

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF EXECUTIVE / CHIEF OFFICER DECISION**

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

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

Portfolio	Joint Director for Planning and Economic Development
Subject Matter	Histon & Impington Neighbourhood Plan – Receipt of Examiners Report and Decision to Proceed to Referendum
Ward(s) Affected	Histon and Impington
Date Taken	10 June 2020
Contact Officer	Alison Talkington Senior Planning Policy Officer, Alison.talkington@greatercambridgeplanning.org m 44+7514926521
Key Decision?	No.
In Forward Plan?	No, this is not a key decision.
Urgent?	No.

Purpose / Background
<p>Purpose</p> <ol style="list-style-type: none"> 1. The purpose of this report is to consider the conclusions of the Examiner’s Report on the Histon & Impington Neighbourhood Plan, and whether those conclusions should be acted upon and therefore that the Neighbourhood Plan should proceed to referendum. This includes considering whether the examiner’s recommended modifications to the Neighbourhood Plan should be made, and whether the Council agrees that the Neighbourhood Plan meets the Basic Conditions. 2. Cabinet agreed at its meeting on 26 July 2018 that where the examiner has concluded that the Neighbourhood Plan is legally compliant, meets the Basic Conditions (with or without modifications), and should proceed to referendum, the Joint Director for Planning and Economic Development has delegated authority to make the decision on the way forward, in consultation with the Planning Lead Member. <p>Background</p> <ol style="list-style-type: none"> 3. The two parishes of Histon and Impington are treated as one community and since 2012 a grouped Parish Council has been in place. Histon & Impington Parish Council decided to prepare a Neighbourhood Plan for this community to provide a more locally focussed set of policies for their parish. An application to designate that part of Histon & Impington north of the A14 of their parish as a Neighbourhood Area was submitted to SCDC in June 2014. It

was considered that the area of Impington south of the A14 had very different needs and requirements which could not successfully be captured in a Neighbourhood Plan covering all parts of the parishes. The Histon & Impington Neighbourhood Area was designated on 9 September 2014.

4. Officers provided informal comments on earlier drafts of the Neighbourhood Plan ahead of the formal pre-submission consultation process.
5. A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening was undertaken on a draft version of the Neighbourhood Plan, and a screening determination was published in October 2018.
6. Pre-submission public consultation on the draft Neighbourhood Plan was undertaken by the Parish Council from 1 October until 16 November 2018. Officers provided a formal response to the consultation, providing constructive comments about the Neighbourhood Plan to assist the neighbourhood plan group with finalising the Neighbourhood Plan.
7. On 3 June 2019, Histon & Impington Parish Council submitted their Neighbourhood Plan to SCDC having considered the comments received on the pre-submission version and made any necessary changes. . The Neighbourhood Plan included 19 planning policies that cover a range of issues including:
 - i. Protecting the essential character of the community
 - ii. Encouraging the growth and success of the retail, leisure and commercial businesses of the villages;
 - iii. Ensuring the villages community infrastructure develops and adapts to emerging and changing demographic needs;
 - iv. Developing a network of sustainable, accessible transport links within and around the villages;
 - v. Supporting the community in continuing to make the villages safe, secure, supportive and welcoming to all;
 - vi. Ensuring a sufficient supply of sustainable and high-quality housing within the villages
8. Officers confirmed that the submitted version of the Neighbourhood Plan and its accompanying supporting documents complied with all the relevant statutory requirements at that stage of plan making. Formal public consultation on the submitted Neighbourhood Plan was therefore undertaken between 19 June and 31 July 2019.
9. Officers, in conjunction with Histon & Impington Parish Council, appointed Bob Yuille of Intelligent Plans and examinations (IPe) as the independent examiner¹ to examine the Neighbourhood Plan. On 2 August 2019, the Neighbourhood Plan, its accompanying supporting documents, and all comments submitted on the submission version of the Neighbourhood Plan, were provided to the examiner with a request for him to carry out the examination on the Neighbourhood Plan.
10. The examiner issued a series of clarification questions relating to the Neighbourhood Plan on 14 August 2019. He had noted that SCDC had made many representations at the submission

¹ The examiner appointed to undertake the examination of the Neighbourhood Plan: must be independent of both the District Council and Parish Council; cannot be the same examiner that undertakes a health check of the Neighbourhood Plan; and must not have any interest in any land that may be affected by the Neighbourhood Plan.

consultation stage of the plan and therefore requested that SCDC and Histon & Impington Parish Council should provide him with a Statement of Common Ground (SOCG) which sets out those points on which South Cambridgeshire District Council and Histon & Impington Parish Council have been able to reach agreement and those on which they have not. He had highlighted that it is not part of his role to delve into matters that do not fundamentally affect the Plan's ability to meet the Basic Conditions. The two councils therefore worked together to provide the examiner with an agreed SOCG.

11. Once the responses from both councils were published in early October further correspondence was sent to the examiner from a third party relating to Policy HIM08 The Jam factory.
12. Subsequently the examiner asked further questions in clarification letters dated 24 October and 13 December 2019.
13. The Examiner's Report was received on 9 March 2020 (see Appendix 1). The examiner in his report concludes that subject to a series of recommended modifications the Histon & Impington Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum. He also recommends that the referendum should be held within the neighbourhood area only.
14. Now that the Examiner's Report has been received, the Council is required to consider the conclusions of the Examiner's Report, and whether those conclusions should be acted upon and therefore that the Neighbourhood Plan should proceed to referendum. This includes considering whether the examiner's recommended modifications to the Neighbourhood Plan should be made, and whether the Council agrees that the Neighbourhood Plan meets the Basic Conditions. The Council must publish its decision in a decision statement.

Considerations

15. Where an examiner has concluded that the Neighbourhood Plan meets the Basic Conditions (with or without modifications) and is legally compliant, and therefore that the Neighbourhood Plan should proceed to referendum, the Council has limited options in how to respond. The options are as follows:
 - Option 1: Act upon the conclusions in the Examiner's Report, including making any recommended modifications to the Neighbourhood Plan, and proceed to referendum, provided that the Council confirms that the Basic Conditions have been met.
 - Option 2: Take a decision substantially different from the Examiner's conclusions, wholly or partly as a result of new evidence or fact, or a different view is taken by the Council as to a particular fact, including that the Council is unable to confirm that the Basic Conditions have been met.
16. National regulations require the Council to make a decision on the Examiner's Report and whether the Neighbourhood Plan should proceed to referendum within 5 weeks of receipt of the report (unless an alternative longer timescale is agreed with the Parish Council). Officers have been working with the Parish Council and a longer timescale has been agreed to ensure that there is agreement between the two councils to all the proposed changes that are included in the referendum version of the plan.

17. Officers have concluded that Option 1 should be followed for the reasons set out in the following paragraphs of this decision statement. Officers agree with the examiner's conclusions, including his recommended modifications to the Neighbourhood Plan, and agree that the Neighbourhood Plan should proceed to referendum.

a. Meeting the Basic Conditions and Legal Requirements

18. To successfully proceed through its examination to a referendum, a Neighbourhood Plan must meet a number of tests known as the 'Basic Conditions'. The Basic Conditions are set out in national planning regulations and are summarised as follows:

- having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
- the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area.
- the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
- prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of the neighbourhood plan is not likely to have a significant effect on a European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.

The Council's Neighbourhood Planning Toolkit includes Guidance Note 11 (What are the Basic Conditions and How to Meet Them), which sets out further details on each of the Basic Conditions.

19. To proceed to a referendum, a Neighbourhood Plan must also meet a number of legal requirements, such as whether the Neighbourhood Plan has been prepared by a qualifying body and meets the definition and scope of a Neighbourhood Plan.

20. The examiner concludes in the Main Findings - Executive Summary (page 4 of his report) and paragraphs 4.7; 4.9; 4.13 and 5.1-5.2 of his report that subject to a series of recommended modifications the Histon & Impington Neighbourhood Plan meets the Basic Conditions and all the necessary legal requirements. The examiner's recommended modifications do not fundamentally change the role or purpose of the Neighbourhood Plan; they have been recommended by the examiner to provide clarity and precision.

21. Officers, in conjunction with Histon & Impington Parish Council, have reviewed the examiner's conclusions and recommended modifications, and officers and the Parish Council have agreed each of the recommended modifications considered necessary by the examiner for the Neighbourhood Plan to meet the Basic Conditions. A 'For Referendum' version of the Histon & Impington Neighbourhood Plan has been prepared including these modifications (see Appendix 2).

22. Additional non-material modifications to the Neighbourhood Plan have also been prepared by officers and agreed with Histon & Impington Parish Council, and these additional modifications are also included in the 'For Referendum' version of the Neighbourhood Plan (see Appendix 2). These modifications have been made in accordance with guidance set out in national planning guidance² which states that minor (non-material) updates to a

² National Planning Practice Guidance, Paragraph 085, Reference ID: 41-085-20180222

Neighbourhood Plan that would not materially affect the policies in the plan can be made by the District Council at any time, provided they have the consent of the Parish Council, and that these modifications can be made without the need for consultation or examination.

23. In summary, these additional non-material modifications include the following:

- Updates to Chapters 1 to reflect current stage of the Neighbourhood Plan
- Updates where the Histon & Impington Village Design Guide Supplementary Planning Document (SPD) is mentioned to acknowledge its current status – it is anticipated that this SPD will be adopted by the council this year.
- Updates within Chapter 5 regarding the current planning permission at the School Hill site and the new school under construction at Buxhall Farm.

24. Officers have undertaken a Basic Conditions and Legal Compliance check of the 'For Referendum' version of the Neighbourhood Plan (see Appendix 3) and consider that the Neighbourhood Plan meets all the requirements.

25. As the modifications made to the Histon & Impington Neighbourhood Plan do not change the essence of its planning policies, the SEA and HRA screening undertaken on a draft version of the Neighbourhood Plan in September 2018, and the screening determination published in October 2018 remain valid.

b. Referendum

26. The examiner concludes in the Executive Summary and paragraphs 5.1 -5.2 of his report that, subject to the incorporation of his recommended modifications, the Neighbourhood Plan should proceed to referendum. He also concludes that it is appropriate for the referendum area to be the neighbourhood area designated by SCDC in September 2014.

27. The examiner's conclusions on the referendum area are consistent with that proposed by the Council in its response on the submission version of the Neighbourhood Plan agreed by the Lead Cabinet Member for Planning in July 2019. Therefore as it has been demonstrated by officers that the 'For Referendum' version of the Histon & Impington Neighbourhood Plan meets all the legislative requirements, officers concur with the examiner that the Neighbourhood Plan should proceed to referendum and that the referendum area should be the neighbourhood area.

28. There have been recent changes to the national regulations regarding neighbourhood plans and their referendums. Previously it was set out that where it is concluded that the Neighbourhood Plan should proceed to referendum that the referendum should take place within 56 working days of the day after the publication of this decision statement. However regulations linked to the Coronavirus Act 2020 mean that no elections or referendums can take place until 6 May 2021. This includes neighbourhood plan referendums. A referendum for the Histon & Impington Neighbourhood Plan cannot therefore take place until after May 2021.

29. The government is aware that communities, like those in Histon & Impington parish, having worked on their neighbourhood plans for some considerable time will want their plans to come into force as soon as possible. With this in mind, the government have updated current planning guidance to set out that neighbourhood plans awaiting referendums can be given significant weight in decision-making. This will be the case for Histon & Impington Neighbourhood Plan once it is agreed that it can proceed to referendum.

30. If a Neighbourhood Plan is successful at referendum, the Neighbourhood Plan becomes part of the development plan for the area³, although the formal 'making' of the Neighbourhood Plan will not happen until SCDC's full Council are asked to do this at their next meeting following the referendum.

Next Steps

31. The council will now have to wait until neighbourhood plan referendums can take place. The government has indicated that it will keep under review the current regulations and may amend or revoke them in response to changing circumstances. The Histon & Impington Neighbourhood Plan will be able to proceed to referendum once these are permitted to take place.

Implications

32. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered:

33. Financial: the costs of the examination and referendum have to be initially met by SCDC. However, the Council can claim a £20,000 government grant per Neighbourhood Plan once it has been through the examination and the Council has issued a decision statement detailing its intentions to send the plan to referendum. This is a change due to the Coronavirus pandemic as previously the Council could only claim the grant once a date was set for the referendum. The Council can therefore now claim this government grant in the next claims period.

34. Legal: where the examiner has concluded that the Neighbourhood Plan is legally compliant, meets the Basic Conditions (with or without modifications), and should proceed to referendum, the Joint Director for Planning and Economic Development has delegated authority to make the decision on the way forward, in consultation with the Planning Lead Member (as agreed by Cabinet at its meeting on 26 July 2018). National regulations and planning guidance for Neighbourhood Plans require that the Council considers the conclusions of the Examiner's Report, and whether those conclusions should be acted upon and therefore that the Neighbourhood Plan should proceed to referendum. This includes considering whether the examiner's recommended modifications to the Neighbourhood Plan should be made, and whether the Council agrees that the Neighbourhood Plan meets the Basic Conditions. The Council's decision must be published in a decision statement.

35. Staffing: the responsibilities associated with delivering neighbourhood planning are being undertaken within the existing resources of the Planning Policy Team, drawing upon the expertise of other staff as required.

36. Equality and Diversity: these issues have been considered in the preparation of the Neighbourhood Plan, as to meet the Basic Conditions a Neighbourhood Plan must not breach, and is otherwise compatible with, EU obligations, including Human Rights. An assessment has been undertaken by Histon & Impington Parish Council to examine the impact of the Neighbourhood Plan policies on persons who have a 'protected characteristic' and this assessment concludes that the Neighbourhood Plan will not result in negative effects on persons who have a 'protected characteristic' and that there may be positive

³ National Planning Practice Guidance, Paragraph: 064, Reference ID: 41-064-20170728

impacts on persons with a 'protected characteristic'.

<https://www.scambs.gov.uk/media/13452/hinp-equalities-impact-assessment-may-2019.pdf>

Declaration(s) of Interest

Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.

None.

Consultation

Record below all parties consulted in relation to the decision.

a. Consultation with Histon & Impington Parish Council (the qualifying body)

Officers, in conjunction with Histon & Impington Parish Council, have reviewed the examiner's conclusions and recommended modifications, and officers and the Parish Council have agreed each of the recommended modifications considered necessary by the examiner for the Neighbourhood Plan to meet the Basic Conditions. Additional non-material modifications to the Neighbourhood Plan have been agreed with Histon & Impington Parish Council.

This decision statement, the 'For Referendum' version of the Neighbourhood Plan, and the Basic Conditions and Legal Compliance Check undertaken by officers have been shared with and agreed by Histon & Impington Parish Council.

b. Consultation with the Planning Lead Member

This decision statement, the 'For Referendum' version of the Neighbourhood Plan, and the Basic Conditions and Legal Compliance Check undertaken by officers have been shared with and agreed by the Planning Lead Member.

Other Options Considered and Reasons for Rejection

Where an examiner has concluded that the Neighbourhood Plan meets the Basic Conditions (with or without modifications) and is legally compliant, and therefore that the Neighbourhood Plan should proceed to referendum, the Council has limited options in how to respond. The options are as follows:

Option 1: Act upon the conclusions in the Examiner's Report, including making any recommended modifications to the Neighbourhood Plan, and proceed to referendum, provided that the Council confirms that the Basic Conditions have been met.

Option 2: Take a decision substantially different from the Examiner's conclusions, wholly or partly as a result of new evidence or fact, or a different view is taken by the Council as to a particular fact, including that the Council is unable to confirm that the Basic Conditions have been met.

Officers have concluded that Option 1 should be followed for the reasons set out in this decision statement. Officers agree with the examiner's conclusions, including his recommended modifications to the Neighbourhood Plan, and agree that the Neighbourhood Plan should proceed to referendum. Officers have concluded that Option 2 should be rejected as there is no new evidence or fact, and officers are able to confirm that the Basic Conditions have been met (as set out in paragraph 22 in the Purpose / Background section of this decision statement).

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Final decision	Reason(s)
<p>That the Joint Director for Planning and Economic Development, having consulted with the Planning Lead Member, agrees:</p> <ol style="list-style-type: none"> a. that South Cambridgeshire District Council should act upon the conclusions in the Examiner’s Report on the Histon & Impington Neighbourhood Plan (see Appendix 1) and that the Neighbourhood Plan should proceed to a referendum when permitted by the national regulations. b. the ‘for referendum’ version of the Histon & Impington Neighbourhood Plan (as set out in Appendix 2); c. the ‘for referendum’ version of the Histon & Impington Plan be given significant weight in decision making and d. that the area for the referendum should be the Neighbourhood Area. 	<p>The Examiner’s Report on the Histon & Impington Neighbourhood Plan was received on 9 March 2020. The examiner concludes that subject to a series of recommended modifications the Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum. He also recommends that the referendum should be held within the neighbourhood area only.</p> <p>National regulations and planning guidance for Neighbourhood Plans require that the Council considers the conclusions of the Examiner’s Report, and whether those conclusions should be acted upon and therefore that the Neighbourhood Plan should proceed to referendum. This includes considering whether the examiner’s recommended modifications to the Neighbourhood Plan should be made, and whether the Council agrees that the Neighbourhood Plan meets the Basic Conditions. The Council’s decision must be published in a decision statement. This report is the Council’s decision statement for the purposes of those regulations.</p> <p>Due to the changes made to national regulations as a result of the Coronavirus pandemic the referendum is likely to be at a date after May 2021. Until such time as the referendum can take place the referendum version of the Plan will be given significant weight in decision making by the Council as stated by the government in their revised regulations.</p>

Signed	Name (CAPITALS)	Signature	Date
Portfolio Holder	n/a	n/a	n/a
Lead Officer	STEPHEN KELLY	<i>Stephen Kelly</i>	10 June 2020

Further Information
<p>Appendices</p> <p>Appendix 1: Examiner’s Report on the Histon & Impington Neighbourhood Plan</p>

Appendix 2: 'For Referendum' version of the Histon & Impington Neighbourhood Plan
Appendix 3: Legal Compliance Check on 'For Referendum' version of the Histon & Impington Neighbourhood Plan

Background Papers

Histon & Impington Neighbourhood Plan – earlier stages and supporting documents:
<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/neighbourhood-planning/histon-impington-neighbourhood-plan/>

National Planning Practice Guidance – Neighbourhood Planning:
www.gov.uk/guidance/neighbourhood-planning--2

- Basic Conditions: www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum
- Examination: www.gov.uk/guidance/neighbourhood-planning--2#the-independent-examination
- Referendum: www.gov.uk/guidance/neighbourhood-planning--2#the-neighbourhood-planning-referendum
- Updated guidance due to the Coronavirus pandemic - <https://www.gov.uk/guidance/neighbourhood-planning--2#covid-19>

Neighbourhood Planning Toolkit: www.scambs.gov.uk/npguidance

Planning Portfolio Holder Decision (September 2014) – Histon & Impington Neighbourhood Area designation:
<https://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=1059&MId=6422&Ver=4>

Lead Cabinet Member for Planning Decision Statement (15 July 2019)– Council's response on submission version of the Histon & Impington Neighbourhood Plan:
<https://scambs.moderngov.co.uk/mgDecisionDetails.aspx?IId=62022&Opt=1>

Cabinet Meeting (July 2018) – Neighbourhood Planning decision making process:
<http://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=293&MId=7343>



Intelligent Plans
and examinations

Report on Histon and Impington Neighbourhood Plan 2019-2031

An Examination undertaken for South Cambridgeshire District Council with the support of the Histon and Impington Parish Council on the Version 3: Submission version of the Plan.

