPF 2023.</p>
<p>Chapter 16. Conserving and enhancing the historic environment.</p> <p>Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are</p>	<p>Theme: Village and settlement character</p> <p>Policy HAR 4 ‘Conserving and enhancing heritage assets in Harston’</p>	<p>Objective 2 ‘Harston’s historic identity will be retained and strengthened’ along with its associated three policies is particularly appropriate in light of paragraph 195. The HNP focuses on heritage assets of local historic significance, recognises their vulnerability (in particular along</p>

NPPF (2023) chapter and statements	Relevant HNP Policies	How the submission HNP has regard to the NPPF
<p>internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. (paragraph 195)</p>	<p>Policy HAR 5 'Preserving the special character of Harston's historic core'</p> <p>Policy HAR 6 'Button End'</p>	<p>Church Street and at Button End) and seeks to conserve them in a manner consistent with the NPPF.</p>
<p>Chapter 17. Facilitating the sustainable use of minerals.</p> <p>"It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation." (paragraph 215)</p>	<p>None.</p>	<p>The NP policies are appropriate having regard to this. See Chapter 5 for more information on the Cambridgeshire and Peterborough Minerals and Waste Local Plan adopted in 2021.</p>

Table 3: How the NP policies are appropriate having regard to national policy and guidance, by NPPF chapter

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

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

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

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

The Sustainable Development Goals	Harston Neighbourhood Plan
Economic	<p>The PC has been proactive in ensuring suitable sites are available during the plan period to bring forward residential development in the right locations. Policies HAR 27 ‘Land at Station Road (SIG Roofing Site)’ and HAR 28 ‘131 High Street’ identifies land suitable for delivering residential growth in the parish. Alongside the HNP, the Parish Council working with the local authority in is seeking a suitable site for the delivery of a rural exception site.</p> <p>Policy HAR 6 ‘Button End’ supports new development proposals at Button End subject to meeting criteria relating to road safety and protecting the rural character of the settlement.</p> <p>The HNP also concerns itself with the role of ‘identifying and coordinating the provision of infrastructure’. Objective 4 ‘Existing locally important open spaces within the village will be protected</p>

The Sustainable Development Goals	Harston Neighbourhood Plan
	<p>and opportunities will be taken to improve the quality and quantity in this provision', Objective 16 'We will plan to sustain and develop further enhanced community meeting spaces in central locations, to allow for increased opportunities for the community to come together' and Objective 17 'Harston's community infrastructure (comprising our school, health services and community spaces) will be maintained and where necessary expanded to meet the needs of residents' and their associated policies are important in the way they identify infrastructure requirements as well as setting out how improvements could be delivered.</p> <p>The HNP recognises the important role the shops and services along the High Street and Royston Road have in sustaining the community. Objective 18 'We will support shops and businesses along the High Street in order to support parish residents in both their working and leisure time' and its associated policy, HAR 26 has a key role here.</p>
Social	<p>The HNP vision, objectives and policies have a strong focus on the social goal. The housing policies (HAR 14, HAR 15, HAR 27 and HAR 28) seek to ensure new development contributes to meeting existing and future need in Harston by firstly identifying suitable sites and secondly seeking homes that prioritise the delivery of smaller homes over larger homes; homes that are suitable for people to downsize into and homes that provide options for young people including younger families. The HNP is particularly keen in attracting households with school aged children who are likely to attend the primary school in Harston.</p> <p>Policies HAR 1, HAR 2, HAR 3, HAR 4, HAR 5, HAR 6 are focused on ensuring that new development delivers high quality design that will contribute positively with existing characteristics of the settlement and the surrounding landscape. They will help to ensure development can support the communities' "health, social and cultural well-being".</p> <p>Policy HAR 11 will help support the health and well-being of the community as far as new build is concerned. It does this through its emphasis on ensuring measures are taken to help occupants adapt to climate change (e.g. preventing overheating during hot spells) and improving the thermal efficiency and energy demand of a building.</p> <p>Policies HAR 7 'Local Green Space' and HAR 8 'Improving open space provision in Harston' will help ensure Harston has 'open spaces that reflect current and future needs'.</p> <p>Objectives 12 'Traffic generation from new development proposals will be fully considered and appropriately mitigated' and its associated policies HAR 16 and HAR 17 also support the health and well being of a community, with respect to the emphasis placed on identifying and mitigating for the adverse effects traffic movements can have on the street scene environment and residential amenity.</p>

The Sustainable Development Goals	Harston Neighbourhood Plan
	Objective 14 'Different parts of the village will be better connect through an improved rural and village footpath network' and its associated policies HAR 21 and HAR 22 will also support the "health, social and cultural wellbeing" of a community through the priority placed on improving choices for active travel.
Environmental	<p>The HNP vision, objectives and policies have a strong focus on the environmental goal. Policy HAR 11 will influence the sustainability of new build proposals, Policy HAR 12 will support new renewable or local carbon infrastructure in the plan area and Policy HAR 13 is focused on addressing parish specific flooding issues.</p> <p>Adapting to climate change involves ensuring the natural environment and local eco-systems are able to cope with extreme weather events. Policies HAR 10 will therefore have an important part to play in contributing to this sustainable development goal.</p> <p>An important way in which the planning system can mitigate the effects of climate change is to minimise the need for people to travel using motorised forms of transport. Objective 14 'Different parts of the village will be better connected through an improved rural and village footpath network' with its associated policies HAR 21 and HAR 22 therefore have important roles with respect to this sustainable development goal.</p>

Table 4: How the HNP contributes towards the achievement of sustainable development

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

	Economic	Social	Environmental
Village and settlement character			
Policy HAR 1 'New development and design'		✓	
Policy HAR 2 'Protecting and enhancing important landscape features within the built up environment'		✓	✓
Policy HAR 3 'Protecting and enhancing landscape character and setting in and around Harston village'		✓	✓
Policy HAR 4 'Conserving and enhancing heritage assets'		✓	✓
Policy HAR 5 'Preserving the special character of Harston's historic core'		✓	✓
Policy HAR 6 'Button End'	✓	✓	✓
Open space			
Policy HAR 7 'Harston's Local Green Spaces'		✓	✓
Policy HAR 8 'Improving open space provision in Harston'		✓	✓
Parish-wide landscape and biodiversity			
Policy HAR 9 'Protecting and enhancing Harston's wide landscape character'		✓	✓
Policy HAR 10 'Protecting and enhancing biodiversity in Harston Parish'			✓
Climate change and flood management			
Policy HAR 11 'Delivering sustainable design and construction in Harston'	✓	✓	✓
Policy HAR 12 'Supporting renewable and low carbon energy infrastructure in Harston parish'	✓	✓	✓