Independent Examiner: R J Yuille MSc DipTP MRTPI

Date of Report: 9 March 2020

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Appendix: Modifications

See separate attachment

Main Findings - Executive Summary

From my examination of the Histon and Impington Neighbourhood Plan (the Plan) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – Histon and Impington Parish Council;
- The Plan has been prepared for an area properly designated – Map 1 of the Plan;
- The Plan specifies the period to which it is to take effect – 2019 - 2031; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Histon and Impington Neighbourhood Plan 2019-2031

- 1.1 The villages of Histon and Impington are located in Green Belt immediately to the north of Cambridge from which they are separated by the A14. Originally the two villages were separate but over time they have merged and are now treated as a single settlement for planning purposes.
- 1.2 Work on the Plan began in 2013 and a Neighbourhood Planning Team was established to ensure that the local community had an input into the Plan's preparation.

The Independent Examiner

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Plan by South Cambridgeshire District Council (the District Council), with the agreement of Histon and Impington Parish Council (the Parish Council).
- 1.4 I am a chartered town planner and former government Planning Inspector, with over 20 years' experience of examining development plans. I am an

independent examiner, and do not have an interest in any of the land that may be affected by the Plan.

The Scope of the Examination

1.5 As the independent examiner I am required to produce this report and recommend either:

(a) that the Plan is submitted to a referendum without changes; or

(b) that modifications are made and that the modified Plan is submitted to a referendum; or

(c) that the Plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.

1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:

- Whether the Plan meets the Basic Conditions;
- Whether the Plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development';
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
 - whether the referendum boundary should be extended beyond the designated area, should the Plan proceed to referendum; and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').

1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

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The Basic Conditions

- 1.8 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies of the development plan for the area;
 - Be compatible with and not breach European Union (EU) obligations; and
 - Meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires 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 2017.¹

2 Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for the area, not including documents relating to minerals and waste development, is the adopted South Cambridgeshire Local Plan 2018 (the Local Plan). There is a commitment to undertake an early review of the adopted Local Plan. This will be called the Greater Cambridge Local Plan. Work has commenced but is at an early stage.
- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (the Framework). The Planning Practice Guidance (PPG) offers guidance on how this policy should be implemented. A revised NPPF was published on 19 February 2019, and all references in this report are to the February 2019 NPPF and its accompanying PPG.²

¹ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

² See paragraph 214 of the Framework. The Plan was submitted under Regulation 15 to the local planning authority after 24 January 2019.

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the Version 3: Submitted version of the Plan 2019-2031;
 - Map 1 of the Plan, which identifies the area to which it relates;
 - the Consultation Statement, dated May 2019;
 - the Basic Conditions Statement, dated May 2019;
 - all the representations that have been made in accordance with the Regulation 16 consultation;
 - the Strategic Environmental Assessment (SEA) Screening determination Statement, commissioned by the District Council and dated October 2018;
 - Correspondence with the owners of the Jam Factory and agents representing potential developers of part of this site; and
 - the Statement of Common Ground and answers produced in response to my letter of 14 August 2019; the answers to the questions raised in my letter of 24 October 2019 and the answers to my letter of 13 December 2019.³

Site Visit

- 2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 29 November 2019 to familiarise myself with it, and visit relevant sites and areas referred to in the Plan and in written evidence.

Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses and other written evidence clearly articulated the objections to the Plan, and presented arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix to this report.

³ All the documents referred to in this list are on the District Council's web site. View at: <https://www.scamb.gov.uk/planning/local-plan-and-neighbourhood-planning/neighbourhood-planning/histon-impington-neighbourhood-plan/>

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The Plan has been prepared and submitted for examination by the Parish Council, which is a qualifying body for an area that was designated by the District Council on 9 September 2014.
- 3.2 It is the only Neighbourhood Plan for the Plan area, and does not relate to land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2019 to 2031.

Neighbourhood Plan Preparation and Consultation

- 3.4 Local people and organisations have been involved in the preparation of the Plan by way of workshops, surveys and focus groups. They have been kept informed of progress on the Plan by way of articles in the Parish Newsletter, library displays and posters. Meetings have been held with the public, with businesses and landowners likely to be affected by the Plan and with individuals likely to be affected by the Interesting Buildings policy.
- 3.5 Consultations were carried out at the Regulation 14 stage between 1 October and 16 November 2018 and the results of this exercise led to a number of follow up meetings with individuals and stakeholders. The Plan was modified in response to a number of comments made at the Regulation 14 stage.
- 3.6 Consultations were also carried out at the Regulation 16 stage between 19 June and 31 July 2019. This exercise led to a number of responses⁴, all of which have been considered in the preparation of this report.
- 3.7 Consultation and engagement are, of course, no guarantee of agreement and I am aware that Policy HIM04, which deals with the Windmill in the village, is contentious. Nonetheless, I note that although unanimity has not been reached, objectors have been given the opportunity to meet the Neighbourhood Planning Team to air their views and this policy and its supporting text have been re-written to explain the existing restrictions on development and to explain how development can take place.

⁴ These can be found on the District Council's website:

<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/neighbourhood-planning/histon-impington-neighbourhood-plan/>

- 3.8 With the above points in mind I am satisfied that the Plan has been publicised in a manner that is likely to bring it to the attention of people who live, work or carry on business in the Parish; that the consultation process has met the legal requirements and that it has had due regard to the advice on plan preparation and engagement in the PPG.

Development and Use of Land

- 3.9 The Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

Excluded Development

- 3.10 The Plan does not include provisions and policies for 'excluded development'.

Human Rights

- 3.11 The Parish Council is satisfied that the Plan does not breach Human Rights (within the meaning of the Human Rights Act 1998). The District Council has made no adverse comments in this regard and from my independent assessment I see no reason to disagree.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Plan was screened for SEA by the District Council, which found that it was unnecessary to undertake SEA.⁵ In the same document, the Plan was screened for Habitats Regulation Assessment (HRA), which was determined to be unnecessary. These conclusions have not been disputed by the statutory consultees and, on the basis of my independent examination, I have no reason to disagree.

Main Issues

- 4.2 Having considered whether the Plan complies with the various legal and procedural requirements, it is now necessary to deal with the question of whether it complies with the remaining Basic Conditions (see paragraph 1.8 of this report), particularly the regard it pays to national policy and guidance, whether it is in general conformity with strategic development plan policies and the contribution it makes to sustainable development. I also consider whether the policies are sufficiently clear and unambiguous, having regard to

⁵ Histon & Impington Neighbourhood Plan: Strategic Environmental Assessment (SEA) Screening Determination. October 2018.

advice in the PPG. A policy should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.⁶

- 4.3 I should say at this point that the purpose of the examination is not to delve into matters that do not fundamentally affect the Plan's ability to meet the Basic Conditions. I do not, therefore, deal with representations which, in effect, seek to improve the Plan but which are not necessary to meet the Basic Conditions. So, for example I have not dealt with the suggestion that various maps in the report be consolidated into one Policies Map, as this is not a requirement of the Basic Conditions. Similarly, when judged against the Basic Conditions I see no overriding reason why Section 5 of the Plan should be split into smaller sections. In this context, it may also be noted that paragraph 12(6)(e) of Schedule 4B to the 1990 Act enables the local authority to make modifications for the purpose of correcting errors.
- 4.4 From my reading of the Plan, the consultation responses and other evidence, I consider that in this examination there are two main issues relating to the Basic Conditions. These are:
- General issues of compliance of the Plan as a whole; and
 - Specific issues of compliance of the Plan's policies.

General Issues of Compliance

Regard to National Policy and Guidance

- 4.5 The Plan seeks:
- to ensure high quality design (Policy HIM01);
 - to conserve and enhance the historic character of the village (Policies HIM02 and HIM04);
 - to ensure appropriate and adequate parking provision (Policy HIM05);
 - to provide for a successful economy (Policies HIM06, HIM07, HIM08 and HIM09);
 - to safeguard community uses (Policies HIM10, HIM11, HIM12, HIM14 and HIM17);
 - to safeguard important natural habitats (Policy HIM13);
 - to protect and enhance walking and cycling routes (Policy HIM15);
 - to ensure environmental enhancement alongside the A14 (Policy HIM16); and
 - to ensure the provision of housing (Policies HIM03, HIM18 and HIM19).

4.6 These policies have regard to the Framework insofar as it;

⁶ PPG Reference ID: 41-041-20140306.

- seeks to achieve well designed places (Chapter 12);
- seeks to conserve and enhance the historic environment (Chapter 16);
- allows for the setting of local parking standards (paragraphs 105 and 106);
- seeks to enable the growth and expansion of all types of business in rural areas (paragraph 83);
- seeks to retain and develop accessible local services and community facilities (paragraph 83) and allows for the designation of Local Green Spaces (paragraphs 99 to 101);
- seeks to conserve and enhance the historic environment (Chapter 16);
- seeks to promote sustainable transport (Chapter 9);
- seeks to encourage the provision of safe and accessible green infrastructure (paragraph 91); and
- seeks to deliver a sufficient supply of homes (Chapter 5).

4.7 I am satisfied therefore that, with the modifications I propose later in this report, the policies of the Plan have regard to national policies and advice and meet the Basic Conditions in this respect.

General Conformity with Strategic Development Plan Policies

- 4.8 The Local Plan takes a similar approach to that in the Plan in that it also:
- requires new development to be of high quality design (Policy HQ/1);
 - seeks to safeguard the character of the village and protect, sustain and enhance heritage assets both designated and non designated (Policies NH/11 and NH/14) and ensure that Important Countryside Frontages are not compromised (Policy NH/13);
 - seeks to secure appropriate parking provision (Policy TI/3);
 - seeks to protect village services and facilities (Policy SC/3) and resist the loss of viable employment land (Policy E/14);
 - seeks, amongst other things, to promote the provision of open space (Policy SC/7); to safeguard Protected Village Amenity Areas (PVAA) (Policy NH/11); to protect existing recreation areas, allotments and community orchards (Policy SC/8) and to protect Local Green Spaces (Policy NH/12);
 - seeks to conserve and enhance biodiversity (Policy NH/4);
 - seeks to promote sustainable transport (Policies S/2 and TI/2);
 - seeks to conserve and enhance green infrastructure (Policy NH/6); and
 - seeks to ensure the provision of a suitable number and mix of housing in Histon and Impington (Policies S/6, H/1d, E/8 & H/9).
- 4.9 With these points in mind I am satisfied that the Plan, with the modifications I propose later in this report, is in general conformity with the strategic policies of the Local Plan and meets the Basic Conditions in this respect.

Contribution to Sustainable Development

- 4.10 There are three aspects to sustainable development: economic, social and environmental. The Plan contains a range of policies which seek to meet local housing needs (for example Policies HIM03 and HIM18) and promote a successful economy (for example Policies HIM06 to HIM09 and HIM19). In this manner, it makes a contribution to the economic aspects of sustainable development.
- 4.11 The Plan also seeks to provide for a vibrant community by promoting and safeguarding community uses and spaces (for example Policies HIM10, HIM11, HIM12, HIM14 and HIM17). In this manner, it contributes to the social aspects of sustainable development.
- 4.12 Finally the Plan seeks to safeguard important natural habitats and promote green infrastructure (for example Policies HIM13 and HIM16). It encourages means of transport other than the private car, while ensuring adequate parking provision (Policies HIM15 and HIM05) and conserving the historic character of the Plan area (Policy HIM02 and HIM04). The Plan also seeks to ensure high quality design (Policy HIM01). In all of these ways the Plan thus contributes to the environmental aspect of sustainability.
- 4.13 I am satisfied, therefore that as proposed to be modified, the Plan makes a contribution to sustainable development and meets the Basic Conditions in this respect.

Specific Issues of Compliance

Policy HIM01 High Quality Design – Residential Development

- 4.14 The Parish Council and District Council have agreed a number of changes to the wording and word order of this policy. In the interests of accuracy and clarity I consider that Policy HIM01 should be modified as shown in **PM1**. With these modifications in place, and having regard to the general points made about this policy in paragraphs 4.5 to 4.8 above, I am satisfied that Policy HIM01 meets the Basic Conditions.

Policy HIM02 Interesting Buildings (Non-designated Heritage Assets)

- 4.15 Policy HIM02 identifies a number of buildings and structures of local interest, which are to be treated as non-designated heritage assets. It is entirely legitimate for local communities to nominate heritage assets which help to make their community what it is as long as this is based on sound evidence.⁷

⁷ PPG Reference ID 18a-040-20190723.

In this instance, it is agreed between the District Council and the Parish Council that the criteria used in identifying and selecting the non designated heritage assets have been derived from the relevant advice.⁸

- 4.16 Having read the various appraisals of these buildings contained in the evidence base I am satisfied that they variously allude to the role of these buildings in the history of the community, their significance to the community, their architectural quality and, where relevant, make the judgement that they are good examples of their type.
- 4.17 Moreover, for the most part, the District Council has no unresolved objections to the various buildings referred to in Table 1 being identified as non-designated heritage assets. The only exception to this is the wall of the garden of The Gables at 25 High Street. This, the District Council has confirmed, is a Listed structure. Therefore, it is a designated heritage asset and there is nothing to be gained by declaring it a non-designated heritage asset. Reference to the wall at the Gables should, therefore, be deleted as shown in **PM2**. The text of Table 1 should also be modified to make clear that it is the north façade of the house at 3 School Hill which is the feature of interest. This modification is also shown in **PM2**.
- 4.18 The Parish Council and District Council have agreed a number of modifications to the wording of this policy and its supporting text to make them easier to interpret. In the interests of achieving clarity, I agree that these modifications should be made as shown in **PM3**.
- 4.19 I also note that as part of the Regulation 14 consultation, a letter was sent to all owners and occupiers of buildings affected by this policy which made clear the implications of the proposed designation.
- 4.20 Having regard to the points made above, the modifications proposed and the general comments on this policy made in paragraphs 4.5 to 4.8 above, I am satisfied that Policy HIM02 is based on sound evidence, has been properly consulted on and in all other respects meets the Basic Conditions.

Policy HIM03 Size, Scale and Location of New Housing

- 4.21 As currently worded Policy HIM03 and its supporting text could be interpreted as supporting development in Green Belt. That is not the Parish Council's intention – rather it wishes to express its view on the size and location of housing if, in the future, Green Belt boundaries were changed. The policy should, therefore, be modified to reflect this intention as shown in **PM4**. The third paragraph of Policy HIM03, which deals with the provision of infrastructure, simply repeats the requirements of Local Plan Policy SC/4.

⁸ Section 7 of Local Heritage Listing: Historic England Advice Note 7.

The Framework cautions against the duplication of policy⁹ and this paragraph should, therefore, be deleted as also shown in **PM4**.

- 4.22 Policy HIM03 specifies that entry to any estate should be within 800m of one of the two Community Centres in the village but Map 7, which accompanies this policy, does not indicate where these centres are. In the interests of clarity, it should, as shown on **PM5**.
- 4.23 It is suggested that the figure of 800m is too prescriptive and the policy should be worded more flexibly. I do not agree. It is reasonable for the Plan to seek to ensure that future occupants of any houses are within easy walking or cycling distance of local facilities and I have seen no evidence that this requirement would unreasonably constrain future development opportunities. If, in the future, new community facilities were provided, it might be considered necessary to revise the position of the 800m radii but this is something that could be dealt with through a review of the Plan.
- 4.24 Local Plan Policy H10 states that sites of 11 or more houses will be expected to deliver 40% affordable housing. Paragraph 5.32 of the Plan, on the other hand, sets the threshold for such delivery at 10 or more houses. In order to ensure general conformity with the strategic Local Plan policy, paragraph 5.32 should be amended as shown in **PM6**.
- 4.25 With the modifications set out above in place, and having regard to the general points made about this policy in paragraphs 4.5 to 4.8 above, I am satisfied that Policy HIM03 meets the Basic Conditions.

Policy HIM04 The Windmill

- 4.26 The Windmill in Impington is described in the Plan as being ‘...perhaps the most visible and significant historic building in the community’. The Windmill is a Grade II listed building and it, together with the area immediately to the west, is designated as a PVAA as under the terms of Local Plan Policy NH/11. These designations confer an element of protection on the building and its setting.¹⁰ However, the aim of policy is to protect the Windmill not just as a building but also as a working Mill. The policy seeks, therefore, to

⁹ National Planning Policy Framework Paragraph 16 f).

¹⁰ Section 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that the decision maker ‘..shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’. Local Plan Policy NH/11 does not allow for development within or adjacent to PVAAs if it would have ‘...an adverse effect on the character, amenity, tranquillity or function of the village’. Local Plan Policy NH/14 states, amongst other things, that ‘Development proposals will be supported when they sustain and enhance the significance of heritage assets including their settings...’.

prevent development within the defined policy area which would cause further loss of wind to the Mill.

- 4.27 This policy has proved controversial. It has attracted both support and objections from within the community. However, I see nothing in national policy or the strategic policies of the Local Plan which preclude returning the Mill to its original use as a way of retaining this important historical and architectural asset. Indeed, the Framework states¹¹ that a positive strategy for the conservation and enjoyment of the historic environment should take into account, amongst other things, putting heritage assets to '*viable uses consistent with their conservation*'. It would be difficult to argue that returning the Mill to its original use would not be consistent with its conservation and the evidence is that further loss of wind to the Mill would render that original use unviable.
- 4.28 It is common ground that in the past the Mill has not been solely dependent on wind power but has used an engine to provide supplementary power. However, it appears that the intention of the current owner is to rely on wind power.
- 4.29 The Plan refers to the Molen Biotoop Method as a way of assessing the impact of obstacles on wind flow to windmills. The District Council questions whether it has the resources or expertise to apply this methodology and queries whether there may be other methodologies. However, no other simple, cheap and accessible methodologies have been put forward and the Molen Biotoop Method is an established approach used in the Netherlands. Consequently, I do not consider the case has been made to widen the terms of the policy to refer to other unspecified methods of measuring the effect of obstacles on wind at the Mill. As to the question of expertise, it is a matter for the District Council to decide whether its officers can apply this method or whether it needs to take outside advice. This is not a question that goes to the Basic Conditions.
- 4.30 It has also been argued that the intention to restore the Mill should not be given priority over the rights of people in the area to develop their property, but ultimately this is a matter for the community to decide on. Accordingly, that opportunity will be provided if/when the Plan goes to referendum.
- 4.31 I am satisfied, therefore, that Policy HIM04 meets the Basic Conditions as it has regard to the Framework, particularly paragraph 185, and is in general conformity with the strategic policies of the Local Plan, particularly Policies NH/11 and NH/14, insofar as these seek to conserve and enhance the historic environment and safeguard the character of the village.