	Economic	Social	Environmental
Policy HAR 13 'Managing flood risk in Harston'	✓	✓	✓
Housing supply			
Policy HAR 14 'Supporting rural exception sites to meet Harston's affordable housing needs'		✓	
Policy HAR 15 'Housing mix, including First Homes, in Harston'		✓	
Policy HAR 27 'Land at Station Road (SIG Roofing Site)'	✓	✓	
Policy HAR 28 '131 High Street'	✓	✓	
Traffic and parking			
Policy HAR 16 'Managing the movement of people and vehicles arising from new development'	✓	✓	
Policy HAR 17 'Recognising and mitigating the impacts of development on Church Street'	✓	✓	
Policy HAR 18 'Parking provision in new development'		✓	
Policy HAR 19 'The Footpath safeguarded land for future off-street parking'	✓	✓	
Policy HAR 20 'Telephone exchange site'	✓	✓	
Active travel			
Policy HAR 21 'Connecting our village through an improved network of active travel rural routes'	✓	✓	✓
Policy HAR 22 'Delivering active travel infrastructure as part of new development'	✓	✓	✓
Harston's village hub and community infrastructure			
Policy HAR 23 'Harston Pavilion'	✓	✓	
Policy HAR 24 'Harston and Newton Community Primary School'	✓	✓	
Policy HAR 25 'Harston's community infrastructure'	✓	✓	✓

	Economic	Social	Environmental
Policy HAR 26 'Supporting shops and services along Harston's High Street'	✓	✓	

Table 5: An analysis of the HNP policies against the sustainable development goals.

5 General conformity with the strategic policies of the Local Plan

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

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

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

- Cambridgeshire Flood and Water SPD 2018
- Sustainable Design and Construction SPD 2020
- Greater Cambridge Biodiversity SPD 2022

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

Emerging Greater Cambridge Local Plan

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

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

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

2018 South Cambridgeshire Local Plan

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

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

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

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

- a. To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.
- b. To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.
- c. To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.
- d. To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.
- e. To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.
- f. To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.'

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

- Maintaining a green belt around Cambridge with the intent of defining the urban edge (See Local Plan Policy S/4: Cambridge Green Belt).
- Delivering development that will facilitate provision during 2011 to 2031 for 22,000 additional jobs to support the Cambridge cluster and 19,500 new homes including affordable homes (see Local Plan Policy S/5: Provision of new jobs and homes).
- Focusing development in order of preference on a) the edge of Cambridge b) at new settlements and c) in the rural area at Rural Centres and the Minor Rural Centres (see Local Plan Policy S/6: The Development Strategy to 2031).

- 5.10 Of particular relevance to the HNP:

- the NP area is dominated by the presence of the Cambridge Green let which abuts the built up parts of the village
- Harston village is classified as a 'group village' in the district-wide settlement hierarchy – the fourth level, sitting below 'Minor Rural Centres'. Here development will be permitted within the development framework with a proposed indicative maximum size of 8 dwellings, and exceptionally consist of up to about 15 dwellings where this would make best use of a brownfield site.
- Local Plan Policy S/7 states that outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside will be permitted.

The Cambridgeshire and Peterborough Minerals and Waste Local Plan

- 5.11 The Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036, adopted in 2021 ² is the waste and minerals plan that applies to Harston parish.
- 5.12 The Minerals and Waste Local Plan 2021 identifies areas for safeguarding where the County Council need to be notified of major development. Large parts of the parish are included in the Sand and Gravel Safeguarding area and the whole of the parish appears to fall inside the Chalk Safeguarding area.
- 5.13 A small part of the parish in the north falls inside a consultation area for a Water Recycling Area. Policy 16 in the Minerals and Waste Local Plan 2021 requires that the Mineral and Waste Planning Authority be consulted on anything other than householder applications or advertisements in these areas and restricts what development could come forward.

The conformity assessment

- 5.14 “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:
- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
 - the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
 - whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
 - the rationale for the approach taken in the draft neighbourhood plan or order and the evidence to justify that approach.”

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

- 5.15 Table 6 considers whether the NP policies are in general conformity with the policies in South Cambridgeshire’s 2018 Local Plan. Column 2 provides a brief summary of each Local Plan policy. The 3rd column clarifies whether the Local Plan policy has any relevance to the Harston neighbourhood plan area. The 4th column provides a commentary on how the Neighbourhood Plan conforms with Local Plan policy wherever relevant. Four different conclusions are reached:
- Not Applicable. (NA)
 - The NP is in general conformity (GC)
 - An area of tension has been identified (T)
 - The HNP complements or adds to the approach set out by the Local Plan policy by providing an additional level of detail or a distinct local approach (Complements)

² <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan>

5.16 There are two Local Plan policies where the HNP is found to introduce tension with the approach taken in the Local Plan. This applies to:

i) Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt

Policy HAR 27 'Station Road (SIG Roofing site) supports in principle residential development on land in the green belt subject to the proposal meeting the exceptions set out in paragraph 154 in the NPPF 2023. Exception g) (in paragraph 154 in the NPPF 2023) is applicable in this case since it states development could be appropriate either where the development would 'not have a greater impact on the openness of the Green Belt than the existing development' or 'not cause substantial harm to the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.' Policy NH/9 on the other hand includes criteria e) that refers only to the former case 'which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'.

As the NPPF 2023 is more up to date than the Local Plan, the position taken in the HNP is considered to be appropriate.

ii) E/14 Loss of employment land to non-employment uses.

The HNP identifies an existing employment site (the Station Road roofing site) as suitable for residential use in the event that the land comes forward during the plan period. Policy E/14 resists the loss of employment sites unless one of three criteria are met:

- a) it is demonstrated the site is inappropriate for employment use...
- b) the overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises
- c) the existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic and any alternative employment use would continue to generate similar environmental problems.

The Station Road roofing site would fall into the category a) and b) above so long as the site delivered housing suitable for meeting needs in the parish (which would be a requirement anyway for the purpose of meeting the Green Belt exceptions set out in paragraph 154 of the NPPF 2023).

To conclude, whilst there is an element of tension, the policy is appropriate and in general conformity with the strategic policies in the Local Plan.

5.17 There are twenty-one Local Plan policies where the HNP, in line with accepted practice, to provide an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining the strategic policy. This applies as follows:

i) CC/1 Mitigation and Adaptation to Climate Change

Policy HAR 11 'Delivering sustainable design and construction in Harston' complements the approach taken at Local Plan level. Policy HAR 11 is more specific than the Local Plan with respect to applying the energy hierarchy and with respect to what information should be included in the sustainability statement.

ii) CC/2 Renewable and Low Carbon Energy Generation

The Local Plan Policy CC/2 supports in principle (and subject to criteria) proposals that generate energy from renewable and low carbon energy sources (with the exception of wind turbines). The policy also provides a decision-making framework for proposals for wind energy development involving one or more wind turbines. Policy HAR 12 specifically supports development proposals that involve the creation of standalone renewable energy or other infrastructure that will facilitate low carbon living in Harston and deliver community benefits subject to Harston specific criteria (e.g. sensitivities with respect to its landscape).

iii) CC/4 Water Efficiency

HNP Policy HAR 11 'Delivering sustainable design and construction in Harston' complements the approach in this Local Plan policy by indicating that non-residential developments will wherever feasible be expected to go beyond the Local Plan requirements that requires achievement of 2 credits using BREEAM WAT 01. The approach in the HNP is supported by up to date context with regards to water stress in the region and as set out in the 'Integrated Water Management Study – Outline Water Cycle Study, 2021'

iv) CC/8 Sustainable Drainage Systems

Policy HAR 13 'Managing flood risk in Harston parish' complements the approach in the Local Plan by adding a local level of detail reflecting local issues around artesian wells in the parish.

v) CC/9 Managing Flood Risk

Policy HAR 13 'Managing flood risk in Harston parish' complements the approach in the Local Plan by adding a local level of detail reflecting local issues around artesian wells in the parish.

vi) HQ/1 Design Principles

Policy HAR 1 'New development and design', Policy HAR 2 'Protecting and enhancing important landscape features within the built up environment', Policy HAR 3 'Protecting and enhancing landscape character and setting in and around Harston village', Policy HAR 4 'Conserving and enhancing heritage assets', Policy 5 'Preserving the special character of Harston's historic core', Policy HAR 6 'Button End' and Policy HAR 9 'Protecting and enhancing Harston's wider landscape character', all to varying degrees contain design related policy and guidance specific to the parish. The policies are informed by parish-specific studies, namely the Harston Design Guidance and Codes (2023) as well as the Harston Landscape Character Appraisal (2024) and complement the strategic design Policy HQ/1 Design Principles.

vii) NH/2 Protecting and enhancing Landscape Character

Policy HAR 2 'Protecting and enhancing important landscape features within the built up environment', Policy HAR 3 'Protecting and enhancing landscape character and setting in and around Harston village', Policy HAR 4 'Conserving and enhancing heritage assets', Policy HAR 6 'Button End' and Policy HAR 9 'Protecting and enhancing Harston's wider landscape character', all to varying degrees contain landscape related policy and guidance specific to the parish. The policies are informed by the Harston Landscape Character Appraisal (2024). The policies will work to maximise the effectiveness of Policy NH/2 Protecting and Enhancing Landscape Character.

viii) NH/4 Biodiversity

Policy HAR 10 'Protecting and enhancing biodiversity in Harston parish' provides a parish specific approach that will sit alongside Local Plan Policy NH/4. It does this

by mapping the features in the parish that are of biodiversity value and by mapping opportunities for strengthening biodiversity.

ix) NH/6 Green Infrastructure

Policy will apply alongside the NP policies. Policy HAR 8 'Improving open space provision in Harston' complements the strategic policy by safeguarding land at Harston Gravel Pits as future informal open space. This land falls within the River Cam Priority Area, one of six priority areas identified in the Cambridge Nature Network (2021), a study prepared for the purpose of identifying strategic green infrastructure priorities across Greater Cambridge, building on the Cambridgeshire Green Infrastructure Strategy 2011. In addition, Policy HAR 10 'Protecting and enhancing biodiversity in Harston parish' further highlights, amongst other sites at the parish level, the importance of land in Harston parish that falls within the River Cam Priority Area. The HNP complements the approach taken in the Local Plan by highlighting the opportunities for improving green infrastructure networks in the parish.

x) NH8: Mitigating the Impact of Development in and Adjoining the Green Belt

Policy HAR 3 'Protecting and enhancing landscape character and setting in and around Harston village' is particularly relevant here since it sets out guidance for proposals that come forward in any of the settlement fringe areas, referring to guidance that is set out in the supporting text to the policy. The policy is informed by the Harston Landscape Character Appraisal 2024 and provides an added level of detail reflecting parish specific context.

xi) Non-strategic Policy NH/12: Local Green Space

Policy will apply alongside the NP policies. The HNP seeks the designation of three additional Local Green Spaces:

- The Green, Royston Road
- War Memorial Green
- Queens Close Green

xii) NH/14 Heritage Assets & NH/15 Heritage Assets and Adapting to Climate Change

Policies HAR 4 'Conserving and enhancing heritage assets in Harston' and HAR 5 'Preserving the special character of Harston's historic core' complement the approach in the Local Plan by providing a distinctive layer of detail including the identification of 49 non-designated heritage assets.

xiii) H/9 Housing Mix

Policy HAR 15 'Housing mix, including First Homes, in Harston' is informed by the Harston Housing Needs Assessment undertaken by AECOM in 2023. The policy requires residential proposals to prioritise the delivery of homes with 1, 2 or 3 bedrooms over larger homes. The policy sets out minimum requirements for schemes large enough to include a mix (at least 60% should provide 3 bedroom homes and 36% 2 bedroom homes). The policy also specifies the mix of affordable homes to be 75% social/affordable rent and 25% affordable home ownership. Where the affordable home ownership elements is to be a First Home, the policy requires a discount of 50% to be applied. will apply alongside the NP policies.

The policy adds to the Local Plan approach by providing a housing mix policy that responds to parish level circumstances and evidenced by the Harston Housing Needs Assessment 2023 including a policy that is applicable to schemes smaller than 10 units.

xiv) H/10 Affordable housing

With regards housing mix on affordable sites, Policy HAR 1 provides a parish-specific approach by specifying the mix of affordable homes. The policy is informed by the Harston Housing Needs Assessment 2023 and has built in flexibility with the inclusion of the clause

‘Proposals providing an alternative mix to that set out in clause 2 must be supported by up-to-date evidence of existing and future needs in the plan area.’

The policy adds to the Local Plan approach by providing a housing mix policy that responds to parish level circumstances and evidenced by the Harston Housing Needs Assessment 2023

xv) H/11 Rural Exception Site Affordable Housing

Policy HAR 14 ‘Supporting rural exceptions housing to meet Harston’s affordable housing needs’ This policy articulates parish level support in principle to new rural exception sites where they come forward on the edge of Harston village. It is parish specific in that its criteria relate to parish circumstances and not district-wide circumstances and is supported by a Harston-specific local connection criteria. The policy is highly relevant since the Parish Council is working collaboratively with the local planning authority and stakeholders in finding a suitable site for the delivery of a rural exception site.

xvi) SC/4 Meeting Community Needs

Policy HAR 25 ‘Harston’s community infrastructure priorities’ complements the approach by highlighting Harston specific community infrastructure priorities.

xvii) SC/7 Outdoor Play Space, Informal Open Space and New Developments

Policy HAR 8 ‘Improving open space provision in Harston’ complements the approach by providing clarity on parish level requirements and priorities with respect to open space provision.

xviii) TI/2 Planning for Sustainable Travel

Policy HAR 16 ‘Managing the movement of people and vehicles arising from new development’, Policy HAR 17 ‘Recognising and mitigating the impacts of development on Church Street’ and Policy HAR 6 ‘Button End’ complement the approach at the Local Plan level by articulating the parish specific challenges and priorities with respect to movement of people and vehicles. The policies also signpost to potential appropriate mitigation measures.

Clause 3 of Local Plan Policy TI/2 requires developers to demonstrate they will make adequate provision to mitigate the likely impacts of their proposal and Clause 4 states that where a proposal is likely to have significant transport implications it will be required to provide a Transport Assessment or Travel Plan. Developments with significant transport implications include those where there are particular local travel problems.

Policies HAR 6, HAR 16 and HAR 17 articulate the existing issues with respect to local travel problems in the and around the Parish. HAR 6 and HAR 17 also identify appropriate mitigation measures at the parish level and in this respect directly adds value to the strategic policy.