¹¹ National Planning Policy Framework Paragraph 185.

Policy HIM05 Parking Provision for Cars and Cycles

- 4.32 The Parish Council and District Council have agreed that a number of changes should be made to Policy HIM05. In particular it is considered:
- that the term 'restricted streets' should be more prominently defined and the position of these shown in the Plan;
 - that the conflict between Policy HIM06 (which encourages parking in the commercial core) and Policy HIM05 (which restricts it) should be resolved by introducing more flexible wording;
 - ambiguity over visitor parking in non-designated streets should be removed;
 - that references to the dimensions of garages and drives are consistent with the Local Plan;
 - that there is flexibility in the provision of cycle parking; and
 - that local character is respected.
- 4.33 I consider these modifications are necessary in the interests of clarity and general conformity with strategic Local Plan policies and that Policy HIM05 and its supporting text should be modified as shown in **PM7**.

Policy HIM06 Commercial Core

- 4.34 Policy HIM06 defines the Commercial Core, supports appropriate development within it and seeks to resist the loss of shops, services, community facilities and car parking spaces. It was established in paragraphs 4.5 to 4.8 that this policy is in line with national and local policy, which seeks to boost businesses in the rural area. The Parish Council and District Council propose some minor amendments to the policy and its supporting text and, in the interests of clarity, I agree that these should be made as shown in **PM8**.
- 4.35 In addition the third bullet point of Policy HIM06 refers to maintaining easy and efficient access for large delivery vehicles. It has correctly been pointed out that this should not be at the expense of safety. This aspect of the policy should be modified as is also shown in **PM8**. With these proposed modifications in place, I am satisfied that Policy HIM06 meets the Basic Conditions.

Policy HIM07 The School Hill Site

- 4.36 Policy HIM07 set out criteria for the redevelopment of the School Hill Site. It has been established in paragraphs 4.5 to 4.8 above that this policy is generally consistent with the aims of national and local policy. The Parish Council and District Council have agreed a number of modifications which, in the interests of clarity, I consider should be made. These are set out in **PM9**.

4.37 As with the previous policy, the point has been made quite correctly that the reference to easy access for large delivery vehicles should not be at the expense of pedestrian safety. This part of the policy should, therefore, be modified as is also shown in **PM9**.

Policy HIM08 The Jam Factory

4.38 The intention of Policy HIM08 is, amongst other things, to retain the Jam Factory site in employment use while allowing for the possibility of small-scale residential development if current levels of employment were maintained or increased. The policy also stresses that in order to protect residential amenity, a green separation between the employment site and adjacent housing shall be retained.

4.39 In response to representations from the District Council questioning the clarity of the policy, a number of modifications were proposed. The most contentious of these involved identifying on the map accompanying the policy (Map 12) the precise extent of the '*Green areas to be retained*' within the site.

4.40 However, as has been pointed out by the owners of this site and its potential developers, these green areas are the subject of an extant and partially implemented planning permission for open storage and car parking. That being so it would not be appropriate for these areas to be shown as '*Green areas to be retained*' or indeed as '*Existing green areas*', a notation that has also been suggested by the Parish Council.

4.41 Another contentious point is the ecological value of these areas. They have been the subject of an Ecology and Protected Species Survey which concludes that '*No ecological constraints were found to be associated with plans to develop this land*'. However, this does not mean that the site has no ecological value. The ecological survey itself identifies a number of precautionary measures and ecological enhancements that would be required to ensure legal compliance and no net loss of diversity if the site were developed.

4.42 It is entirely appropriate, therefore, that Policy HIM08 should identify ecological matters as a key consideration in considering proposals to redevelop the site. However, reference to this matter in the policy should be updated by deleting mention of an area of scrubland that has now been cleared. This is shown in **PM10**.

4.43 In the interests of clarity the word 'allow' should be deleted from the third bullet point of Policy HIM08 as shown in **PM11**.

- 4.44 I see no objection to Map 12 being modified to indicate the position of the Community Orchard and the general direction of High Street, as also shown in **PM11**.
- 4.45 With these proposed modifications in place, and having regard to the general comments made about this policy in paragraphs 4.5 to 4.8 of this report, I am satisfied that Policy HIM08 meets the Basic Conditions.

Policy HIM09 Vision Park

- 4.46 Policy HIM09 seeks to safeguard Vision Park as an employment site. As established in paragraphs 4.5 to 4.8 above, this approach is consistent with national and local strategic policy. In the interests of accuracy, Policy HIM09 should refer to the presence of the officially recorded public bridleway, granting rights to pedestrians, cyclists and horse riders alongside the Guided Busway, as shown in **PM12**.

Policy HIM10 Bypass Farm

- 4.47 Policy HIM10 seeks to safeguard Bypass Farm for community outdoor use and to specify the size of any building footprint development that may take place, and the parking requirements for such development.
- 4.48 Dealing with this latter point first, no substantial evidence is put forward to justify the very precise requirements set out in the policy other than to indicate that these are based on the space requirements necessary for outdoor activities pursued by youth groups. I am not satisfied that this amounts to the proportionate, robust evidence required to support the policies in neighbourhood plans.¹² As to the safeguarding element of the policy, this simply repeats the requirement of Local Plan Policy SC/1 which allocates this site as an open space. As noted previously, the Framework cautions against the duplication of policy.¹³
- 4.49 For these reasons I am not satisfied that Policy HIM10 meets the Basic Conditions and it, together with its supporting text and Map 14, should be deleted as shown in **PM13**.

Policy HIM11 School Hill Garden

- 4.50 Policy NH/11 of the Local Plan identifies a number of PVAAs within Histon & Impington. Policy HIM11 proposes the designation of a further such area at School Hill Garden. I have no reason to doubt that this area is of amenity value to the local community and its proposed designation is consistent with

¹² PPG Reference ID: 41-040-20160211.

¹³ National Planning Policy Framework Paragraph 185.

Policy NH/11 and with the Framework's aim of promoting healthy and safe communities.¹⁴ The Parish Council and District Council have agreed a revised wording to this policy. In the interests of clarity, I agree that this modification should be made as shown in **PM14**.

Policy HIM12 Local Green Space

- 4.51 Policy HIM12 identifies a number of Local Green Spaces. The Framework acknowledges that local communities should be able identify these but advises¹⁵ that, amongst other things, this designation should only be used where; firstly, the green space is in reasonably close proximity to the community it serves; secondly, the green space is demonstrably special to a local community and holds particular local significance; and thirdly, it is local in character and not an extensive tract of land.
- 4.52 The Parish Council has confirmed that the owners of these sites were consulted in a timely manner and opportunities were given to them to make representations on their proposed designation.
- 4.53 Having visited these sites I am satisfied that they are all within easy reach of the village. In particular I noted on my site visit that the site referred to as Northern Buxhall Farm, one of the more peripheral sites proposed for this designation, is within twenty minutes' walk of large areas of the northern parts of the village and I regard this as being within easy walking distance.
- 4.54 I have no reason to doubt that the sites proposed as Local Green Space are demonstrably special to the local community and hold particular local significance. In particular, I note that the land at Northern Buxhall Farm provides an accessible area of tranquil open countryside close to the village, which is valued by walkers and nature lovers. The Infant School Field, on the other hand is centrally located and which will, when the Infant School is re located and full-time public access will become possible, serve a valuable role in addressing the serious deficit of formal and informal play provision in the area. It has been pointed out that the Infant School Site is designated as a PVAA in the Local Plan, this is a point I deal with later in this report.
- 4.55 As to the question of whether these sites are local in character and not extensive tracts of land, there are no hard and fast rules about how big a Local Green Space can be and a degree of judgment will inevitably be needed.¹⁶ For that reason, I have looked with particular care at three of the larger sites proposed as Local Green Spaces - these being Northern Buxhall

¹⁴ National Planning Policy Framework Chapter 8.

¹⁵ National Planning Policy Framework Paragraphs 99 and 100.

¹⁶ PPG Reference ID: 37-015-20140306.

Farm which is 12 hectares (ha), Cawcutt's Lake and adjacent land which is 11.6 ha, and Manor Park Field and Histon Wood which is 6 ha.

- 4.56 My site inspection led me to the conclusion that Histon and Impington sits in a landscape of broad, open fields similar in size or larger than these proposed sites. In a landscape of this scale none of the proposed sites gives the impression of being a particularly large tract of land. Moreover, much of Cawcutt's Lake is occupied by water and Manor Park Field and Histon Wood are separated by the track of the Guided Busway and its associated cycleway and bridleway. I am satisfied, therefore, that all of the Local Green Spaces proposed in Policy HIM12 are local in character and not extensive tracts of land.
- 4.57 A number of the proposed Local Green Spaces are in Green Belt where protection from development is the norm. The question posed in the PPG is, therefore, what additional local benefit would be gained by the proposed designation?¹⁷ In answering this question, the Parish Council point to the same paragraph in the PPG which makes clear that where there could be exceptions to the protection from development afforded by Green Belt, then a Local Green Space designation could help to identify areas that are of particular importance to the local community and have confirmed that that is the case in this instance. I consider this to be a valid approach for sites on the edge of village where sites could be considered for release in the future to meet, for example, housing needs.
- 4.58 Similarly a number of proposed Local Green Spaces are in Conservation Areas. Again, the question posed in the PPG is what additional local benefits would be gained by the proposed designation?¹⁸ The Parish Council argue that the two designations serve different purposes and state that '*Conservation Areas constrain the type of development whereas Local Green Space designation protects against development where none currently exists*'.
- 4.59 I accept the general proposition that different types of legislation are intended to achieve different purposes. I note that all of the sites in Conservation Areas which are proposed as Local Green Spaces are open areas or predominantly open areas with a number being parks, one being a Village Green and one a Peace Memorial.
- 4.60 However, I do not accept that Conservation Areas do not protect against development on open land where none currently exists. Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.¹⁹ Having visited

¹⁷ PPG Reference ID: 37-010-20140306.

¹⁸ PPG Reference ID: 37-011-20140306.

¹⁹ Section 69 i) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

all of these sites, I am of the opinion that the predominantly open spaces referred to above are an integral part of the character and appearance of the areas in which they stand and as such the desirability of preserving or enhancing them must be taken into account when considering any proposal to develop them. I am not satisfied, therefore, that any additional local benefit would be gained by designating them as Local Green Spaces. The designation of these sites does not, therefore, meet the Basic Conditions and reference to them should be deleted as shown in **PM15**.

- 4.61 Six of the proposed Local Green Spaces are already designated in the Local Plan as PVAA's, where according to the terms of Local Plan Policy NH/11 development will not be permitted that would have an adverse effect on the character, amenity, tranquillity or function of the village. Once again, therefore, the question has to be asked as to what additional local benefits would be gained by designating these sites as Local Green Spaces?
- 4.62 In answer to this question, the Parish Council point to the fact that a Local Green Space designation affords a site protection that is consistent with that for Green Belt²⁰ and it considers that the sites in question are important enough to warrant the rigorous examination of development proposals that would be carried out in Green Belt. Moreover, two of the proposed Local Green Spaces (Crossing Keeper's Copse and Impington Coppice) would benefit from the protection that would be afforded to them because of the richness of their wildlife - a protection not specifically afforded by PVAA status.
- 4.63 I am satisfied that these are indeed additional local benefits that warrant allocating sites which are already PVAA's as Local Green Spaces.
- 4.64 The Parish and District Councils consider that a wording change to Policy HIM12 would add to its clarity. I agree. These changes are set out in **PM16**. With the changes (including the deletions) referred to above in place, I am satisfied that Policy HIM12 meets the Basic Conditions.

Policy HIM13 Important Natural Habitats

- 4.65 Policy HIM13 seeks to ensure that the biodiversity value of Important Natural Habitats is identified and is maintained or enhanced as a result of any development. The sites which are proposed as Important Natural Habitats have been selected on the basis of detailed site assessments and no substantial evidence has been brought forward to invalidate these. Therefore, I consider that this policy is based on sound evidence and that its aims are compatible with Local Plan Policies, such as NH/4 which seek to safeguard

²⁰ National Planning Policy Framework Paragraph 101.

biodiversity and with chapter 16 of the Framework, insofar as it seeks to conserve and enhance the natural environment.

- 4.66 In the interests of clarity, I agree that some restructuring of the text supporting this policy is needed and Map 18 needs to show the boundaries of certain sites more clearly. Its key should also indicate that the numbers on the map relate to the open spaces listed in Table 4 of the Plan.
- 4.67 Table 6 contains details of individual sites and this would be more appropriately placed in the evidence base and the Plan should be modified accordingly.
- 4.68 It is also appropriate to deal with Map 17 at this time, as this relates to Policy HIM13. This map shows important natural habitat sites which provide ecological connectivity. The Parish Council has confirmed that, with the exception of the Important Natural Habitats, which are already shown on Map 18, the various sites shown on Map 17 have no policy significance. They are shown solely because connectivity and ecological networks are a key criterion for designating Important Natural Habitats. As such Map 17 would also be more appropriately included in the evidence base to the Plan rather than the Plan itself.
- 4.69 All the changes referred to above are shown in **PM17** and with these in place I am satisfied that Policy HIM13 meets the Basic Conditions.

Policy HIM14 Maximising Recreational Space

- 4.70 Policy HIM14 seeks to safeguard two existing playing fields in the village. Such an approach aligns with Local Plan Policy SC/8, which aims to achieve the same end and has regard to Chapter 8 of the Framework (which seeks to promote healthy and safe communities).
- 4.71 Policies in neighbourhood plans should relate to the development and use of land. It is suggested that Policy HIM14 goes beyond this when it refers to encouraging initiatives which support the management of the two playing field sites in order to maximise their total use for public recreation. To my mind, the broad thrust of this phrase clearly relates to the use of land so it is valid to include it in the policy.
- 4.72 It is also pointed out that Policy HIM14 also refers to supporting the provision of a green linkage between the two sites but does not indicate where this would be. However, I see nothing to indicate that it should do so in order to comply with the Basic Conditions.

4.73 The Parish Council and District Council have concluded that the wording of the policy should be modified as shown in **PM18**. I agree that, in the interests of accuracy and clarity, this should be done. Map 19 should also be modified to make clear what its annotations refer to. This is also dealt with in **PM18**.

Policy HIM15 Walking and Cycling Routes

4.74 As its name implies, Policy HIM15 deals with walking and cycling routes. It is suggested that it should also deal with horse riding. However, as the PPG makes clear²¹, neighbourhood plans are not bound to have policies addressing all types of development and, within prescribed limits, it is for the community to determine the specific topics that such plans cover.

4.75 I see no evidence of a widespread desire in the community to cover the topic of horse riding. In order to meet the Basic Conditions, therefore there is no need for the scope of Policy HIM15 to be widened to include this topic. I note that the Parish Council is open to the suggestion that a policy relating to horse riding could be included in a review of the Plan.

4.76 It has been pointed out that the Plan omits to mention bridleways and public rights of way in a number of places. The Parish Council accepts that in the interests of accuracy it should. I agree. These changes, and a further change agreed between the Parish Council and District Council, are shown in **PM19**.

Policy HIM16 A14 Mitigation Sites

4.77 Highway works around the A14 roundabout at the southern edge of the village has led to the destruction of an area of woodland. In the eyes of local residents, this has undermined the essentially rural character of Histon and its sense of separation from both the road itself and from Cambridge. Policy HIM16 seeks, therefore, to maintain and strengthen green infrastructure and planting in this area as a way of mitigating the adverse impact of the A14.

4.78 Most of the sites referred to in this policy are in Green Belt; some are proposed in the Plan as Local Green Spaces; some are proposed as Important Natural Habitats and some fall into all three of these categories. The question has been raised, therefore, as to why they need to be designated under Policy HIM16?

4.79 However, I am satisfied that these different designations are intended to serve different purposes. Green Belt and Local Green Space are intended primarily to safeguard the openness of these sites, while designation as Important Natural Habitats are intended to promote and safeguard biodiversity. Policy HIM16 on the other hand, is concerned with promoting planting and the

²¹ PPG Reference IDs 41-040-20160211 & 41-004-20190509.

provision of green infrastructure to reduce the effect on the village of noise, dust and air pollution from the A14. This is linked to, but different from, openness and habitat creation and retention.

- 4.80 The District Council and Parish Council have agreed that Map 22 which accompanies Policy HIM16 should be modified to show the boundaries of various sites more clearly, to explain the annotations of the map and to confirm whether certain sites are within the boundaries of the relevant Development Consent Order. I consider that, in the interest of clarity, these changes should be made as shown in **PM20**.
- 4.81 Policy HIM16 has regard to the Framework insofar as it seeks the provision of green infrastructure²² and is generally consistent with Local Plan Policy NH/1, which seeks to achieve the same end. Policy HIM16 therefore meets the Basic Conditions.

Policy HIM17 The Infant School Site

- 4.82 The Infant School Site is due to become vacant when a new school is developed in the village. Policy HIM17 seeks to safeguard the site for Community Uses in order to deal with a shortfall in community provision in the village.
- 4.83 It is pointed out that there is no absolute guarantee planning permission will be granted on the new school site but that has no bearing on the wording of this policy. If the site is not vacated, it will continue in use as a school and a school is a community use.
- 4.84 The point is also made that while Policy HIM17 would particularly welcome the provision of health facilities on this site, the site's owner has received no direct approach from health care providers. This is not entirely surprising as the site is currently in use as a school and such approaches could be made in the future.
- 4.85 I note that the owner of the site intends to promote it for housing but Policy HIM17 does not rule this option out entirely, it simply says that the principal use of the site for community facilities should be maintained. I do not agree with the suggestion that the policy is over restrictive. The policy expresses various preferences but does not rule out other suitable options.
- 4.86 The policy contains a clause which introduces some flexibility by allowing for other development to take place if, during the Plan period, it becomes evident that there is no demand for community uses. The District Council and Parish Council have agreed that this should be replaced by a clause that states that

²² National Planning Policy Framework Paragraph 91.

the site will be safeguarded for 10 years, after which other uses would be allowed.

- 4.87 The purpose of this is to reduce the risk of the building standing empty. However, this modification would appear to have the opposite effect in that it could mean that the building would stand empty for 10 years even if there was no demand for community uses. Whereas the policy, as worded, would allow for the building to be occupied earlier if it could be demonstrated that there was no such demand. Moreover, the Plan will not be 'made' before 2020 and only runs until 2031 – a period of 11 years.
- 4.88 I agree however that, in the interests of consistency and clarity, Policy HIM17 and its supporting text should refer to the fact that the school building is identified under Policy HIM02 as a non-designated heritage asset and to the terms of the Histon & Impington Village Design Guide. These modifications are shown in **PM21**.
- 4.89 With these modification in place, I am satisfied that Policy HIM17 meets the Basic Conditions in that, as referred to in paragraphs 4.5 to 4.8 above, it has regard to the Framework in so far as it seeks to retain and develop accessible local services and community facilities and is in general conformity with those Local Plan Policies which seek to safeguard community uses.

Policy HIM18 Meeting Local Needs – Housing Mix

- 4.90 Policy HIM18 seeks to ensure that housing developments include a mix of size and tenure of dwellings which meet local needs. However, Local Plan Policy H/9 is a detailed and wide ranging policy which covers the same ground and I agree with the District Council that it is not clear what Policy HIM18 adds to this. The Parish Council accepts that the two policies cover similar ground but consider that they say different things. However, they do not point to any significant and evidence-based ways in which the two policies differ. As noted previously, the Framework cautions against the duplication of policy.²³ Policy HIM18 and its supporting text should, therefore, be deleted as shown in **PM22**.

Policy HIM19 Station Site

- 4.91 Policy HIM19 starts by stating that it supports Policy E/8 of the Local Plan, which allocates the Station Site for mixed use development and adds a number of additional requirements. Like the District and Parish Councils, I do not consider it necessary for this policy, in effect, to repeat the requirements

²³ National Planning Policy Framework Paragraph 185.

of Policy E/8²⁴ and Policy HIM19 should be modified to delete its first sentence, as shown in **PM23**.

- 4.92 In the interests of consistency and clarity I also agree with the District and Parish Councils that the area to which this policy applies should be made clear and that reference should be made to the Village Design Guide. These changes are also shown in **PM23**.

5. Conclusions

Summary

- 5.1 The Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. I consider that the Plan as modified has no policy or proposals significant enough to have an impact beyond its designated boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Overview

- 5.4 The Neighbourhood Planning Team have taken a meticulous and rigorous approach to its task and the result is a thorough and comprehensive Plan, which will make an effective contribution towards the management of development in the village.

R J Yuille

Examiner

²⁴ National Planning Policy Framework Paragraph 185.

Appendix: Modifications (Histon and Impington Neighbourhood Plan Examination)

Note: Where a modification reproduces a policy which contains a footnote(s), the footnote numbering replicates that which is in the submitted version of the Histon and Impington Neighbourhood Plan (the Plan). The footnote numbering may need to be updated when a revised version of the Plan is produced, following the examination. The paragraph numbering in the Plan will also need to be revised as a consequence of the recommended modifications.

The Key for interpreting the modifications

- **Bold lettering** This shows a policy
- ~~Striking through~~ This shows where wording is to be deleted
- [Added text] Words within [xxx] indicate where wording has been added
- Normal lettering This text is explaining what is being changed / Also indicates supporting text or information from a table

Proposed modification number (PM)	Page number	Modification
PM1 Policy HIM01 High Quality Design – Residential Development	Pages 36-38	<p>Amend the policy as follows:</p> <p>Policy HIM01 High Quality Design – Residential Development</p> <p>All residential development proposals shall contribute positively to the quality and character of Histon and Impington, as described in the Histon and Impington Village Design Guide²⁰, and be informed by the design guidance in that document as well as South Cambridgeshire District Council’s Design Guide²¹ and any documents which supersede these.</p> <p>For proposals which result in modifications/extensions to existing dwellings this means:</p>

		<ul style="list-style-type: none">• Sensitive treatment of boundaries to avoid over-development and adverse impact on street scene character.• Proposed extensions should not dominate the original building and context, other than in exceptional cases where the existing building is of poor quality or little architectural interest. In such cases it would be appropriate to consider a contemporary design that adds quality and interest to the original building. [Where the existing building is of high quality or holds significant architectural or historical interest, proposed extensions must not dominate the original building and context. For other buildings, it would be appropriate to consider a contemporary design for an extension that adds quality and interest to the original building.]• Where deep plan forms are created through extensions, designers are encouraged to seek innovative and creative solutions to providing natural light and ventilation.• A choice of high-quality materials which reflect the existing building or, where appropriate, the context of the wider local area.• Adhering to the principles set forth in Local Plan Policy NH/4²², applying these to modifications/extensions to existing dwellings. This includes but is not limited to: “Opportunities should be taken to achieve positive gain through the form and design of development” and “to maintain, enhance, restore or add to biodiversity”.
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		<p>[For newly built single dwellings or small plot developments (including schemes of up to 10 houses) this means that:</p> <ul style="list-style-type: none">• The proposals should be in scale with neighbouring developments.• Where the existing design context is of high design quality, the proposals should seek to be in keeping with it.• Where the existing design context is poor, a new proposal provides an opportunity to strengthen quality and provide a precedent for future development.] <p>For proposals which result in the development of new housing estates (including all schemes of more than 10 dwellings) it is necessary:</p> <ul style="list-style-type: none">• To demonstrate, with a submitted Building for Life 12 assessment²³, that the proposed development will contribute to achieving sustainable development.• To adopt estate design and layout strategies which prioritise walking and cycling, create permeable, connected, safe communities with links to amenities in the community and to other estates and residential areas.• To ‘design in’ opportunities for safe outdoor play in playgrounds and on the streets notwithstanding complying with Local Plan Policy SC/7²⁴ (Outdoor Play Space, Informal Open Space and New Developments).
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		<ul style="list-style-type: none">• To 'design in' active facades where front doors and habitable rooms overlook the street.• To give careful consideration of car parking so that it does not dominate the street scene.• To ensure creative use of landscaping, building design and planting that enhances the public realm, creates biodiversity and increases amenity.• Where appropriate and practical to do so, to use public art to help reinforce a sense of place and community.• To encourage schemes that incorporate, where practical to do so, appropriate energy generation technology (solar PV, solar thermal, heat pumps, wind power etc.) to be energy neutral.• To encourage schemes that enable the implementation of smart energy technologies to improve energy efficiencies within the home and be innovative in setting standards of design and technology used. <p>For newly built single dwellings or small plot developments (including schemes of up to 10 houses) this means that:</p> <ul style="list-style-type: none">• The proposals should be in scale with neighbouring developments.• Where existing design context is of high design quality, the proposals should seek to be in keeping with it.
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- ~~• Where the existing design context is poor, a new proposal provides an opportunity to strengthen quality and provide a precedent for future development.~~

All proposals are expected to:

- Observe high standards of energy efficiency and use of renewables.
- Respond to the needs of residents to manage their waste, access their cycles, park their cars and report their utility usage.
- Provide super high-speed (as a minimum) broadband connections.

~~Innovative and contemporary design that is appropriate to the village setting, and in line with principles set out in the Histon and Impington Village Design Guide²⁵, is encouraged.~~

- [To adopt estate design and layout strategies which prioritise walking and cycling, create permeable, connected, safe communities with links to amenities in the community and to other estates and residential areas.
- To 'design in' active facades where front doors and habitable rooms overlook the street.
- To give careful consideration of car parking so that it does not dominate the street scene.

		<ul style="list-style-type: none"> • To ensure creative use of landscaping, building design and planting that enhances the public realm, creates biodiversity and increases amenity. • Where appropriate and practical to do so, to use public art to help reinforce a sense of place and community. <p>Innovative and contemporary design that is appropriate to the village setting, and in line with principles set out in the Histon and Impington Village Design Guide²⁵, is encouraged.]</p>
PM2	Page 44	<p>Amend as follows:</p> <p>Table 1: HIM02 – List of Interesting Buildings (2019)</p> <p>13 3 School Hill; old church school façade [(the north façade is the feature of interest)].</p> <p>15 Wall fronting the High Street of the garden of The Gables, 25 High Street.</p> <p>This structure will need to be removed from Map 8.</p>
PM3 Policy HIM02 Interesting Buildings (Non-designated heritage assets [of local interest])	Page 42	<p>Amend the policy as follows:</p> <p>Policy HIM02 Interesting Buildings (Non-designated heritage assets [of local interest]).</p> <p>A list of Interesting Buildings in Histon and Impington shall be maintained. The list will be subject to annual review [following the process set down in paragraph 5.20 when buildings may be added or removed].</p>

	<p>Page 40</p> <p>Page 41</p>	<p>The buildings on the prevailing Interesting Buildings list established in accordance with this Policy are identified as non designated heritage assets.</p> <p>Until such time as the list is updated by the Parish Council and posted [published] on South Cambridgeshire District Council’s Planning Portal [website], the list is as shown in Table 1, with the locations identified in Map 8.</p> <p>Proposals should seek to preserve or enhance the significance of these heritage assets. [Proposals for any works that would lead to harm or substantial harm to a non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.]</p> <p>Where proposals have any effect on a non-designated heritage asset, a balanced judgement will be applied having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>5.18. The list will be maintained by the Parish Council in accordance with the criteria (paragraph 5.17 [5.19]) and process (paragraph 5.48 [5.20]) outlined below.</p> <p>Add the following words at the end of paragraph 5.20:</p> <p>[It is the intention of the Parish Council to review the Plan on a regular basis and Map 8 and the evidence document to support this Policy will be updated when the Plan is reviewed.]</p>
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	Page 42	<p>Paragraph 5.25. Modify the second sentence in the ‘Schedule’ section as follows:</p> <p>The list will be subject to revision annually following the process set out in “Context and reasoned justification” above. [(paragraph 5.20) as well as part of the regular review of the Plan.]</p> <p>Throughout this policy and its supporting text replace Planning Portal with <u>website</u>.</p>
PM4 Policy HIM03 Size, scale and location of new housing	Page 48	<p>Policy HIM03 Size, scale and location of new housing.</p> <p>Amend the second section of the Policy HIM03 as follows:</p> <p>In the event that proposals for new estates outside the existing development framework are accepted in principle when assessed against the Local Plan and national policies. [For new estates,] the Neighbourhood Plan specifies the following requirements:</p> <ul style="list-style-type: none"> • Entry to the estate should be no further than 800m, by a safe and direct walking and cycling route, from one of the two Community Centres (see Map 7); and • The proposal must maintain and, where possible, reinforce Histon and Impington as a single community with village character. <p>Delete the third section from Policy HIM03 as follows:</p> <p>For all proposals, an appropriate level of infrastructure (necessary to meet the needs of the development), including education provision and</p>

	Page 46	<p>capacity at GP services must be available or provided to serve the proposed development.</p> <p>Delete the fourth section of Policy HIM03:</p> <p>Development of more than 50 units are considered by the community to be out of character with the existing built form and are not supported.</p> <p>The wording of paragraph 5.30 to be amended thus:</p> <p>There are no obvious opportunities for the development of new housing estates in Histon and Impington because of the tightness of the Green Belt around it. However, it is also acknowledged that the Plan will be in place up to 2031. If developers find ways to bring such opportunities forward it is important the Neighbourhood Plan provides an appropriate decision-making framework. The Policy considers that [Furthermore, any] developments of [more than around] a maximum (approximately) 50 units [are] would, in principle, be considered reasonable depending on site constraints. Schemes higher than this threshold are considered to be out of keeping with the way that the built environment has developed over time in the villages.</p>
PM5	Page 17	Modify Map 7 as shown in the appendix to the Statement of Common Ground.
PM6	Page 47	<p>Modify the wording of the second bullet point in paragraph 5.32:</p> <ul style="list-style-type: none"> • Will create more opportunities for affordable housing (sites of 10 [11] units or higher will be expected to deliver 40% affordable housing).

**PM7 Policy HIM05
Parking Provision for
Cars and Cycles**

Page 55

Paragraph 5.62 to be amended as follows:

5.62. We also recognise that, as with much of Cambridgeshire, Histon's and Impington's roads were not designed for the current levels of car ownership and usage. [There are some roads within the settlement which we consider to be 'restricted'. Restricted roads are those streets where additional parking would either significantly impede traffic or would put access at risk (notably for emergency and service vehicles). The 'Restricted Roads' are identified in Table 2 and on Map 10. Such streets inter alia:] ~~as a result, roads in the settlement that:~~

- Are bus transport routes (both public service and also private taking students to Impington Village College) [where additional parking could adversely impact timekeeping.]
- Already have significant levels [of on street parking (with or without) Traffic Regulation Orders in place.
- Already have levels of on-street car parking such that further on street parking would be unacceptable (for example, by further compromising emergency vehicle access).
- Are very narrow, and may have no or limited footpath provision as a result.
- Are in close vicinity to facilities which naturally attract visitors to attend by car and there is inadequate onsite provision (e.g. schools, shops, doctors' surgery, community buildings).

Correct error in Table 2.

	Page 60	<p>Table 2 Glebe Road [Way]</p> <p>Delete part of section entitled 'Restricted Streets' from the end of Table 2 and amend as follows:</p> <p>[See paragraph 5.62 for explanation of restricted streets.] Such streets, inter alia:</p> <ul style="list-style-type: none"> • Are public or private service bus routes where additional parking could adversely impact timekeeping • Already have significant levels of on-street parking (with or without Traffic Regulation Orders) • Are narrow (and may have no or limited footpath provision as a result) • Are in close vicinity to facilities which naturally attract visitors to attend by car and there is inadequate on-site provision (e.g. schools, shops, doctors' surgery, community buildings). <p>Add wording after the first sentence of Policy HIM05 Parking Provision for Cars and Cycles as follows:</p>
	Page 57	<p>In addition to the indicative car parking standards, and the minimum cycle parking standards set out in Local Plan Policy TI/3 and Figure 11, the following requirements must also be met. [In doing so, due reference shall be made to provisions of the District Design Guide [ref 1]</p>

		<p>and the Histon and Impington Village Design Guide Supplementary Planning Document 2020 [ref 2].]</p> <p>Moreover, car and cycle parking in and around both the Commercial Core and Station Site shall be provided so as to complement Policies HIM06 and HIM19 to support the vibrancy and vitality of these areas.]</p> <p>Ref 1 is to be a footnote linking to the District Design Guide –</p> <p>Ref 2 is to be a footnote linking to the Village Design Guide Supplementary Planning Document –</p> <p>Amend wording in Car Parking section of Policy HIM05 as follows:</p> <p>Car Parking</p> <p>Indicative car parking standards are set out in Table 3 (see also Figure 11 of the Local Plan).</p> <p>On restricted streets, as identified in Table 2 [and Map 10 of the Statement of Common Ground (<i>this will need to be given a new number in the modified Plan</i>)], all parking provision (including for visitors, customers and any business vehicles) must be provided [off the running carriageway] within the curtilage, unless the specific development proposal in question is not likely to have any adverse impact on residential amenity, the passage of buses and service vehicles, or road safety through the creation of additional on-street parking.</p> <p>On non-restricted streets:</p>
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		<ul style="list-style-type: none">• Gurtilage [Off the running carriageway] parking must be provided wherever possible.• Limited visitor/customer parking on street may be acceptable [where it is not likely to have any adverse impact on amenity, the passage of buses and service vehicles, or road safety.] <p>Amend the section of Policy HIM05 entitled ‘Dimensions’: to read as follows:</p> <p>Dimensions:</p> <p>Garage - minimum size [to be that included in the adopted Local Plan.] preferred width for doors not less than 2.35m; minimum acceptable 2.25m. Where the [The]_driveway is to be counted as a parking space, it should be of a sufficient size to accommodate an average sized car- at least 5.0m long and make due allowance [whilst allowing for the garage door to be opened.]</p> <p>Parking spaces - cars, minimum size 5m x 2.5m; vans⁴⁸, minimum size 7.5m x 3.5m.[Developer to specify within a proposal where a parking space will be required for a van.]</p> <p>Amend the fourth bullet point and third paragraph of the section of Policy HIM05 entitled ‘Cycle Parking’ to read as follows:</p> <ul style="list-style-type: none">• Covered, fit for purpose, and attractive [and designed to fit into the character of their local area.] <p>The space between cycle stands and the positioning of stands must allow for ease of use and access and not put cyclists in conflict with</p>
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		<p>either pedestrians or vehicles. Cycle racks or stands shall not be inferior to the design and dimensions provided in the Cambridge City Council Cycle Parking Guide for New Residential Developments⁴⁹.</p> <ul style="list-style-type: none"> • [The stands shall give the security and stability that is no less than that provided by] Sheffield or Rounded A stands. shall be used.
<p>PM8 Policy HIM06 Commercial Core</p>	<p>Page 66</p>	<p>Modify the first line of the Policy HIM06 Commercial Core as follows:</p> <p>The area shown in Map 10 is designated as the Histon and Impington Commercial Core. [This policy will be informed by the design guidance included in the Histon and Impington Design Guide Supplementary Planning Document and any documents which supersede this.]</p> <p>At the end of the bracketed section of the second bullet point in the policy, add a footnote which reads as follows:</p> <p>[NPPF Glossary (2019) – Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).]</p> <p>Modify the third bullet point of Policy HIM06 as follows:</p> <ul style="list-style-type: none"> • Maintaining ease [easy, safe] and efficient access for large delivery vehicles as appropriate.