Policy HAR 27 ‘Land at Station Road (SIG roofing site)’ and Policy HAR 28 ‘131 High Street’ direct new residential development to locations that are easily accessible by pedestrians to existing shops and services. This is directly compatible with Policy T1/2 that states development must be located to reduce the need to travel, particularly by car.

Policy HAR 21 'Connecting our village through an improved network of active travel rural routes' and Policy HAR 22 'Delivering active travel infrastructure as part of new development' complement Clause 2 c in Policy T1/2 by identifying routes in the parish together with opportunities to improve routes including active travel routes.

xix) T1/3 Parking Provision

Policy HAR 18 'Parking provision in new development' complements the approach set out in the Local Plan policy by providing policy and guidance with respect to in curtilage parking and as part of this identifies specific streets where in curtilage parking must be provided.

xx) T1/8 Infrastructure and New Development

Policy HAR 25 'Harston's community infrastructure' complements the approach taken in the Local Plan by clarifying parish specific priorities.

xxi) T1/9 Education Facilities

The HNP complements this strategic policy by setting out priorities with respect to securing the future of Harston and Newton Community Primary School. Policy HAR 24 'Harston and Newton Community Primary School' supports development proposals that would help sustain and enhance pre-school or primary school infrastructure in the parish. Policy HAR 27 'Station Road (SIG roofing site)' further supports residential development subject to the site delivering housing types that would be compatible with Policy HAR 24.

Table 6: Conformity assessment of HNP policies against South Cambridgeshire's 2018 Local Plan

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
S/1 Vision	Overarching vision for the Local Plan and South Cambridgeshire	Yes	The vision is a high-level vision for the district as a whole. The approach taken in the NP upholds the approach taken here.	GC
S/2 Objectives of the Local Plan	Overarching objectives of plan	Yes	The HNP as a whole (the vision, objectives and policies) is in general conformity with the six Local Plan objectives	GC
S/3 Presumption in Favour of Sustainable Development	Policy reflecting presumption in favour of sustainable development as set out in NPPF	Yes. Although see NPPF 2023 also.	A high-level strategic policy that will apply alongside NP policies. The HNP is consistent with this approach	GC
S/4 Cambridge Green Belt	Strategic policy regarding the green belt.	Yes	The HNP fully takes into account the extent of the green belt in the parish and works within the strategic context provided by this policy.	GC
S/5 Provision of New Jobs and Homes	Strategic policy to deliver homes and jobs	Yes	A high-level strategic policy that will apply alongside NP policies.	GC
S/6 The Development Strategy to 2031	Policy setting out an overarching spatial strategy for the district	Yes	The level of development proposed in HNP is compatible with the role of villages set out in this policy (provide windfall development consistent with the local service provision and quality of public transport access to Cambridge or a market town).	GC
S/7 Development Frameworks	A district wide policy which allows in principle development within the development framework and	Yes.	This is an important strategic policy for the HNP. It is linked to the Local Plan Policies map that defines settlement boundaries referred to as 'Development Frameworks' around Harston. The policy will sit alongside the policies in the NP. Clause 2 of the policy allows for Neighbourhood Plans to allocate land for development	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	resists development outside.		outside the development framework. Policies HAR 27 'Land at Station Road (SIG Roofing Site)' and HAR 28 '131 High Street' falls within this category.	
S/8 Rural Centres	Policy concerning rural centres in the district	No.		NA
S/9 Minor Rural Centre	Policy concerning the minor rural centres in the district	No.		NA
S/10 Group Villages	Policy concerning group villages in the district	Yes.	An important policy for HNP. Harston village is identified in the Local Plan as a group village where development will be permitted within the development framework with a proposed indicative maximum scheme size of 8 dwellings, and exceptionally consist of up to about 15 dwellings where this would make the best use of a brownfield site.	GC
S/11 Infill Villages	Policy concerning infill development in villages.	No		NA
S/12 Phasing, Delivery and Monitoring	Policy regarding strategic monitoring	Not directly		NA
Site Allocations SS/1 - SS/8	Eight strategic site allocations in six different detailed policies	No		NA
CC/1 Mitigation and Adaptation to Climate Change	A policy requiring all proposals to embed the principles of climate change	Yes	Policy HAR 11 'Delivering sustainable design and construction in Harston' complements the approach taken at Local Plan level. Policy HAR 11 is more specific than the Local Plan with respect to applying the energy	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	mitigation and adaptation		hierarchy and with respect to what information should be included in the sustainability statement.	
CC/2 Renewable and Low Carbon Energy Generation	A policy providing a decision-making framework for renewable and low carbon energy generation.	Yes	The Local Plan Policy CC/2 supports in principle (and subject to criteria) proposals that generate energy from renewable and low carbon energy sources (with the exception of wind turbines). The policy also provides a decision-making framework for proposals for wind energy development involving one or more wind turbines. Policy HAR 12 specifically supports development proposals that involve the creation of standalone renewable energy or other infrastructure that will facilitate low carbon living in Harston and deliver community benefits subject to Harston specific criteria.	Complements
CC/3 Renewable and low carbon energy in new developments	A policy requiring on site renewable generation for larger schemes	Yes	Policy will apply alongside the NP policies.	GC
CC/4 Water Efficiency	A policy setting water efficiency standards and BREEM standards for non-residential.	Yes	HNP Policy HAR 11 'Delivering sustainable design and construction in Harston' complements the approach in this Local Plan policy by indicating that non-residential developments will wherever feasible be expected to go beyond the Local Plan requirements that requires achievement of 2 credits using BREEAM WAT 01. The approach in the HNP is supported by up to date context with regards to water stress in the region and as set out in the 'Integrated Water Management Study - Outline Water Cycle Study, 2021'	Complements
CC/5 Sustainable Show Homes	A policy regarding show homes on larger schemes.	Unlikely		NA