	Page 65	<p>Modify the wording of the fourth bullet point in the policy in the following manner:</p> <ul style="list-style-type: none"> • Improve the organisation of car parking [on the site] (for example by increasing accessibility to off street parking spaces whilst also protecting the interests of local businesses). <p>Modify paragraph 5.85 as follows:</p> <p>The Policy refers to main town centre uses which is defined in the glossary of the NPPF [(see footnote in the policy which lists these uses).]</p>
PM9 Policy HIM07 The School Hill Site	Page 70	<p>Add a footnote after the words ‘Glossary to the NPPF’ in the first bullet point of the policy. This footnote will read as follows:</p> <p>NPPF Glossary (2019) – Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</p> <p>After the second bullet point of Policy HIM07 The School Hill Site, insert a new paragraph to read as follows:</p>

	Page 72	<p>The policy will be informed by the design guidance included in the Histon and Impington Village Design Guide Supplementary Planning Document and any document which supersede this.</p> <p>Modify the third bullet point of the submitted version of Policy HIM07 to read as follows:</p> <ul style="list-style-type: none"> • Improve the relationship of the buildings with the associated green space and surrounds with a thoughtful [high-quality] public realm strategy plan. <p>Modify the seventh bullet point of the submitted version of Policy HIM07 to read as follows:</p> <ul style="list-style-type: none"> • Enable [safe and] easy access for large delivery vehicles. <p>Amend the key to Map 11 to explain what A – E refer to as shown in the appendix to the Statement of Common Ground.</p>
PM10 Policy HIM08 The Jam Factory	Page 75	<p>Modify the second paragraph of Policy HIM08 The Jam Factory as follows:</p> <p>Development proposals will be supported where they maintain or increase the level of employment [Proposals for development on the site will be supported where they maintain or increase the current levels of employment,] and where residential amenity in the adjacent residential areas is maintained [unless it can be demonstrated that the site is no longer viable for employment uses.] A key consideration in in any proposal is the biodiversity value of the wildlife-rich scrub in [site, especially the] western part of the site which is ecologically linked with the adjacent land to the west.</p>

		<p>V22 Crossing Keeper's Copse V26 Impington Coppice V28 Western Woodland on Feldsted Farm V29 Central Woodland on Feldsted Farm V33 Cawcutt's Lake and adjacent land V34 Land alongside the A14/B1049 near the interchange (north east quadrant).</p> <p>The key to Map 18 should state that the numbers on it refer to the open spaces listed in Table 4 of the Plan.</p>
PM18 Policy HIM14 Maximising Recreational Space	Page 115	<p>Delete the last sentence of Policy HIM14 Maximising Recreational Space and replace with the following:</p> <p>A minor encroachment into the IVS playing field area by Morris Education Trust, having no material impact on recreational activities, would not be constrained by this Policy.</p> <p>[Schemes that encroach on the playing field will be assessed in respect of the level of harm to the playing field.]</p> <p>Map 19 should be modified as shown in Appendix A of the Statement of Common Ground.</p>
PM19 Policy HIM15 Walking and Cycling Routes	Page 119	<p>Add a sentence at the start of Policy HIM15 Walking and Cycling Routes to read as follows:</p> <p>[The policy reflects the importance of connectivity within the villages and connecting the villages with the countryside and neighbouring communities as highlighted in the Histon and Impington Village Design Guide Supplementary Planning Document.]</p>

		<p>Development proposals shall:.....</p> <p>Amend the following pages and paragraphs:</p> <p>Page xi In the section headed 'The Busway', add [bridleway] after the word 'footway'.</p> <p>Page 23 Paragraph 4.2. 7th bullet point. Add [Public Rights of Way] after the word 'roads'.</p> <p>Page 25 Paragraph 4.23. Add [<u>Public Rights of Way</u>] after the word 'roads' in the last sentence.</p> <p>Page 28 Paragraph 4.34. 1st bullet point. Add [including Non Motorised User (NMU) paths] after the word 'community'.</p> <p>Page 83 Paragraph 5.129. Add an additional bullet point to read [The Rights of Way network.]</p> <p>Page 150 Add the following to the section headed 'Getting Around' (P2).[In doing this, the Parish Council will additionally explore options for creating new paths accessible to horse riders, including taking account of potential conflicts and fragmentation that arises from shared pedestrian/cycle use.]</p> <p>Page 153 'Getting Around' (P15). Add the words [<u>Rights of Way</u>] after the words 'cycle paths' in the middle column.</p>
PM20	Page 128	Modify Map 22 in the manner shown in Appendix A of the Statement of Common Ground.

<p>PM21 HIM17 The Infant School Site</p>	<p>Page 131</p>	<p>Include an additional paragraph after 5.214 which states:</p> <p>[5.215 Any development of the site should respect the character of the area and make full use of the design guidance provided in the Histon and Impington Village Design Guide Supplementary Planning Document.]</p> <p>Amend the wording of the second paragraph of Policy HIM17 The Infant School Site as follows:</p> <p>Development proposals will be supported where:</p> <ul style="list-style-type: none"> • Principal use of the site for community facilities is maintained. • Parking provision for cycles and cars meets Policy HIM05 standards. • It is accessible for the community mini-bus. • [The development respects/incorporates and enhances the Infant School building and its setting, including taking account of Policy HIM02. • The development respects the character of the area by following the guidance provided within the Histon and Impington Village Design Guide Supplementary Planning Document.]
<p>PM22 Policy HIM18 Meeting Local Needs – Housing Mix</p>	<p>Pages 136-141</p>	<p>Delete Policy HIM18 Meeting Local Needs – Housing Mix and paragraphs 5.230 to 5.248 of its supporting text together with Figure 14.</p>
<p>PM23 Policy HIM19 Station Site</p>	<p>Page 143</p>	<p>Modify Policy HIM19 as follows:</p>

		<p>Policy HIM19 Station Site</p> <p>The Neighbourhood Plan supports Policy E/8 in the Local Plan which allocates the site shown on Map 24 for mixed use development in the Histon & Impington station area.</p> <p>Development on the site [Histon and Impington station area as shown on Map 24] must accord with Local Plan Policy E/8 and the following additional requirements shall all also be met:</p> <ul style="list-style-type: none">• The former station building should be retained and reused as appropriate for commercial or a community use.• A through footpath/cycleway to allow access to Vision Park should be provided.• Ensuring existing provision of village shops and services (providing key amenity value in this part of the village) are maintained or enhanced. <p>[This policy will be informed by the design guidance in the Histon and Impington Village Design guide Supplementary Planning Document and any documents that supersede this.]</p>
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Histon and Impington Neighbourhood Plan 2020 - 2031

Version 4: Referendum version



Foreword

Neighbourhood Plans were introduced through the Localism Act in 2011 (then referred to as “Neighbourhood Development Plans”). This gives a community the right to develop a plan for their neighbourhood that sets out policies on the development and use of land. Through the development of a Neighbourhood Plan, communities can play a greater role in the development of their area.

Once made, Neighbourhood Plans form part of the statutory development plan and this means that South Cambridgeshire District Council must use our Neighbourhood Plan to determine planning applications. The Plan provides local people with the opportunity to have control over where development should go and how it can benefit the community.

Histon and Impington are thriving villages where people value the rural feel, the wealth of amenities and being part of a community that is inclusive and diverse. The community wants to have a say in how land is used within the parish, how the villages develop and how to retain what is important to the community. We are situated close to Cambridge, an area where growth has been promoted and there is a need for increased housing as the population and the economy grows. People clearly told us through the consultation that retaining the villages’ distinctive identity and not becoming a suburb of Cambridge is a priority.

The Histon and Impington Neighbourhood Plan has been developed by and with the community. It has been produced by the Histon and Impington Neighbourhood Plan Team, led by Histon and Impington Parish Council, using the views and ideas of those living, working and other stakeholders with an interest in the community.

The results of the Histon and Impington Neighbourhood Plan “Big Community” survey, public consultations and workshops have all sought to ensure that the plan accurately reflects the aspirations of the community. The Team listened and consulted on a wide range of issues in order to achieve a plan that details how we see our community developing. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Histon and Impington residents.

David Jenkins
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Plan Team

Denis Payne
Chair, Histon and
Impington Parish Council

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Acronyms and Abbreviations

BAP	Biodiversity Action Plan
CCG	Clinical Commissioning Group (namely Cambridgeshire and Peterborough CCG)
CIL	Community Infrastructure Levy
CLT	Community Land Trust
CPERC	Cambridgeshire and Peterborough Environmental Records Centre
CQC	Care Quality Commission
GP	General Practitioner
H&I	Histon and Impington
HE	Highways England
IDT	A14 Integrated Delivery Team
IVC	Impington Village College
HM	Her Majesty's (as in "Government")
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework (February 2019 version)
PC	Parish Council (of Histon & Impington)
PCSO	Police community support officer
PVAA	Protected Village Amenity Area
SCDC	South Cambridgeshire District Council
SME	Small and medium enterprises
SPD	Supplementary Planning Document
VDG	Village Design Guide

Glossary

active facade	The arrangement where the doors and habitable rooms of a dwelling overlook the street, thereby creating connectivity.
Basic Conditions	Neighbourhood plans must meet certain ‘basic conditions’ and other legal requirements, as set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), before they can come into force.
Big Community Survey	A community-wide survey aimed at engaging with people who live, work, study or have an interest in the Histon and Impington area to inform development of the Neighbourhood Plan.
Commercial Core	The area of shops, services and community uses on and close to the High Street identified on Map 11 “HIM06 - Histon & Impington Commercial Core Policy Area” .
community	The people living and working in Histon and Impington together with, should the context require, the buildings, facilities and infrastructure that makes this possible.
community project	An action led or initiated by the Parish Council to investigate and implement as appropriate suggestions arising from the community engagement for this Plan. Some community projects are incorporated in the Plan’s Policies.
development framework	<p>This defines the area within which development is ordinarily permitted subject to compliance with the applicable, prevailing local and national planning policies.</p> <p>Local Plan Paragraph 2.50 notes “<i>The development frameworks define where policies for the built-up areas of settlements give way to policies for the countryside</i>” – see: https://www.scamb.gov.uk/media/12527/3-chapter-2-spatial-strategy.pdf .</p> <p>The development framework for Histon & Impington is identified in the Local Plan Adopted Policies Map: https://www.scamb.gov.uk/media/12464/inset-58-histon-impington.pdf</p>
development plan	The overarching term for the plans setting down planning policies that are used in determining planning applications. The development plan comprises <i>the Local Plan</i> and the <i>Neighbourhood Plan</i> .
Examiner	An appropriately qualified and experienced independent person appointed by the planning authority to assess whether the <i>Neighbourhood Plan</i> is compliant with the relevant legislation and regulations and is in all other regards suitable for adoption as a neighbourhood plan.

exception sites	See “ <i>rural exception site</i> ” below.
Fen Edge	This can refer to any settlement on the edge of the East Anglian fens. Locally, Fen Edge specifically refers to a collection of five villages: Cottenham, Landbeach, Rampton, Waterbeach and Willingham.
Green Belt	Land which is subject to planning restrictions. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
Guided Busway	A transport corridor, comprising guide tracks solely for buses on the line of the former Cambridge to St Ives railway. There is a maintenance road / public footway cum cycleway alongside. The Guided Busway forms part of <i>The Busway</i> network (see below).
Histon & Impington	The community or the settlement of the two villages.
Histon and Impington	The two villages, of Histon and of Impington.
Histon & Impington Village Design Guide Supplementary Planning Document	A document which complements this Plan, providing guidance on specific design issues including existing village character, landscape, appropriate design in the village centres, residential design (extensions, alterations and new build) and materials. (It is anticipated that this will be adopted in 2020.)
Histon and Impington Neighbourhood Planning Team	The team comprising Parish Councillors, other residents and stakeholders which prepared the Neighbourhood Plan.
Level 4 qualification	One of the nine qualification levels used to describe educational attainment in England, Wales and Northern Ireland (https://www.gov.uk/what-different-qualification-levels-mean/list-of-qualification-levels).
Local Plan	A document prepared by the local planning authority setting down planning policies used in determining planning applications. See “ <i>the Local Plan</i> ” below.
neighbourhood area	The area to which a <i>neighbourhood plan</i> applies. For Histon and Impington this comprises the part of the administrative area of the Histon and Impington Parish Council that lies north of the A14.

Neighbourhood Plan	<p>The document in which a community's shared vision for its neighbourhood and the shape of the development and growth of the local area is set out (https://www.gov.uk/guidance/neighbourhood-planning--2#what-is-neighbourhood-planning).</p> <p>A neighbourhood plan sets down planning policies that are used in determining planning applications.</p> <p>A neighbourhood plan forms part of the statutory development plan and sits alongside <i>the Local Plan</i> prepared by the local planning authority.</p> <p>In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004</p>
Neighbourhood Development Plan	An alternative term for <i>Neighbourhood Plan</i> (see above). For practical purposes, the terms are interchangeable.
Non-designated Heritage Assets	<p>These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.</p> <p>See: https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets and https://historicengland.org.uk/advice/hpg/has/locallylistedhas/</p>
Plan	<i>Neighbourhood Plan</i>
Plan Area	The same as <i>neighbourhood area</i> . For Histon and Impington this comprises the part of the administrative area of the Histon and Impington Parish Council that lies north of the A14.
Policy	<p>A statement setting down criteria against which planning applications are determined.</p> <p>The <i>Neighbourhood Plan</i> policies complement and rank alongside the policies set down in <i>the Local Plan</i>.</p>
Policy Area	The area in which a Policy is deemed to be effective as identified on a map within this Plan.
Protected Village Amenity Area	A planning concept defined in the Local Plan Policy NH/11 (Protected Village Amenity Areas) where development will not be permitted within or adjacent to such an area if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
Restricted streets	Term used to define where certain parking provision restrictions apply as set down in Policy HIM05.
Rural Exception Site	A location where development is permitted outside the <i>Settlement Boundary</i> for affordable housing under the Local Plan's policies.

Settlement Boundary	The boundary defining the <i>development framework</i> for a settlement, within which development is ordinarily permitted subject to compliance with the applicable, prevailing local and national planning policies.
Supplementary Planning Document	A document intended to expand upon policy or provide further details to policies. In the context of this Plan, the Supplementary Planning Documents would be in support of <i>the Local Plan</i> (see below).
The Busway	A network of bus routes linking Cambridge with Peterborough and Royston. The routes include two sections of guide tracks with a maintenance road / public footway / bridleway cum cycleway alongside: the <i>Guided Busway</i> (see above).
the Local Plan	<p>The South Cambridgeshire Local Plan (https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018/).</p> <p>The South Cambridgeshire Local Plan, which was adopted by South Cambridgeshire District Council on 27 September 2018, sets out the planning policies and land allocations to guide the future development of the district up to 2031.</p>
the Parish	<p>The area comprising the villages of Histon and Impington as falling within the jurisdiction of the Histon and Impington Parish Council.</p> <p>While the two parishes of Impington and Histon continue to be recognised, they are regarded as a single settlement for planning purposes</p>

Contributors to this document

The Histon & Impington Neighbourhood Plan has been prepared by a Team drawn from the community. Many people and organisations have contributed, giving time and information. The Team are very grateful for this support. Those involved directly in preparing this and earlier versions of the Plan are:

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Summary

Following an open meeting in October 2013 seeking the community's views on what was important for those living and working in Histon and Impington, a Neighbourhood Planning Team has been engaging with the community.

Through professionally run focus groups and a community-wide survey in 2016 (receiving over 2 000 responses – see [Section 3](#)) a vision for the evolution of the villages in the coming years was developed ([Section 4](#)). In summary this vision is:

Histon & Impington is and will continue to be a cohesive, single community with a special character next to but separate from Cambridge.

The diversity of the community will be maintained, embracing the many village characteristics, providing employment opportunities (including currently in a business park and an industrial site) and sustaining a popular high street.

The community will be 'sustainable' and 'resilient' with the necessary physical and social infrastructure. As far as it can, Histon & Impington will look after itself, providing opportunities for people of all ages and abilities to live well.

The Green Belt will be protected. There will be no large-scale housing developments; acknowledging this, the community gives high importance to there being housing for those on lower incomes.

It will be a welcoming, diverse, inclusive and tolerant community.

Histon & Impington will be a community which recognises its heritage and remains rooted in it, but also embraces the advantages that technology can bring to deliver the different elements of this vision.

Six priorities of importance to the community emerged from the various consultations:

	Priority	Intent
Priority 1	Essential Character	To protect the essential character (the ‘village character’) of the community.
Priority 2	Successful Economy	To encourage the growth and success of the retail, leisure and other commercial businesses of the villages.
Priority 3	Vibrant Community	To ensure the villages' community infrastructure (clubs and societies, open spaces and events) develops and adapts to emerging and changing demographic needs.
Priority 4	Getting Around	To develop a network of sustainable, accessible transport links within and around the villages to create safe and inviting routes for all and especially for pedestrians and cyclists.
Priority 5	Safe, Secure and Successful	To support the community in continuing to make the villages safe, secure, supportive and welcoming for all.
Priority 6	Housing for All	To ensure a sufficient supply of sustainable and high-quality housing (including affordable homes and small and larger units which address changing demographic demand) within the villages.

The Neighbourhood Plan was drafted around these priorities. The Plan formulation was underpinned by these principles, which also came from the community engagement:

	Principle	Intent
Principle 1	Digital Village	Utilising the best available technology to the advantage of all.
Principle 2	Sustainable Community	Making sure that whatever we do contributes to tomorrow's community.
Principle 3	Diverse and Inclusive	Offering everyone the opportunity to live in and / or contribute to Histon & Impington.
Principle 4	Heritage and Design	Being mindful of our history and preserving our memories.

In October / November 2018 a formal consultation with the community and statutory stakeholders was undertaken on the Plan. Adjustments were subsequently made to account

for feedback received. The Plan’s policies ([Section 5](#)), and their relationship to the priorities and principles, are:

Policy	Priorities						Principles			
	Essential Character	Successful Economy	Vibrant Community	Getting Around	Safe, Secure and Successful	Housing for All	Digital Village	Sustainable Community	Diverse and Inclusive	Heritage and Design
HIM01 High Quality Design – Residential Development	✓✓✓		✓	✓	✓	✓	✓	✓		✓
HIM02 Interesting Buildings	✓✓✓		✓			✓		✓		✓
HIM03 Size, Scale and Location of New Housing	✓✓✓		✓	✓	✓	✓		✓	✓	✓
HIM04 The Windmill	✓✓✓		✓					✓		✓
HIM05 Parking Provision for Cars and Cycles	✓✓✓		✓	✓				✓		✓
HIM06 Commercial Core	✓	✓✓✓	✓	✓	✓		✓	✓		✓
HIM07 The School Hill Site	✓	✓✓✓	✓	✓	✓	✓	✓	✓		✓
HIM08 The Jam Factory	✓	✓✓✓		✓	✓	✓	✓	✓		✓
HIM09 Vision Park	✓	✓✓✓		✓	✓		✓	✓		
HIM10 School Hill Garden	✓		✓✓✓		✓			✓		
HIM11 Local Green Space	✓		✓✓✓		✓			✓		
HIM12 Important Natural Habitats	✓		✓✓✓		✓			✓		
HIM13 Maximising Recreational Space	✓		✓✓✓		✓			✓		
HIM14 Walking and Cycling Routes	✓	✓	✓	✓✓✓	✓			✓		
HIM15 A14 Mitigation Sites	✓		✓		✓✓✓			✓		
HIM16 The Infant School Site	✓		✓		✓✓✓	✓	✓	✓		✓
HIM17 Station Site	✓		✓			✓✓✓	✓	✓	✓	✓

Key: ✓✓✓ Policy plays major role in responding to Priority or Principle
 ✓ Policy also responds to Priority or Principle.
 Shading used for emphasis.

There are several issues identified during the consultations that are of concern to the community but which cannot be addressed in full through a neighbourhood plan ([Section 6](#)). ‘Projects’ which complement the Plan, or address other matters that have been identified in preparing the Plan, are summarised in [Section 7](#).

1. Introduction

1.1. This document is the Neighbourhood Plan for Histon and Impington. The Histon and Impington Neighbourhood Planning Team has prepared the Neighbourhood Plan to establish a vision of the future of the villages. It comprises one part of the development plan for the neighbourhood area for 2018-2031, the other part being the South Cambridgeshire Local Plan.

1.2. The background data and evidence on which this Plan is based are listed in Appendix I.

1.3. Each section of the plan covers a different topic. The Policies are in Section 5 where they are presented along with the justification for the policy in the supporting text. These are the Policies against which planning applications will be assessed.