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
CC/6 Construction Methods	A policy concerning construction standards across the district	Yes	Policy will apply alongside the NP policies	GC
CC/7 Water Quality	A policy establishing standards for water supply, drainage and sewerage.	Yes	<p>This is an important policy for the HNP area since parts of the parish is located on a principal aquifer. The importance of Local Plan policy CC/7 'Water Quality' is referred to in the supporting text to Policy HAR 11 'Delivering sustainable design and construction in Harston'.</p> <p>The policy will apply alongside the NP.</p>	GC
CC/8 Sustainable Drainage Systems	A policy establishing the standards that will be expected regarding the management of surface water run-off.	Yes	Policy will apply alongside the NP policies. Policy HAR 13 'Managing flood risk in Harston parish' complements the approach in the Local Plan by adding a local level of detail reflecting local issues around artesian wells in the parish.	Complements
CC/9 Managing Flood Risk	A policy establishing approach to flood risk.	Yes.	Policy will apply alongside the NP policies. Policy HAR 13 'Managing flood risk in Harston parish' complements the approach in the Local Plan by adding a local level of detail reflecting local issues around artesian wells in the parish.	Complements
HQ/1 Design Principles	Contains generic design principles which all development should comply with	Yes.	Policy HAR 1 'New development and design', Policy HAR 2 'Protecting and enhancing important landscape features within the built up environment', Policy HAR 3 'Protecting and enhancing landscape character and setting in and around Harston village', Policy HAR 4 'Conserving and enhancing heritage assets', Policy 5 'Preserving the special character of Harston's historic core', Policy HAR 6	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			'Button End' and Policy HAR 9 'Protecting and enhancing Harston's wider landscape character', all to varying degrees contain design related policy and guidance specific to the parish. The policies are informed by parish-specific studies, namely the Harston Design Guidance and Codes (2023) as well as the Harston Landscape Character Appraisal (2024) and complement the strategic design Policy HQ/1 Design Principles.	
HQ/1: Public Art and New Development	Provides a strategy for providing public art alongside new development.	Yes	Policy will apply alongside the NP.	GC
NH/1 CA and Green Separation at Longstanton	A policy specific to Longstanton	No.		NA
NH/2 Protecting and enhancing Landscape Character	A policy establishing that proposals will only be supported where it respects, retains or enhances the local character and distinctiveness of the local landscape.	Yes	Policy HAR 2 'Protecting and enhancing important landscape features within the built up environment', Policy HAR 3 'Protecting and enhancing landscape character and setting in and around Harston village', Policy HAR 4 'Conserving and enhancing heritage assets', Policy HAR 6 'Button End' and Policy HAR 9 'Protecting and enhancing Harston's wider landscape character', all to varying degrees contain landscape related policy and guidance specific to the parish. The policies are informed by the Harston Landscape Character Appraisal (2024). The policies will work to maximise the effectiveness of Policy NH/2 Protecting and Enhancing Landscape Character.	Complements
NH/3 Protecting agricultural Land	States that permission will not be granted for	Yes	Policy will apply alongside the NP policies.	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless: a. Land is allocated for development in the Local Plan; b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.			
NH/4 Biodiversity	A policy providing the decision-making framework regarding biodiversity and development	Yes	Policy HAR 10 'Protecting and enhancing biodiversity in Harston parish' provides a parish specific approach that will sit alongside Local Plan Policy NH/4. It does this by mapping the features in the parish that are of biodiversity value and by mapping opportunities for strengthening biodiversity.	Complements
NH/5 Sites of Biodiversity or Geological Importance	A policy providing a decision-making framework for proposals affecting sites of biodiversity or geological importance.	Yes. There are three County Wildlife Sites in the parish. (the orchard and meadow	This policy will apply alongside the NP policies.	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
		adjacent to the Recreation Ground, an area of Lowland Fen priority habitat to the north of Button End and the River Cam/Rhee). The risk impact zones of other SSSIs fall within the parish.		
NH/6 Green Infrastructure	A policy providing a strategy for maintaining and improving green infrastructure. The policy is informed by and refers to the Cambridgeshire Green Infrastructure Strategy 2011. Note 1. the emerging Local Plan is supported by	Yes. Strategic green infrastructure studies highlight the importance of the River Cam/River Rhee corridor 'The River Cam Priority Area'	Policy will apply alongside the NP policies. Policy HAR 8 'Improving open space provision in Harston' complements the strategic policy by safeguarding land at Harston Gravel Pits as future informal open space. This land falls within the River Cam Priority Area, one of six priority areas identified in the Cambridge Nature Network (2021), a study prepared for the purpose of identifying strategic green infrastructure priorities across Greater Cambridge, building on the Cambridgeshire Green Infrastructure Strategy 2011. In addition, Policy HAR 10 'Protecting and enhancing biodiversity in Harston parish' further highlights, amongst other sites at the parish level, the importance of land in Harston parish that falls within the River Cam Priority Area. The HNP complements the	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	Greater Cambridge Green Infrastructure Opportunity Mapping Note 2: The Cambridge Nature Network (A Nature Recovery Network for Cambridge and its surrounds) was published in 2021, also informed by Cambridgeshire Green Infrastructure Strategy		approach taken in the Local Plan by highlighting the opportunities for improving green infrastructure networks in the parish.	
NH/7 Ancient Woodlands and Veteran Trees	A policy providing a decision-making framework for proposals affecting ancient woodlands and veteran trees	No ancient woodland in plan area recorded at www.magic.gov.uk	Policy will apply alongside the NP policies	GC
NH8: Mitigating the Impact of Development in and Adjoining the Green Belt	A policy focused on ensuring that no proposals will have an adverse impact on the rural character and openness of the green belt. Policy	Yes. The majority of the parish is part of the Cambridge Green Belt	Policy will apply alongside the NP policies. Policy HAR 3 'Protecting and enhancing landscape character and setting in and around Harston village' is particularly relevant here since it sets out guidance for proposals that come forward in any of the settlement fringe areas, referring to guidance that is set out in the supporting text to the policy. The policy is informed by the Harston	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	requires proposals on the edge of green belt to include careful landscaping and design measures of a high quality.		Landscape Character Appraisal 2024 and provides an added level of detail reflecting parish specific context.	
Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt	A policy providing a decision-making framework for GB sites.	Yes although note para 154 in NPPF 2023 that may override the Local Plan policy?	<p>There is a level of tension here between the Local Plan and the NP. Policy HAR 27 'Station Road (SIG Roofing site) supports in principle residential development on land in the green belt subject to the proposal meeting the exceptions set out in paragraph 154 in the NPPF 2023. Exception g) (in paragraph 154 in the NPPF 2023) is applicable in this case since it states development could be appropriate either where the development would 'not have a greater impact on the openness of the Green Belt than the existing development' or 'not cause substantial harm to the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.'</p> <p>Policy NH/9 on the other hand includes criteria e) that refers only to the former case 'which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'.</p> <p>As the NPPF 2023 is more up to date than the Local Plan, the position taken in the HNP is considered to be appropriate.</p>	Tension

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
Policy NH/10: Facilities for Recreation in the Green Belt	Policy allows for development in GB where this support recreation facilities where development will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it.	Yes	Policy will apply alongside the NP policies. It is particularly relevant to Policy HAR 23 'Harston Pavilion' since this policy supports the delivery of an improved and extended pavilion on the recreation ground. The recreation ground is partly designated as Local Green Space and partly falls within the Cambridge Green Belt.	GC
Non-strategic Policy NH/11: Protected Village Amenity Area	A non-strategic policy identifying village amenity area in the plan area	Yes. There is one Protected Village Amenity Areas identified in Harston, relating to the grounds of Harston Community Primary School	The policy will apply alongside the NP policies.	GC
Non-strategic Policy NH/12: Local Green Space	A non-strategic policy identifying Local Green Spaces in the plan area.	Yes. There is one Local Green Space in Harston	Policy will apply alongside the NP policies. The HNP seeks the designation of three additional Local Green Spaces: <ul style="list-style-type: none"> • The Green, Royston Road 	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
		that is designated through the 2018 Local Plan. This is the Harston Recreation Ground.	<ul style="list-style-type: none"> • War Memorial Green • Queens Close Green 	
Non-strategic Policy NH/13: Important Countryside Frontages	A non-strategic policy identifying important countryside fringes in the plan area.	Yes, there are four stretches of ICF identified in Harston	Policy will apply alongside the NP policies.	GC
NH/14 Heritage Assets & NH/15 Heritage Assets and Adapting to Climate Change	Policies providing a decision-making framework for heritage assets.	Yes. There are a number of heritage assets, many of which are focused in Harston's historic core.	Policies HAR 4 'Conserving and enhancing heritage assets in Harston' and HAR 5 'Preserving the special character of Harston's historic core' complement the approach in the Local Plan by providing a distinctive layer of detail including the identification of 49 non-designated heritage assets.	Complements
H1 - H7 Allocations	Policies applicable to sites allocated in other parts of the district	No		NA
H/8 Housing Density	Policy requires minimum density of 30 dph to be achieved in minor rural centres. Policy allows for rural	Yes.	Policy will apply alongside the NP policies in particular the site specific policies HAR 27 'Land at Station Road (SIG roofing site) and HAR 28 '131 High Street'.	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	densities to be varied to reflect site context.			
H/9 Housing Mix	A district wide housing mix policy:	Yes.	<p>Policy HAR 15 'Housing mix, including First Homes, in Harston' is informed by the Harston Housing Needs Assessment undertaken by AECOM in 2023. The policy requires residential proposals to prioritise the delivery of homes with 1, 2 or 3 bedrooms over larger homes. The policy sets out minimum requirements for schemes large enough to include a mix (at least 60% should provide 3 bedroom homes and 36% 2 bedroom homes). The policy also specifies the mix of affordable homes to be 75% social/affordable rent and 25% affordable home ownership. Where the affordable home ownership elements is to be a First Home, the policy requires a discount of 50% to be applied. will apply alongside the NP policies.</p> <p>The policy adds to the Local Plan approach by providing a housing mix policy that responds to parish level circumstances and evidenced by the Harston Housing Needs Assessment 2023 including a policy that is applicable to schemes smaller than 10 units.</p>	Complements
H/10 Affordable housing	Affordable housing policy	Yes.	Policy will apply alongside the NP. With regards housing mix on affordable sites, Policy HAR 1 provides a parish-specific approach by specifying the mix of affordable homes. The policy is informed by the Harston Housing Needs Assessment 2023 and has built in flexibility with the inclusion of the clause 'Proposals providing an alternative mix to that set out in clause 2 must be	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			supported by up-to-date evidence of existing and future needs in the plan area.' The policy adds to the Local Plan approach by providing a housing mix policy that responds to parish level circumstances and evidenced by the Harston Housing Needs Assessment 2023	
H/11 Rural Exception Site Affordable Housing	Policy allows for sites adjoining development framework boundaries to deliver rural exceptions housing	Yes	Policy HAR 14 'Supporting rural exceptions housing to meet Harston's affordable housing needs' This policy articulates parish level support in principle to new rural exception sites where they come forward on the edge of Harston village. It is parish specific in that its criteria relate to parish circumstances and not district-wide circumstances and is supported by a Harston-specific local connection criteria. The policy is highly relevant since the Parish Council is working collaboratively with the local planning authority and stakeholders in finding a suitable site for the delivery of a rural exception site.	Complements
H/12 Residential Space Standards for Market Housing.	A district wide policy providing minimum internal space standards for new housing.	Yes	Local plan policy will apply alongside the NP policies.	GC
H/13 Extensions to Dwellings in the Countryside.	A district wide emerging policy (similar to adopted policy) allowing for extensions to dwellings in the countryside	Yes.	Policy will apply alongside the NP	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
H/14 Replacement Dwellings in the countryside	A district wide emerging policy (similar to adopted policy) allowing for replacements dwellings in the countryside.	Yes	Policy will apply alongside the NP	GC
H/15 Countryside Dwellings of Exceptional Quality	A district wide emerging policy allowing for new residential proposals of exceptional quality in the countryside subject to a strict criterion.	Yes.	Policy will apply alongside the NP	GC
H/16 Development of Residential Gardens	A district wide policy providing an approach for residential garden development. The policy allows for this in countryside locations in line with Local plan policy H7	Yes.	Policy will apply alongside the NP	GC
H/17 Re-use of Buildings in the Countryside for Residential use.	A district wide policy providing an approach for re-use of buildings in the countryside for residential use.	Yes	Policy will apply alongside the NP	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
H/18 Working at home	A district wide policy allowing for alterations in a rural home in order to facilitate home working.	Yes	Policy will apply alongside the NP policies	GC
H/19 Dwellings to support a rural-based enterprise	A district wide policy that allows, if special circumstances can be demonstrated for, countryside dwellings where this is essential to support a rural-based enterprise.	Yes.	Policy will apply alongside the NP	GC
H/20 Provision for Gypsies and Travellers and Travelling Showpeople	A district wide approach to planning for housing for Gypsies and Travellers	Possibly.	Policies will apply alongside the NP policies	GC
H/21 Gypsy and Traveller Provision at new Communities	A policy concerning planning for needs of gypsies and travellers to be addressed as part of larger schemes	No	NA	NA
H/22 Proposals for Gypsies, Travellers and Travelling Showpeople sites on unallocated	Policies providing a decision-making framework for proposals in	Possible.	Policy will apply alongside the NP policies	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
land outside development frameworks & H/23 Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites	countryside for gypsies, travellers and travelling show people and for all proposals in terms of design.			
Policies E/1 – E6	Employment allocations or strategic policies not applicable to Harston parish.	No		NA
E/7 Imperial War Museum at Duxford	Employment allocation adjacent to the plan area	Yes	Policy will apply alongside the NP policies	GC
Non-Strategic Site Allocation: E/8 Mixed-use development in Histon & Impington Station area	Non-strategic site allocation in the plan area. Not in NP area.	No		NA
E/9 Promotion of Clusters	A policy which supports new employment provision where this will assist with clusters.	No		NA
E/10 Shared Social Spaces in Employment Areas	Allows for leisure, eating and social hub facilities in employment areas.	Yes. Potentially within the employment	Policy will apply alongside the NP policies	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
		area at Button End		
E/11 Large Scale Warehousing and Distribution Centres	Does not permit large scale warehousing or distribution centres in the district.	Yes	Policy will apply alongside the NP policies	GC
E/12 New Employment Development in Villages	Allows new employment development within development frameworks within villages.	Yes	Policy will apply alongside the NP policies	GC
E/13 New employment on the edges of villages	Policy allows for new employment on edges of villages subject to criteria	Yes.	Policy will apply alongside the NP policies	GC
E/14 Loss of employment land to non-employment uses.	Policy preventing the loss of employment within and on the edge of villages.	Yes.	The HNP identifies an existing employment site (the Station Road roofing site) as suitable for residential use in the event that the land comes forward during the plan period. Policy E/14 resists the loss of employment sites unless one of three criteria are met: a) it is demonstrated the site is inappropriate for employment use... b) the overall benefit to the community of the proposal outweighs any adverse effect on employment opportunities and the range of available employment land and premises c) the existing use is generating environmental problems such as noise, pollution, or unacceptable levels of traffic	T