Section 1	Introduction
Section 2	Context
Section 3	The Big Community Survey
Section 4	Vision and Priorities
Section 5	Policies
Section 6	Other issues not addressed by this Plan
Section 7	Projects
Section 8	Plan monitoring and delivery
Appendices	

1.4. This document will be reviewed and updated as part of the Plan monitoring process and formally reviewed at least as often as once every 5 years.

Why should Histon and Impington have a Neighbourhood Plan?

1.5. There is real benefit in local people creating a plan that allows them to reflect the priorities identified by the community for their particular area. As that plan will have legal weight when planning decisions are made, it is a proactive approach to help deliver the vision the community has for Histon & Impington.

1.6. The Plan has been written by local people who have detailed knowledge of our community. They are people who have lived in the community for many years along with those who are newer residents who come with fresh ideas and also business owners who may have a particular perspective. This will lead to better planning decisions based on detailed and accurate information about the area, set in the context of policies that work for our community.

1.7. The South Cambridgeshire Local Plan (the Local Plan) provides the strategic context for our neighbourhood plan. In the Local Plan, Histon and Impington has been designated as a Rural Centre¹. Policy S/8 – Rural Centres states that:

¹ South Cambridgeshire Local Plan was adopted on 27 September 2018

(<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018/>)

‘Development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks of Rural Centres, as defined on the Policies Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.’²

1.8. The development framework referred to in Local Plan Policy S/7³ is a boundary – the Settlement Boundary (see Map 7) – in which the built environment of the Community lies⁴. Whilst the policy should prevent Histon and Impington from spreading out and merging with Cambridge, the Community still considers itself vulnerable to too much development. This would risk the loss of our villages’ character and identity and reduce the already insufficient amount of open space.

1.9. Once the Plan has secured the consent of local people via a referendum, the community will be in a position to benefit from 25% of the Community Infrastructure Levy (CIL) arising from any development that takes place in the Plan Area⁵. This can be used for community projects that support the vision and aims in the Plan. Additionally, CIL monies can act as leverage on a range of other public funds and programmes providing a platform for community investment.

Plan Area

1.10. South Cambridgeshire District Council, as the local planning authority, designated the Histon & Impington Neighbourhood Area in September 2014 to enable the Plan to be prepared.

1.11. Map 1 shows the boundary of the Neighbourhood Plan Area. It excludes Kings Meadow and that part of Impington south west of the A14/B1049 junction which will be a part of the Darwin Green development (see Map 2 below). The Plan Area includes much Green Belt land north, west and east of the community.

Plan preparation process

1.12. In October 2013 the Parish Council held an open meeting to introduce the idea of a Neighbourhood Plan for the area and to find out what was important to people living and working in the villages. The Neighbourhood Planning Team, led by the Parish Council, was established later that year and work began.

1.13. The role of the Neighbourhood Planning Team has been to act as facilitator to enable local residents, business owners and members of community groups to have input into the Plan’s preparation. The Group has also received support and advice from planning officers at South Cambridgeshire District Council.

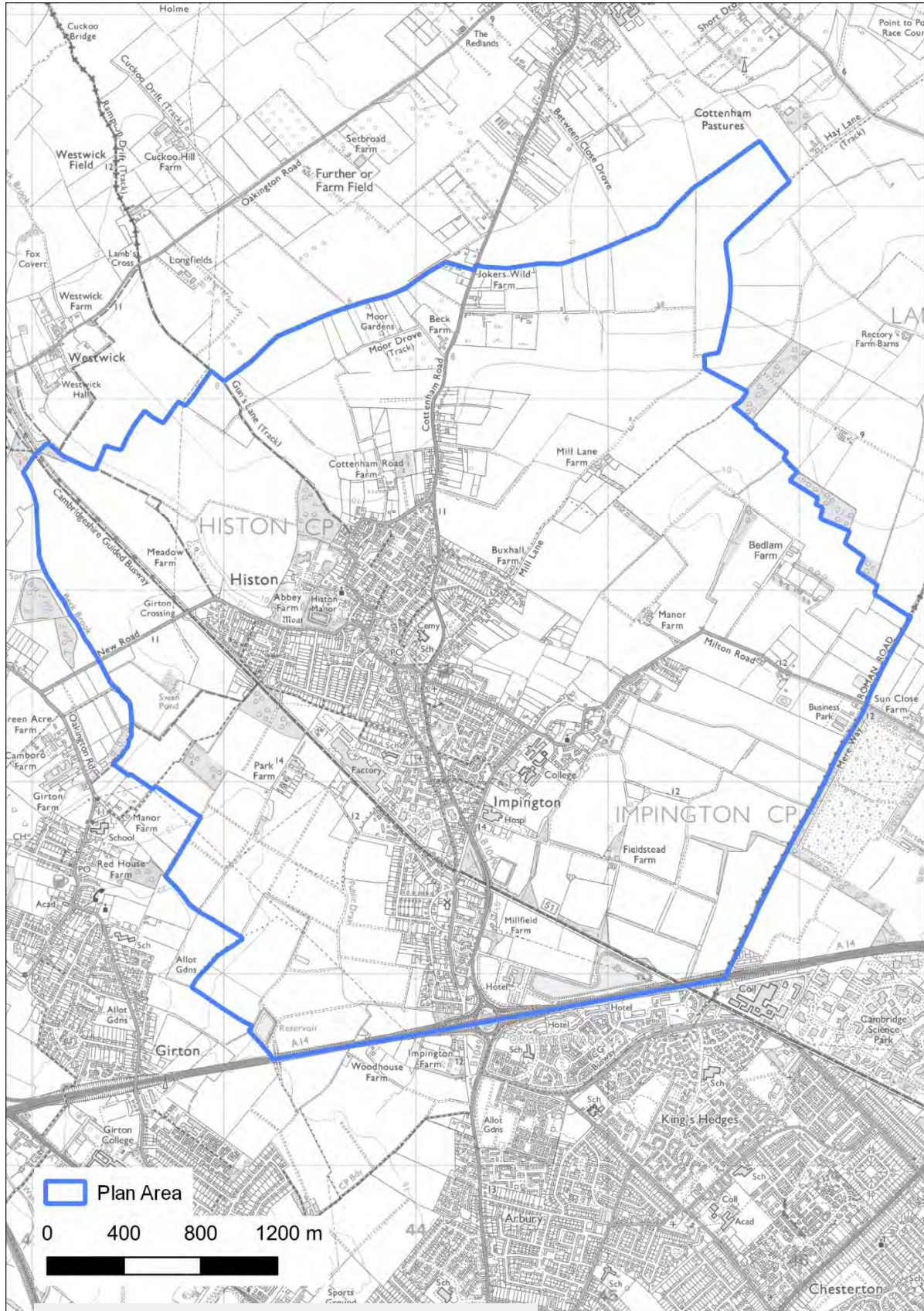
² <https://www.scambs.gov.uk/media/12527/3-chapter-2-spatial-strategy.pdf>

³ <https://www.scambs.gov.uk/media/12527/3-chapter-2-spatial-strategy.pdf>

⁴ <https://www.scambs.gov.uk/media/12464/inset-58-histon-impington.pdf>

⁵ South Cambridgeshire District Council do not have a formal CIL strategy at present.

Map 1 - The Plan Area



1.14. Grant funding was secured which paid for a professional research company, Enventure, which ran focus groups and a community-wide survey in 2016. Over 2 000 responses were received and the careful analysis of the survey resulted in the formulation of the main objectives and priorities for the community.

1.15. Draft policies were prepared and consulted on in September 2017. This resulted in modifications prior to sharing the draft Neighbourhood Plan with South Cambridgeshire District Council.

1.16. A full consultation with residents on the draft Neighbourhood Plan was then undertaken over a six-week period (October 1st to November 16th, 2018). At the same time, various statutory bodies, as defined in Neighbourhood Planning Regulations, were also consulted. This exercise is known as the “Pre-Submission Consultation” or the “Regulation 14 Consultation”.

1.17. All comments received have been reviewed and taken into account. For some Policies, workshops were held with consultation respondees to further understand points raised. The Plan has been amended accordingly.

1.18. The revised Plan and its supporting documents were submitted to South Cambridgeshire District Council in June 2019 when a further six-week consultation took place after which the District Council arranged for the independent examination of the Plan.

1.19. The District Council appointed an appropriately qualified and experienced person as an independent Examiner in consultation with the Parish Council. Following examination of the Neighbourhood Plan, on 9 March 2020 the Examiner issued a report to the District Council and Neighbourhood Planning body (in our case, the Parish Council) which concluded that, subject to the policy modifications set out in the report, the Plan meets the Basic Conditions. The Examiner recommended that the Plan, once modified, proceeds to Referendum on the basis it has met the relevant legal requirements. The Examiner also considered that the Referendum should take place only within the designated neighbourhood area.

1.20. This document incorporates these modifications.

1.21. These modifications were to ensure the Neighbourhood Plan complied with the legal “Basic Conditions” (see Section 2), including improving clarity to remove ambiguity. Modifications were also introduced to avoid duplication with policies in South Cambridgeshire District Council’s Local Plan⁶. The Examiner removed two policies from the Neighbourhood Plan for such reasons (with policies subsequently being renumbered to run consecutively).

1.22. There has also been some subsequent / consequential updating of text to reflect the fact that this is the Referendum version of the Plan. This has included bringing the Plan up to date.

1.23. The District Council will arrange for the referendum. This will be organised by the elections unit and, 28 working days before the date of the referendum, the District Council is required to publish information about the neighbourhood plan referendum.

1.24. Everyone on the electoral role for Histon and Impington living within the Plan Area (Map 1) will be entitled to vote. If more than 50% of those voting in the referendum vote ‘yes’, then the local planning authority is required to bring the plan into force.

⁶ <https://www.scams.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018/>

Histon & Impington Village Design Guide

1.25. In parallel with the formulation of this Plan, the Histon & Impington Village Design Guide Supplementary Planning Document (SPD) has been developed. It is anticipated that this document will be adopted by South Cambridgeshire District Council in 2020. It updates and supersedes earlier design guidance work undertaken and published, in 2018, alongside the pre-submission version of the Plan.

1.26. The Histon & Impington Village Design Guide SPD seeks to capture how the Community sees the villages, what people would like to improve over time, and how new development can make a significant contribution to the villages and their unique qualities. In particular, the Village Design Guide SPD seeks to reflect local aspirations for innovative and contemporary design that is appropriate to the villages' setting and expands the richness of the local built environment, of which the community is proud.

1.27. The Histon & Impington Village Design Guide SPD complements this Plan, providing guidance on specific design issues including existing village character, landscape, appropriate design in the village centres, residential design (extensions, alterations and new build) and materials.

The maps

1.28. The maps in this document, and the information therein, have been derived from a variety of sources.

- The data has been used "as is" in good faith. Efforts were made to transcribe data, including polygon boundaries, accurately onto the maps; however, no representation is made that this is free from errors or omissions.
- No line or marking on the maps should be construed as representing or defining ownership or other legal right.

All maps are subject to © Crown copyright. With the exception of Maps 3 and 4 showing the development history of the villages, all maps are subject to database rights 2019 Ordnance Survey 100506175

1.29. In producing the maps, the following approach has been used:

- All maps are orientated with north at the top of the map.
- Maps preferentially show the whole settlement area. Where greater resolution is required for clarity, an enlarged area is shown with the location identified in an inset.
- Where specific sites are shown in relation to a Policy, the map has been scaled to show all affected sites.
- The sites considered for the "Vibrant Community" policies in Section 5 have been given a unique, location specific identifier which is the same for all policies. For simplicity, the "V" prefix (see Table 4) is omitted in the maps.

Purpose

1.30. The primary purpose of a Neighbourhood Plan is related to the use and development of land within a community and its role in determining planning applications within the Plan Area.

1.31. The purpose of this Neighbourhood Plan is to:

- Set out a framework to guide community members, the local authority and developers on how the community wishes to manage and control future development in the Plan Area.
- Record the heritage, community and environmental (including green spaces) assets that the community wishes to preserve.
- Set out a vision for the future of the community.
- Establish an action plan that provides the community with a plan to improve facilities, services and the environment in accordance with the community's vision for sustainable growth in the Plan Area.

Thanks to:

- The many residents, business owners and other interested parties who have contributed views and ideas in the development of the Plan.
- The Neighbourhood Planning Team which has devoted many hours over several years to ensure that the Plan came to fruition, along with the many people who assisted the group, and who willingly gave their time and expertise.
- Our thanks too, go to the District Council Planning officers who gave their support and guidance in the making of this Plan.
- Rachel Hogger of Modicum Planning Ltd for her significant, patient and expert advice.

2. Context

National and local planning policy

2.1. Neighbourhood Planning was introduced by the Localism Act 2011 and is recognised in the National Planning Policy Framework (NPPF). The NPPF is periodically updated; this Plan refers to the February 2019 version⁷. Neighbourhood Plans, if passed by an independent examination and supported in a local referendum, must become part of the legal planning framework for the area covered by the Plan.

2.2. The Neighbourhood Plan must satisfy the following Basic Conditions⁸:

- The policies are appropriate having regard to national planning policies and advice (e.g. the NPPF and ministerial statements issued by the Secretary of State).
- The policies are in general conformity with the strategic policies in the Local Plan.
- The Plan is compatible with or otherwise not in breach of EU obligations.
- The Plan contributes towards the achievement of sustainable development.
- The Plan is not likely to have a significant effect on a European site for the conservation of habitats and species.

2.3. The Neighbourhood Plan sets out a number of policies to govern development and land use within Histon and Impington for the period 2019 – 2031. These policies should be read alongside national policies and South Cambridgeshire District Council planning policies that apply within the Plan Area.

2.4. In the case of Histon and Impington, the Plan must be in general conformity with the Local Plan⁹ which is also to run until 2031. The Local Plan, approved on 27 September 2018, has provided the strategic context for the development of this Neighbourhood Plan.

The parish and villages

2.5. Histon and Impington are villages situated just north of Cambridge, separated from the city by a major route to the east coast, the A14, and surrounded by Green Belt. The City of Cambridge boundary is approximately 1.7 miles from Histon High Street.

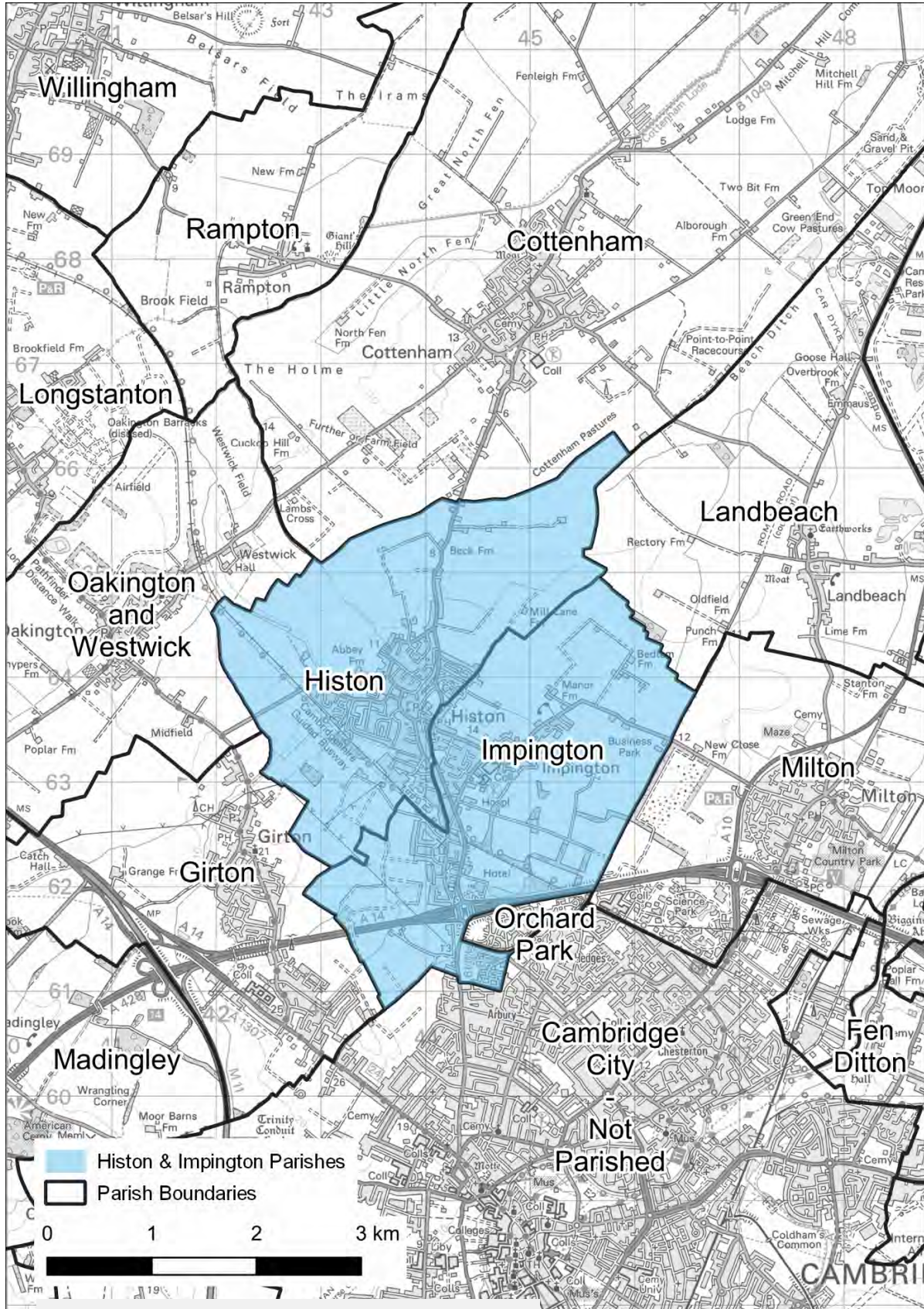
2.6. Histon and Impington are two formerly distinct villages that have become increasingly intertwined over time and in 2012 the two separate Parish Councils combined to provide one administrative council that serves both villages. Whilst the two parishes continue to be recognised (Map 2), they are regarded as a single settlement for planning purposes.

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ NPPF Paragraph 37.

⁹ <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018/> .

Map 2 – The Parish Boundaries



2.7. The villages have a rural feel being surrounded by countryside to the east, west and north. They sit between the vibrant city of Cambridge to the south and Cottenham to the north, a village which is described locally as being on the Fen Edge. Histon and Impington are categorised by the National Office for Statistics as 'Suburbs and Small Towns: Commuter Suburbs' but the area has its roots in a tradition of agriculture and food processing, and its rural feel belies its proximity to Cambridge.

2.8. The South Cambridgeshire Village Capacity Study (1998) described the setting for Histon and Impington as a very flat and low-lying open landscape, containing irregularly shaped arable fields, subdivided by occasional hedgerows and a network of drainage ditches. The A14 and the proximity of the northern edge of Cambridge provide a semi-urban landscape to the south.

2.9. The B1049 bisects the villages from north to south and provides a direct route to Cambridge. The former Cambridge-St Ives railway, now the Guided Busway, bisects the community from east to west.