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<p>and any alternative employment use would continue to generate similar environmental problems.</p> <p>The Station Road roofing site would fall into the category a) and b) above so long as the site delivered housing suitable for meeting needs in the parish (which would be a requirement anyway for the purpose of meeting the Green Belt exceptions set out in paragraph 154 of the NPPF 2023.</p> <p>To conclude, whilst there is an element of tension, the policy is appropriate and in general conformity with the strategic policies in the Local Plan.</p>	
E/15 Established Employment areas	Applicable to defined employment areas	No.		NA
E/16 Expansion of existing businesses in the countryside	This allows for expansion of employment uses in the country subject to criteria	Yes.	The policy will apply alongside the NP policies.	GC
E/17 Conversion or Replacement of Rural Building for Employment	Policy allows, subject to criteria, conversion of rural buildings for employment use.	Yes	Policy will apply alongside the NP policies	GC
E/18 Farm Diversification	Policy provides a framework for determining applications	Yes	Policy will apply alongside the NP policies	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	involving farm diversification			
E/19 Tourist Facilities and Visitor Attractions	Policy providing a framework for tourist facilities in the countryside	Yes	Policy will apply alongside the NP policies	GC
E/20 Tourist Accommodation	Policy providing a framework for applications providing tourist accommodation	Yes	Policy will apply alongside the NP policies	GC
E/21 Retail Hierarchy	Identifies Minor Rural Centres Village Centres as third tier in the district retail hierarchy.	Yes	Policy will apply alongside the NP policies.	GC
E/22 Applications for new Retail Development	Applies to new retail proposals within development frameworks.	Yes	Policy will apply alongside the NP policies	GC
E/23 Retailing in the countryside	Provides a framework for determining countryside proposals for retail	Yes	Policy will apply alongside the NP policies	GC
<u>Non-strategic policy</u> SC/1 Allocation for Open Space	Non-strategic policy that allocates land for future open space requirements	No		NA

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
SC/2 Health Impact Assessment	Policy applicable to larger schemes (20 or more homes or more than 1000 sq m floorspace).	Yes	Policy will apply alongside the NP policies	GC
SC/3 Protection of village services and facilities	Policy protecting village services and facilities	Yes. To existing facilities in the parish.	Policy will apply alongside the NP policies and this is specifically recognised in HNP in the supporting text to Policies HAR 24 'Harston and Newton Community Primary School', HAR 25 'Harston's Community Infrastructure Priorities'	GC
SC/4 Meeting Community Needs	A policy requiring all proposals to contribute towards community infrastructure	Yes	Policy HAR 25 'Harston's community infrastructure priorities' complements the approach by highlighting Harston specific community infrastructure priorities.	Complements
SC/5 Community Healthcare Facility Provision	A policy supports community healthcare facilities in development frameworks	Yes.	Policy will apply alongside the NP policies.	GC
SC/6 Indoor Community Facilities.	A policy requiring contributions towards new indoor community facilities as part of larger development proposals. Applies a standard of 111 sq metres per 1,000 population	Yes	Policy will apply alongside the NP policies	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
SC/7 Outdoor Play Space, Informal Open Space and New Developments	A policy requiring all development proposals to contribute towards outdoor play space and informal recreation space. Policy includes standards for all types of open space. Policy states that only informal open space will be required on site for schemes of less than 10 units.	Yes.	Policy will apply alongside the NP policies. Policy HAR 8 'Improving open space provision in Harston' complements the approach by providing clarity on parish level requirements and priorities with respect to open space provision.	Complements
SC/8 Protection of existing recreation areas, allotments and community orchards	A policy protecting existing spaces	Yes.	Policy will apply alongside the NP policies.	GC
SC/9 Lighting proposals	A policy providing an approach towards proposals involving lighting	Yes	Policy will apply alongside the NP policies	GC
SC/10 Noise pollution	A policy managing impact of noise from development	Yes	Policy will apply alongside the NP policies.	GC
SC/11 Contaminated Land	A policy managing new development and contamination	Yes	Policy will apply alongside the NP policies	GC

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
SC/12 Air Quality	A policy managing new development and air quality	Yes	Policy will apply alongside the NP policies	GC
SC/13 Hazardous Installations	A policy specific to hazardous installations	Yes	Policy will apply alongside the NP policies	GC
SC/14 Odour and other fugitive emissions to air	A policy specific to fugitive emissions to air	Yes	Policy will apply alongside the NP policies	GC
TI/I Chesterton Rail Station and Interchange	Site specific	No		NA
TI/2 Planning for Sustainable Travel	District wide policy providing an approach to planning applications. Clause 1 states that development must be located and designed to reduce the need to travel, particularly by car. Clause 2 sets out requirements for proposals that will give rise to increased travel demands. Clause 3 states that developers will be required to mitigate	Yes	<p>Policy HAR 16 'Managing the movement of people and vehicles arising from new development', Policy HAR 17 'Recognising and mitigating the impacts of development on Church Street' and Policy HAR 6 'Button End' complements the approach at the Local Plan level by articulating the parish specific challenges and priorities with respect to movement of people and vehicles. The policies also signpost to potential appropriate mitigation measures.</p> <p>Clause 3 of Local Plan Policy TI/2 requires developers to demonstrate they will make adequate provision to mitigate the likely impacts of their proposal and Clause 4 states that where a proposal is likely to have significant transport implications it will be required to provide a Transport Assessment or Travel Plan. Developments with significant transport implications include those where there are particular local travel problems.</p>	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	the likely impacts of their proposal including environmental impacts and impact on amenity and health		<p>Policies HAR 6, HAR 16 and HAR 17 articulate the existing issues with respect to local travel problems in the and around the Parish. HAR 6 and HAR 17 also identify appropriate mitigation measures at the parish level and in this respect directly adds value to the strategic policy.</p> <p>Policy HAR 27 'Land at Station Road (SIG roofing site)' and Policy HAR 28 '131 High Street' directs new residential development to locations that are easily accessible by pedestrians to existing shops and services. This is directly compatible with Policy T1/2 that states development must be located to reduce the need to travel, particularly by car.</p> <p>Policy HAR 21 'Connecting our village through an improved network of active travel rural routes' and Policy HAR 22 'Delivering active travel infrastructure as part of new development' complement Clause 2 c in Policy T1/2 by identifying routes in the parish together with opportunities to improve routes including active travel routes.</p>	
TI/3 Parking Provision	District wide policy providing an approach to planning applications	Yes	Policy HAR 18 'Parking provision in new development' complements the approach set out in the Local Plan policy by providing policy and guidance with respect to in curtilage parking and as part of this identifies specific streets where in curtilage parking must be provided.	Complements
TI/4 Rail Freight and Interchanges	Allow for new freight interchange facilities and safeguards existing sidings	Unlikely		NA