A brief history

2.10. Archaeological finds include evidence of Iron Age, Saxon and Roman settlements. By 1066 the villages were well established. In the early Middle Ages, Histon was one of the largest villages in the county. The parishes were mainly agricultural until market gardening and fruit growing developed in the mid-19th century.

2.11. Some buildings survive from the Tudor period and there are many heritage buildings that are worthy of preservation, including the Impington Windmill built in 1806, Histon Manor which dates back to the 17th century and the old station building.

2.12. The development of the railway and the success of businesses such as Unwins Seeds and Chivers Jams brought employment and prosperity to the area. Chivers opened in 1875 and by 1895 was Europe's first large scale commercial canner. The Chivers family owned a substantial amount of land in the area which they farmed and grew fruit to supply the factory. By 1939 the company owned most of the large farms and estates in Histon and Impington. The 1980s saw the demolition of the old Chivers Jam Factory and Vision Park, an employment area consisting mostly of offices, was built on land at the front of the site. A new factory, now owned by the Hain Daniels Group, was built at the rear and remains today. The railway closed in 1970.

2.13. The population was about 1 000 by 1851. It stayed at about that level for the rest of the century, avoiding the decline experienced by most rural parishes in the county mainly because of the Chivers Jam Factory. The factory contributed to a steady growth in population in the early 20th century, there being 1 700 inhabitants in 1931. After 1945, when much housing was built for people who worked in Cambridge, numbers increased rapidly, and had reached 6 400 in Histon and Impington together by 1981.

Historic development

2.14. In the 18th century dwellings were scattered throughout the villages, concentrated around what is now known as The Green, High Street and also Church Street. This pattern persisted through the 19th century (Map 3). The built-up area was greatly extended between 1901 and 1939 in areas such as Saffron Road, Narrow Lane, Mill Lane and Home Close (Map 4). The number of houses doubled

from 1 200 in 1951 to almost 2 400 in 1981¹⁰. By 1986 almost the entire area between Cottenham Road, the railway, and Impington Park was built over, with ribbon development extending further north, south, and east on the roads to Cottenham, Cambridge, and Milton. This largely remains the form of the settlement to this day (Map 5).

2.15. A business park, Vision Park, on part of the former Chivers Jam Factory site provides almost 2 000, mostly office-based jobs.

Histon and Impington villages today

2.16. Histon & Impington is a vibrant and diverse community with an excellent range of services and facilities including a nursery, primary and secondary school, a wide range of shops and employment opportunities. The main facilities are shown on Map 6.

Population

2.17. The data in the following table is for the Plan Area. It has been extracted from the Census 2011 data for the whole ward. The increase in population from 2001 to 2011 was 749 people (10%).

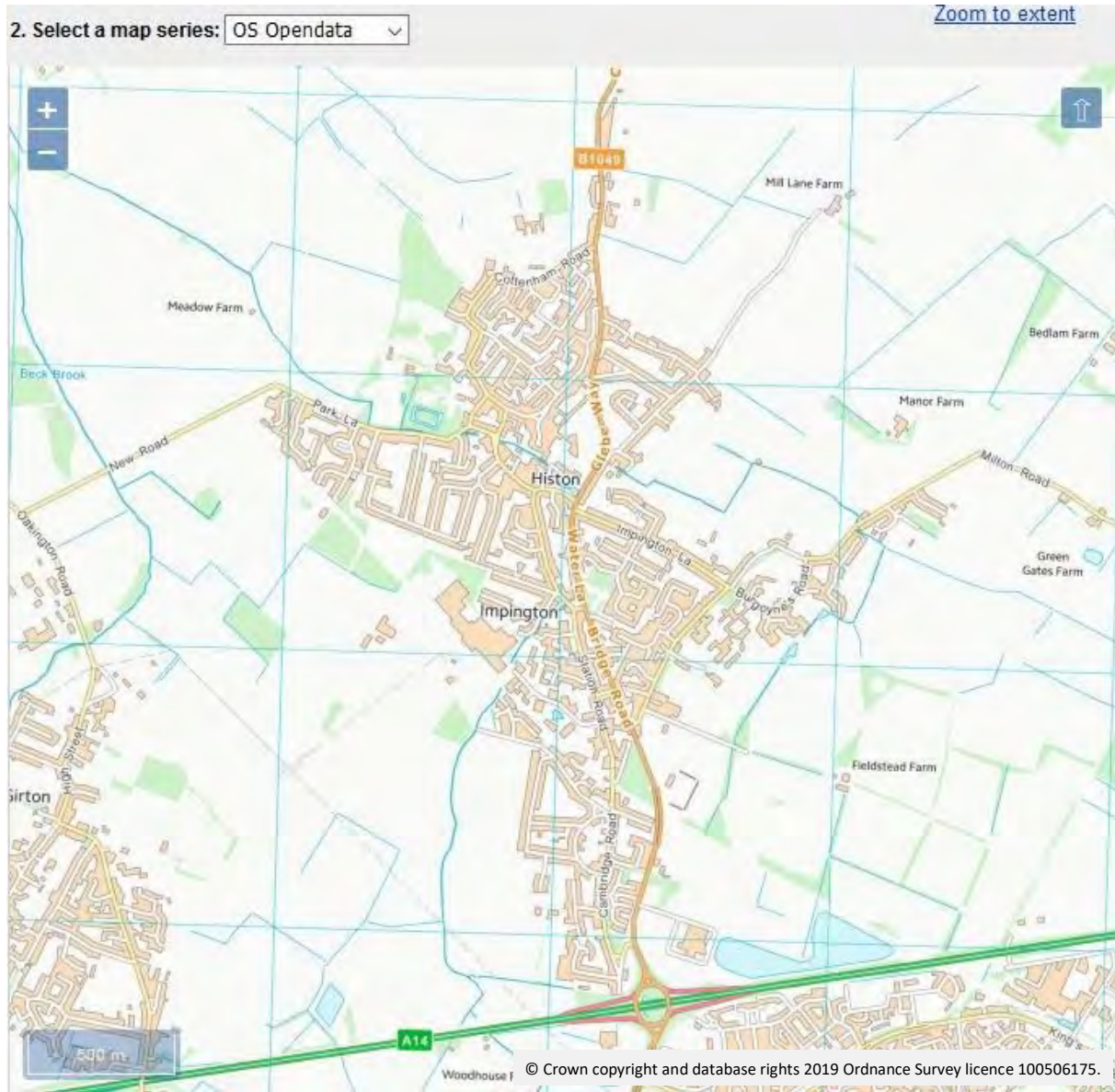
Age range	Population Histon and Impington 2011 (Plan Area)		Proportion in:	
	Number	Proportion	England	South Cambridgeshire
0-4	386	4.9%	6.3%	6.3%
5-7	272	3.5%	3.4%	3.7%
8-9	160	2.0%	2.2%	2.4%
10-14	506	6.4%	5.8%	6.1%
15	99	1.3%	1.2%	1.3%
16-17	218	2.8%	2.5%	2.5%
18-19	146	1.9%	2.6%	2.0%
20-24	352	4.5%	6.8%	4.8%
25-29	383	4.9%	6.9%	5.4%
30-44	1 521	19.3%	20.6%	21.5%
45-59	1 712	21.8%	19.4%	20.8%
60-64	525	6.7%	6.0%	6.6%
65-74	688	8.7%	8.6%	8.8%
75-84	573	7.3%	5.5%	5.5%
85-89	217	2.8%	1.5%	1.5%
90 & over	108	1.4%	0.8%	0.8%
All ages	7 866	100.0%		

¹⁰ British History online resource www.british-history.ac.uk.

Map 3 - The Villages: 1888 to 1913

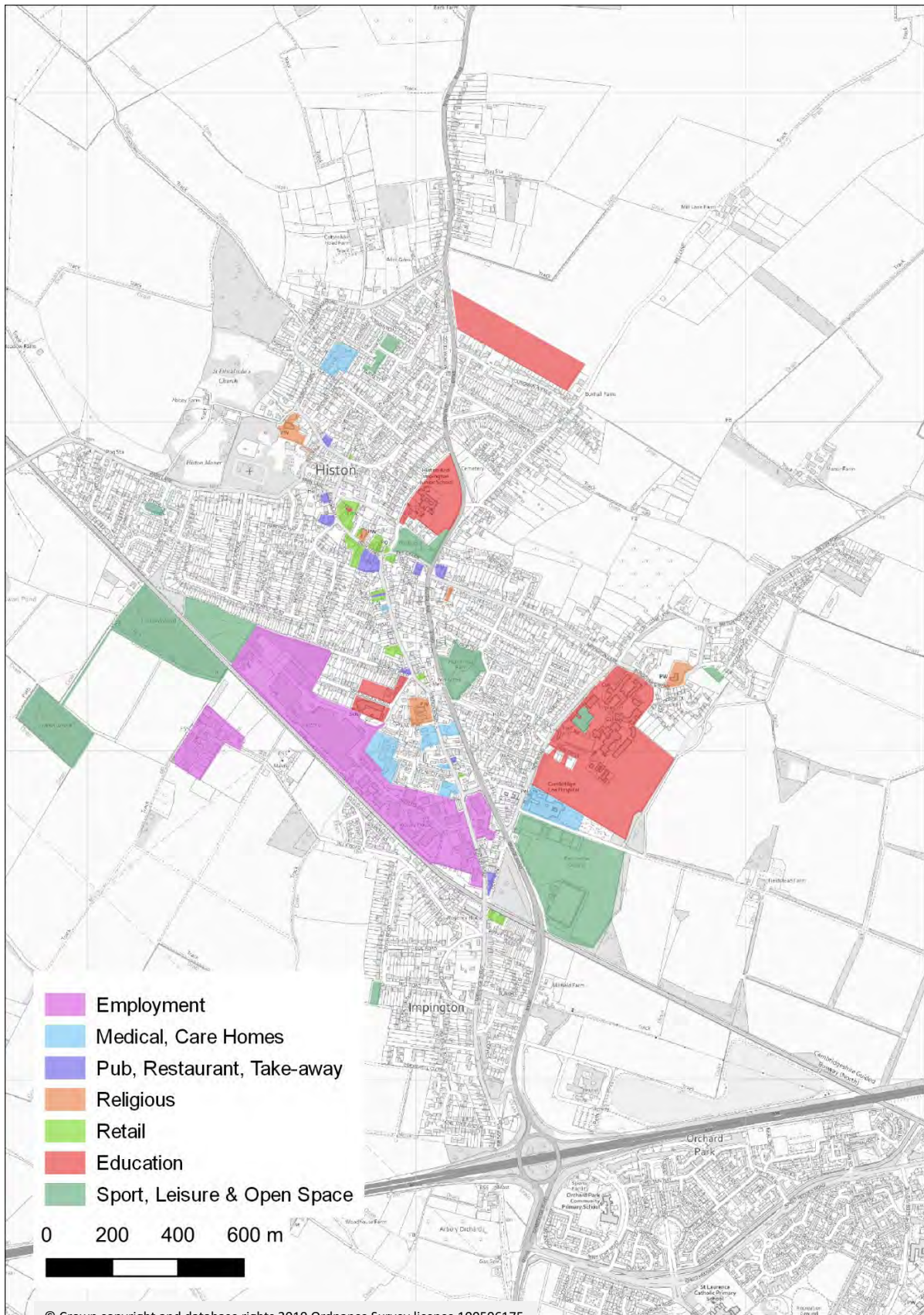


Map 5 - The Villages: 2017



Source: Ordnance Survey

Map 6 - Main Facilities in the Plan Area



2.18. The population data shows that the community loses young people when they leave for university or pursue careers elsewhere but many young adults with families move into the community. 41% of the population were aged between 30 and 59. Approximately 73% of the population were under 60 years old. There has been a change in population over the period 2001 to 2011 with fewer, older people and more, younger people living in the community.

2.19. The comparisons with England as a whole and South Cambridgeshire as a whole show that the Plan Area follows a similar pattern to the region and country with a few exceptions; the Plan Area has a noticeably higher proportion of people aged over 75 and fewer aged 0-4.

2.20. People living here generally experience good health: 7 575 individuals out of a total of 7 866 described themselves as having very good, good, or fair health.

2.21. Histon and Impington has a high proportion of people working in highly skilled professions. Of those aged 16-74 in employment, approximately 47% described themselves as either in a higher or intermediate managerial / administrative / professional job or in a supervisory / junior manager / administrative / professional role. 34.2% describe themselves as having a Level 4 or higher qualification¹¹.

Employment and unemployment

2.22. There is a high level of employment for residents living in the community.

All residents	Proportion (%)
Economically active	54.0
<i>Of which:</i>	
Full-time employee	31.0
Part-time employee	11.6
Self employed	7.8
Full-time student	1.9
Unemployed	1.7

Source: Office for National Statistics. 2011 Ward Labour Market Profile E36001847: Histon and Impington¹².

Local infrastructure

2.23. The villages are served by numerous shops and small businesses including two supermarkets, a bicycle shop, two hairdressers and a barber, butchers, bakers, gift shop and a post office. Other facilities include a GP surgery, two dentist surgeries, two pharmacies, a Spire hospital, solicitors' offices, estate agents, a bank, a building society, a petrol station, four cafes and five churches. Facilities are good but there is limited capacity at the GP surgery due to the age of the building. There are also six pubs (which provide a range of dining options), two restaurants and two take-aways. Several

¹¹ UK Census 2011.

¹² <https://www.nomisweb.co.uk/reports/lmp/ward2011/1140852535/report.aspx?town=Histon#ls>

churches offer community facilities and the Recreation Ground provides a play park along with sports pitches. The Impington Village College (IVC) sports centre includes gym facilities and a swimming pool.

2.24. Currently there is an Early Years Centre, Infant School, Junior School and a Secondary School that has an International Sixth Form. Due to the increase in population, a new school is being built to increase the overall primary school provision to 1 050 pupils.

2.25. Most homes are within 800m of one of two community centres (Map 7):

- The Post Office in the High Street, Histon
- The Busway stop in Impington¹³.

Public transport

2.26. The villages are served with a regular bus service into Cambridge or north to Cottenham. Peak time services extend to Chatteris and March. Twice a week there is a day time service to Ely. The IVC has school buses serving Milton and Cambridge.

2.27. The Busway provides transport into Cambridge and beyond, including to the nearest major hospital, Addenbrooke's and the two railway stations, and going north west to the St Ives and Huntingdon areas and on to Peterborough.

Walking and cycling

2.28. Many residents enjoy being able to walk to the many facilities within the villages. Cycling is also preferred by many and 59% of respondents to the Big Community Survey (see Section 3 below) in 2016 were in favour of improved cycle paths.

Local businesses

2.29. Vision Park, located in the south west of the community, has a diverse range of businesses and provides employment for 2 000 people. A further 400 people are employed at the Hain Daniel factory (formerly the Chivers Jam Factory).

2.30. Yell.com lists over 260 businesses that are based in Histon or Impington.

Local employment

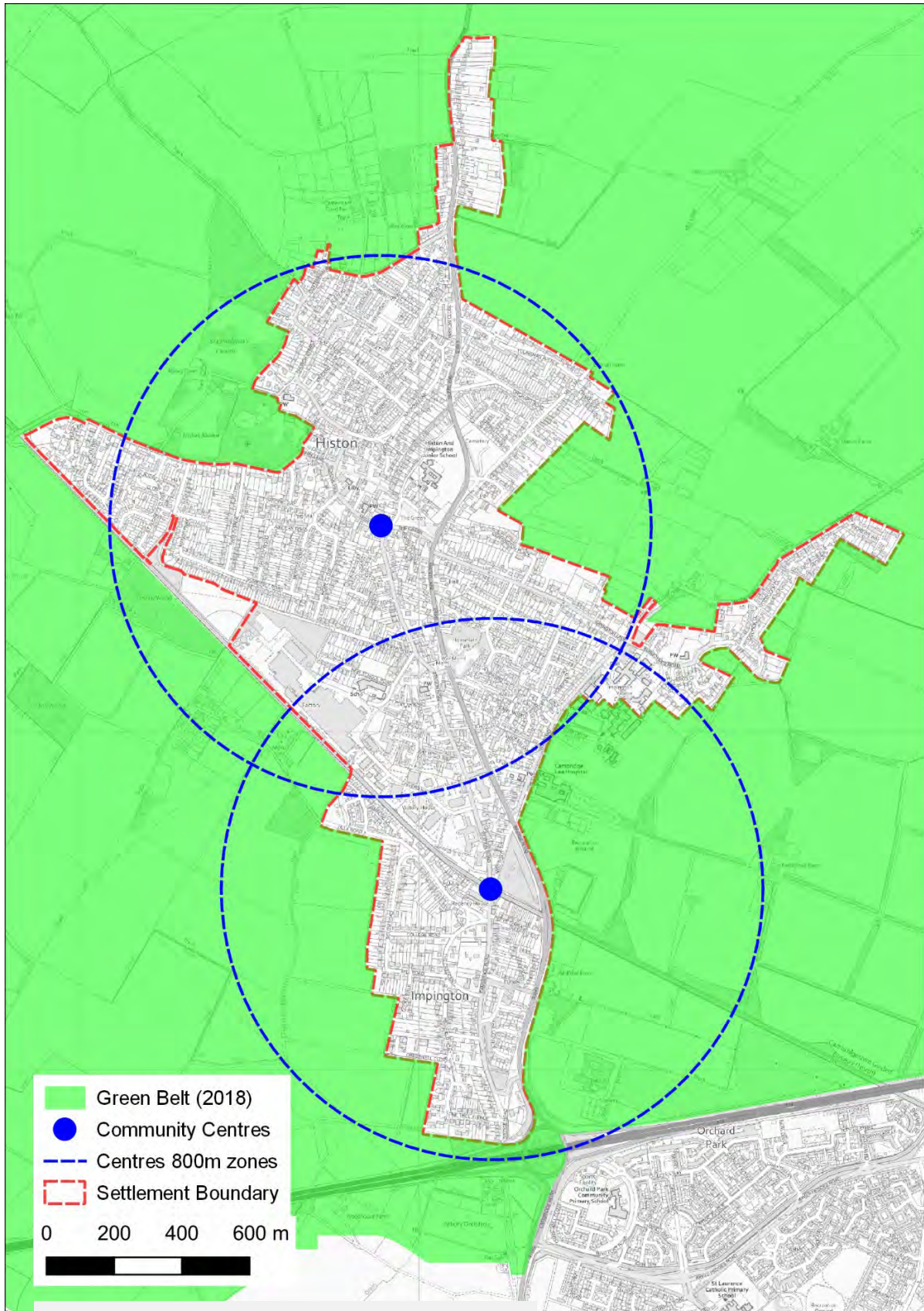
2.31. In addition to the local businesses mentioned above, other major employers include IVC and the primary schools, Spire Hospital, The Holiday Inn and several care homes. There are also a significant number of people employed in the retail sector and a further number of home workers. Approximately 3 500 people are employed locally across all categories.