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
TI/5 Aviation-Related Development Proposals	A decision-making framework for new aviation related proposals	Unlikely		NA
TI/6 Cambridge Airport Public Safety Zone	Specific to Cambridge Airport public safety zone. Also applies to Air Safeguarding Zone around Imperial War Museum Duxford	No.		GC
TI/7 Lord's Bridge Radio Telescope	Essential to protect operation of internationally important telescope	Yes. The parish falls within Lordsbridge Consultation Area 2.	Policy will apply alongside the NP policies	GC
TI/8 Infrastructure and New Development	A district wide policy stating that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the schemes acceptable in	Yes	Policy HAR 25 Harston's community infrastructure' complements the approach taken in the Local Plan by clarifying parish specific priorities.	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	planning terms. The policy indicates that this could be via CIL or planning obligations and that any contributions need to be related to the form of the development and its impact upon the surrounding area.			
TI/9 Education Facilities	Strategic policy regarding education infrastructure	Yes	The HNP complements this strategic policy by setting out priorities with respect to securing the future of Harston and Newton Community Primary School. Policy HAR 24 'Harston and Newton Community Primary School' supports development proposals that would help sustain and enhance pre-school or primary school infrastructure in the parish. Policy HAR 27 'Station Road (SIG roofing site)' further supports residential development subject to the site delivering housing types that would be compatible with Policy HAR 24.	Complements
TI/10 Broadband	Strategic policy re. broadband infrastructure	Yes	Policy will apply alongside the NP policies.	GC

Table 6: Conformity assessment of HNP policies against South Cambridgeshire's 2018 Local Plan

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

6 Compatibility with EU Obligations and Legislation

- 6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency).
- 6.2 In February 2024, SCDC issued a statement determining that it considered a full environmental assessment or 'SEA' would be needed to support the HNP and ensure the plan complied with the requirements of the SEA regulations. This statement is set out in the Harston Neighbourhood Plan Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening Report and Appropriate Assessment, prepared by Place Services in February 2024. The Appropriate Assessment element of the report recommended amendments to Policies HAR 9 'Protecting and enhancing biodiversity in Harston Parish', HAR 23 'Community Pavilion', HAR 28 '131 High Street' that were all taken on board in the drafting of the Regulation 14 draft of the HNP.
- 6.3 Wherever it has been determined that an environmental assessment is needed, the SEA Regulations requires (Regulation 12, paragraphs 5 and 6) that the responsible body should consult the environmental bodies (the Environment Agency, Natural England and Historic England) on the scope and level of detail to be included in the full assessment and that this consultation should be for a minimum period of 5 weeks. By April 2024, an SEA scoping report was completed by consultants, AECOM for this purpose and sent out to the three environmental bodies.
- 6.4 Following this, the full environmental assessment was undertaken and the SEA Environmental Report was completed in July 2024. The recommendations from the SEA environmental assessment were considered following the Regulation 14 consultation and at the same time as the feedback was being considered from residents, stakeholders and statutory bodies on the Regulation 14 Neighbourhood Plan.
- 6.5 The SEA Environmental Report identified likely significant positive effects in relation to community well-being as a result of the HNP, a number of further minor positive effects relating to climate change, biodiversity, geodiversity, the historic environment, the landscape and land, soil and water resources. No likely negative effects were identified, either significant or minor. The report also included three recommendations:
- Consideration to be given through Policy HAR 28 'Land at 131 High Street' to the adjacent deciduous woodland priority habitat as well as to the Harston Orchard County Wildlife Site through, for example, cross referring to Policy HAR 9 'Protecting and enhancing biodiversity in Harston Parish'.
 - Amending Policy HAR 9 so that it refers to schemes achieving 'at least 10% measurable Biodiversity Net Gain'
 - Giving consideration to flood risk through Policy HAR 28 in light of a small part of the land lying in an area at risk of surface water flooding, according to the available surface water flood maps.

- 6.6 The Strategic Environmental Assessment (SEA) for the Neighbourhood Plan is submitted along the HNP

Human Rights and Equalities

- 6.7 The neighbourhood plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 6.8 An assessment has been carried out to assess the potential impacts of the HNP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in Table 7 and shows that the HNP is not likely to lead to increased inequalities or discrimination in the plan area.
- 6.9 The assessment finds that the HNP Policies will have no negative impact on persons with protected characteristics. There could however be a significant positive impact for primary school-aged children on the basis that the policies in HNP seek to ensure the future of Harston and Newton Primary School in its current location (within walking distance to residential areas) is secured. Other policies in the HNP will have a range of further minor positive impacts for younger adults, older people and children.

Protected Characteristic	Impact	Commentary
Age	++ Positive	A key part of Policies HAR 24 'Harston and Newton Community Primary School', HAR 27 'Land at Staton Road (SIG Roofing Site)', HAR 28 '131 High Street' is about ensuring the Harston primary school is sustained through supporting housing that will generate pupil demand for state primary school education. Retaining a primary school in the community and within walking distance to the school will significantly benefit younger people. Policies HAR 24 'Supporting rural exception sites to meet Harston's affordable housing needs', HAR 15 'Housing mix including First Homes, in Harston', HAR 27 'Land at Station Road (SIG Roofing Site) and HAR 28 '131 High Street', could assist with younger adults in the area currently having difficulties with accessing affordable homes or smaller market homes to suit their needs.
	+ Positive	<p>On the basis that the most vulnerable in society are those who are likely to suffer the most from the effects of climate change (wet weather events, periods of drought and heat waves), Policies HAR 11 'Delivering sustainable design and construction and HAR 13 'Managing flood risk in Harston' could have, depending on implementation, a minor positive impact on the very young and very old.</p> <p>Policies HAR 21 'Connecting our village through an improved network of active travel rural routes' and HAR 22 'Delivering active travel infrastructure as part of new development' may also benefit younger people reliant on active travel as a means of getting around the parish and accessing neighbouring settlements. Older people who no longer drive will also benefit from this.</p>
Disability	Neutral	
Gender Reassignment	Neutral	
Marriage and civil partnership	Neutral	
Pregnancy and maternity	Neutral	
Race	Neutral	
Religion or belief	Neutral	
Sex	Neutral	
Sexual orientation	Neutral	

Table 7: Assessment of the NP against protected characteristics

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

- 7.1 In February 2024, SCDC published the Harston Neighbourhood Plan Strategic Environmental Assessment (SEA) & Habitats Regulation Assessment (HRA) screening report and appropriate assessment.
- 7.2 With respect to HRA screening this concluded:
- that, without mitigation, further consideration was required at the Appropriate Assessment stage to determine whether the Harston Neighbourhood Plan either alone or in-combination with other plans and projects, would adversely affect the integrity of Eversden and Wimpole Woods SAC as a result of impacts on protected species outside the protected sites potential impact pathway or Eversden and Wimpole Woods SAC, Fenland SAC and Wicken Fen Ramsar site from recreational pressure in combination with other plans and projects
- 7.3 With respect to HRA appropriate assessment, this concluded:
- subject to the recommendations being incorporated and Natural England's review, that, with mitigation embedded, the Harston Neighbourhood Plan is not predicted to have an Adverse Effect on Integrity of the Habitats sites within scope, either alone or in combination with other plans and projects. that the NP could be screened out for its potential impact upon a European Habitat site.
- 7.4 Natural England was engaged on the findings of the report in March 2024.
- 7.5 The Harston Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report and Appropriate Assessment is submitted alongside the neighbourhood plan.
- 7.6 It is concluded that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.