The Green Belt

2.32. Histon and Impington are tightly bounded by Green Belt to the north, west and east (see Map 7). The south of the Plan Area is bounded by a major trunk road, the A14.

¹³ There is the opportunity to interchange with the Cottenham-Cambridge bus route here.

Map 7 - Histon & Impington Community Centres and Settlement Boundary



2.33. The Green Belt provides a buffer between the neighbouring villages of Cottenham, Oakington, Milton and Girton. There is a narrow strip of Green Belt between the City of Cambridge and Histon and Impington in the south but the openness here has been eroded by the A14 transport corridor.

2.34. One of the clearest messages arising from the engagement with the community has been the strong support for the principle of keeping the settlement as a separate place with its own identity. The Green Belt is the national planning mechanism for retaining that separate identity from the surrounding villages.

2.35. The five main purposes of the Green Belt, as provided by the NPPF have, in the main, been achieved:

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns, and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

2.36. The NPPF makes clear that the Government attaches great importance to Green Belts and these should only be altered in exceptional circumstances as part of the review of a Local Plan.

2.37. Neighbourhood Plans cannot allocate land for development that is within the Green Belt. This has created a challenge for the Neighbourhood Plan as land was sought to accommodate affordable housing, given the Green Belt runs quite tightly around the built-up area.

2.38. However, the Local Plan proposes some release of Green Belt land including a release of a small parcel of land of 1.21 hectares just north of Impington Lane in the Neighbourhood Plan Area. This release of land will allow for 26 houses at this site.

2.39. Proposed development for land in the Green Belt is covered by the NPPF and policies in the Local Plan.

2.40. The exception site Policy H/11 (for land coming forward for development that is outside the village framework) in the Local Plan states¹⁴ that:

¹⁴ <https://www.scams.gov.uk/media/12533/8-chapter-7-housing.pdf>

Policy H/11: Rural Exception Site Affordable Housing

1. Affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary will be permitted subject to:

- a. The number, size, design, mix and tenure of affordable homes are confined to, and appropriate to, meeting identified local needs;
- b. The development is of a scale and location appropriate to the size, facilities and character of the settlement;
- c. For sites at settlements within or adjoining the Green Belt, that no alternative sites exist that would have less impact on Green Belt purposes;
- d. That the affordable homes are secured for occupation by those in housing need in perpetuity. Mortgagee in Possession clauses will be allowed where demonstrated to be necessary to enable development to proceed.

2. In order to facilitate the delivery of significant additional affordable housing the Council will consider allowing some market housing on rural exception sites on viability or deliverability grounds.

3. The Big Community Survey

How the survey was delivered

3.1. The Neighbourhood Plan Team worked with Enventure, a market research and engagement company, to develop a survey with the aim of engaging with people who live, work, study or have an interest in the Histon and Impington area. Enventure also ran a series of focus groups and interviews with people who live in Histon and Impington and those who own or manage businesses. The focus groups were promoted via posters displayed in the community and through social media.

3.2. In September 2016, the survey was delivered to every address in the community and was also available in shops and other establishments. Individuals were able to respond via an online version or by completing a paper copy and returning the survey directly to Enventure. The survey ran for five weeks.

3.3. In total 2 167 individuals took part in the survey and 31 people took part in focus groups and interviews. A mixed quantitative and qualitative approach was used for the research. The main aim was to ascertain people's likes and dislikes about the community, identify local issues and to understand how they saw the community developing over the next 15 years. This was crucial to the development of the vision, aims and policies in our Neighbourhood Plan.

Survey findings

3.4. The majority of survey respondents said they liked the community. Those participating in the focus groups described it as 'diverse', 'comfortable', and 'safe'. Residents felt that the community has much to offer in terms of amenities.

3.5. Key findings include:

- A *high level of satisfaction* with the community: 82% of respondents either liked the community 'a lot' (53%) or 'a fair bit' (29%).
- The most commonly chosen adjectives to describe Histon & Impington in 15 years were 'friendly', 'safe', 'affordable' and 'attractive'.
- The top issues causing most concern were 'more traffic', 'pressure on medical facilities', and 'affordability of housing'.
- In response to the question about what single change would improve the community, the top answers were 'traffic management / parking restrictions', 'safer cycling routes' and 'better public transport / improved links'.
- The availability of *medical services* was perceived to be in need of improvement by more than half the respondents (54%).
- 66% of respondents considered that more *affordable* or *starter homes* are needed.
- 44% of respondents *do not agree* with any *more houses* being built on *Green Belt* and 38% are willing to *accept some* new houses as long as there is a significant delivery of affordable houses.
- Almost half of respondents would feel comfortable with allowing the development of *energy projects* on *Green Belt* land.
- In relation to reducing traffic and pollution, 59% said they were in favour of improved *cycle paths* and 55% wanted a *Guided Busway stop* in the *north west* of the community.

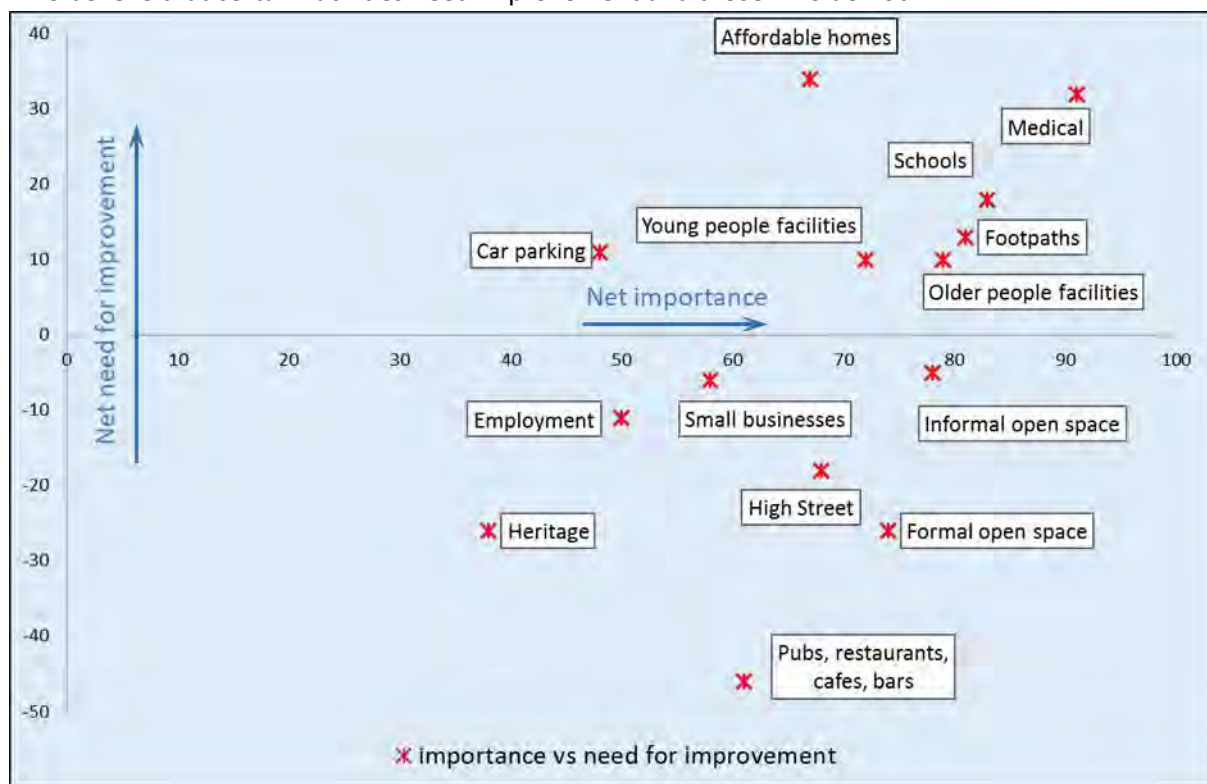
- In terms of *supporting businesses* in the community, 20% of business respondents said nothing is needed, 16% said more *parking* and 13% better *broadband / Wi-Fi / mobile coverage*.
- A fifth of respondents said they were keen that Histon & Impington *retained its own identity* and did not become a suburb of Cambridge.

3.6. The survey demonstrated that it is important to the community that Histon & Impington continues to be a friendly, inclusive, desirable place to live, retaining its independent identity and the excellent services and amenities it has. Of equal importance is that it is safe to get around and any potential expansion contributes positively to the community and does not threaten what is so clearly valued by the community. Facilities are generally well thought of but the improvement of medical facilities was highlighted as being needed.

How the survey influenced the Neighbourhood Plan

3.7. The findings from the survey were used to inform this Neighbourhood Plan.

3.8. The following chart is based on the answers to the questions presented in section 4 of the survey, relating to facilities in the community. The horizontal x-axis is the net importance i.e. the difference between the % of people who believe that certain facilities are important and those who do not. The vertical y-axis is the net need for improvement i.e. the difference between the % of people who believe that certain facilities need improvement and those who do not¹⁵.



¹⁵ For example, 94% of people said that medical facilities are important and 3% said they were unimportant. This provides a net importance statistic of 91%. Similarly, 54% of people said the medical facilities need to be improved and 22% said that they did not. This provides a net need statistic for improvement of 32%.

3.9. This means that facilities shown in the top right-hand quadrant of the chart are seen as being most important and being most in need of improvement. Note that although all facilities are seen to be important several are not considered to need improvement.

3.10. Respondents to the survey were asked if any facilities had been left out from previous questions.

- The answers related mainly to issues which cannot be addressed by the Neighbourhood Plan such as *public transport* (10%), *road and footpath repairs* (10%) and *traffic calming* (8%).
- However, respondents saw fit to re-emphasise the importance of the *High Street* (5%), *pubs, cafes and restaurants* (4%), *affordable housing* (4%), *sports facilities* (2%) and *schools / child care* activities (1%).

4. Vision and Priorities

Key issues

4.1. Any survey or consultation with residents of Histon and Impington always indicates considerable satisfaction with the status quo. Residents (and visitors) like the community, they value its 'village character' and they recognise the advantage of being 'next to Cambridge but not a part of it'.

4.2. Any look to the future, as this Neighbourhood Plan seeks to do, must recognise the issues that underlie this satisfaction together with enduring concerns. These are:

- Maintaining the 'village character' of the community
- Providing sufficient (and high quality) healthcare and education
- Supporting older and young people
- Addressing crime and anti-social behaviour
- Tackling the blight of the B1049
- Improving public transport
- Maintaining the roads, Public Rights of Way, cycle paths and footways
- House prices and the shortage of affordable housing.

Maintaining the 'village character' of the community

4.3. Despite its proximity to Cambridge residents of Histon & Impington identify strongly with the community and cite its '*village character*' as being important. When questioned it is apparent that there are three dimensions to this.

- The visual elements: an attractive, distinctive village green, medieval churches, village pubs, local shops, green spaces
- A programme of activities: including the Feast, Santa's Grotto, the fireworks, multiple sports events
- Its clubs and societies and other networks: the Village Society, the churches, the Scouts, several sports clubs, two choirs; many other groups for a range of activities.

4.4. During the Big Community Survey exercise, focus groups understood that the community would grow but were adamant that as it did so it should maintain its '*village identity*'. In the survey 27% rated '*loss of identity and community*' as a worry for the future.

Providing sufficient (and high quality) healthcare and education

4.5. The community is fortunate to have good schools and a CQC rated excellent medical practice.

4.6. There is a shortage of primary school places which is currently being met by temporary accommodation. However, a new school which is being built in 2020 will remove this pressure.

4.7. The medical practice operates from a Victorian building. It is cramped and operating at capacity. It is an unsuitable base from which to support the growing and changing demands of the community. Several GP consulting rooms are on the first floor with no disabled access.

4.8. This Plan will propose that land be made available for the development of a more appropriate medical facility for the future.

4.9. In the Big Community Survey 44% of respondents rated '*pressure on medical facilities*' as a worry for the future. 34% rated '*pressure on school places*' as a worry.

Supporting older and young people

4.10. Responsibility for providing the extra care that older and young people need has always been regarded as resting with social services and that means the County Council. However continuing budget cuts have seen funding for this reduced and increasingly the Council is looking to lower tier councils (town, parish and community) and the voluntary sector to fill the gaps in provision that emerge.

4.11. In the Big Community Survey 21% of respondents rated '*pressure(s) on facilities for (both) young and older people*' as worries for the future.

Addressing crime and anti-social behaviour

4.12. It's fortunate that by national standards Histon & Impington is a low crime community. However, within South Cambridgeshire it is a crime 'hotspot' and this raises perceptions of crime. Police budgets have been reduced and are under continuing pressure and, although the community has been well served by the continued support of PCSOs, it is concerned about the future.

4.13. In the Big Community Survey 30% of respondents rated '*higher crime levels*' as a worry for the future.

Tackling the blight of the B1049

4.14. The B1049 is one of eight major commuting routes into Cambridge. It is very busy; just south of the bridge over the Guided Busway it carries an average 19 000 vehicles per day¹⁶. It is especially congested during the morning and evening rush hours.

4.15. The B1049 bisects the community. During the morning rush hour there are standing queues of traffic back from the A14 and northwards from the traffic lights at the crossroads on the Green. On a bad day the former can extend all the way back to The Green and the latter can extend northwards as far as the Settlement Boundary. There is an obvious pollution problem associated with so much traffic.

4.16. Because the B1049 bisects the community, many students must cross it to access the IVC on the east side and the Junior and Infant Schools both of which are on the west side. This adds to the problems of the morning rush hour because traffic light patterns must be set to enable these students to cross the road. Impatient driver behaviour sometimes results in drivers not allowing pedestrians to cross the road safely.

4.17. The B1049 was built at a time when there seems to have been less concern about traffic speeds and although most of it now carries a 30mph speed limit the local Speed Watch operation has evidence of many drivers exceeding this.

4.18. In the Big Community Survey 58% of respondents rated '*more traffic*' as a worry for the future. Furthermore 26% rated '*air quality and pollution*' as a worry.

¹⁶ Unpublished data provided by Cambridgeshire County Council and measured by Intelligent Data Collection Limited (acting as contractor to the County Council to run annual Northstowe ATC [Automatic Traffic Counters] Survey).

Improving public transport

4.19. Histon & Impington is served by the Citi 8 bus service into Cambridge which is operated by Stagecoach. This runs every 20 minutes during working days and less frequently in the evenings and at weekends. In order to maximise access it follows a circuitous route through the community. The service terminates in Cambridge city centre so that passengers wishing to go to Cambridge railway station or to Addenbrooke's Hospital must change buses.

4.20. The Busway also goes through the community and provides connections to Cambridge North railway station (although there is only an hourly service during the day¹⁷), to Cambridge railway station and Addenbrooke's Hospital. There is only one stop in Histon & Impington and peak-time buses are invariably full when they arrive. Although the City 8 route crosses the Guided Busway route, there is scope for improving the arrangements (physical, ticketing and timetabling) for interchanging between the two.

4.21. There is also a twice weekly service northwards to Ely via Cottenham on the local 110 route.

4.22. The community is in favour of '*direct bus services into Cambridge*' (55%) and of a '*guided bus stop towards (the) northwest of the community*' (51%). In the Big Community Survey 29% of respondents rated '*provision of public transport*' as a worry for the future'.

Maintaining the roads, cycle paths and footways

4.23. The County Council is responsible for the maintenance of roads, cycle paths and (most) footways. With budget constraints, the thresholds which they apply before effecting repairs are higher than residents would like. It is recognised that badly maintained roads, Public Rights of Way and paths are a safety hazard that contribute adversely to perceptions of the community and the knock-on effect which this might have on crime.

House prices and the shortage of affordable housing

4.24. Cambridge is well known for its high house prices and prices in Histon and Impington are high and out of reach of the less well paid as a result. Simple two bedroomed terrace houses sell for well over £200k. Given that these would be suitable starter homes for young families even these are beyond the reach of families with combined incomes below £40k/year. By comparison teachers, nurses and members of the police force earn less than £30k in their first years of employment. Other essential occupations earn less.

4.25. Although about 13% of the dwellings in the community are social housing, one in four of these comprise sheltered housing. Limited new affordable housing has been provided in recent years (located at Merrington Place and Primrose Lane) because there have been no other significant housing developments to bring such housing forward.

4.26. In the Big Community Survey 38% of respondents rated '*affordability of housing*' as a worry for the future

Addressing these issues

4.27. This Plan has limited ability to address these issues in their entirety and where it cannot this is summarised in Section 6: "Other Issues not addressed by this plan".

¹⁷ There is a half-hourly service in the early morning to, and late evening from, Cambridge North station.

4.28. An overarching message from the engagement is the recognition that achieving the outcomes people want for the community requires proactive measures, whether for example to maintain the current village character or to ensure the villages are places with good employment and lifestyle opportunities. The Plan accordingly recognises and embraces the three pillars of sustainability:

- Social equity
- Economic viability
- Environmental protection.

Vision

4.29. The Neighbourhood Plan is informed by the following vision of the community's future.

- a. Histon & Impington is and will continue to be a cohesive, single community with a special character next to but separate from Cambridge. It is and will be sustainable, resilient and inclusive.
- b. It embraces many village characteristics, a green, flourishing churches, village pubs, green space (both formal and informal). At the same time it is home to a business park and an industrial site which are major employers. There is also a popular high street and its population is approaching ten thousand. It is important that this balance be maintained.
- c. The community will be 'sustainable'. There will be sufficient school places for all who want them and a GP practice which meets the needs of all residents. Although many residents will commute to Cambridge, London and elsewhere, there will be safe and convenient walking, cycling and public transport options. Many will work from home and there will be the infrastructure to support them.
- d. Histon & Impington will be 'resilient'. As far as it can, it will look after itself. It will support the police by minimising opportunities for crime, it will provide its young people with opportunities outside of school, and it will encourage its residents to lead fit and healthy lifestyles and will support them when they become less able.
- e. It will be a diverse, inclusive and tolerant community. It will embrace provision of housing for those with lower incomes, who cannot afford the housing prices which currently prevail. It will welcome all new residents and others who may visit the villages to shop, for education, to work or for any other purpose.
- f. The community is bounded on the south by the A14 and on all other sides by Green Belt. This Green Belt will be protected, with only minimal development - when there will be an associated contribution to community facilities. There will be no large-scale housing developments.
- g. Histon & Impington will be a community which recognises its heritage and remains rooted in it, but at the same time understands the advantages that technology can bring and will leverage this to enable it to deliver the many and disparate elements of this vision.

Priorities

4.30. Six priorities have emerged as a result of all the early Neighbourhood Plan engagement work. They comprise a necessary and sufficient set which, if addressed, will deliver the community which Histon & Impington residents, and those who visit it, want.

Priority 1: Essential Character -
To protect the essential character (the ‘village character’) of the community.

4.31. The Parish Council will address this priority:

Through Neighbourhood Plan policies which:	By working with residents to:
<ul style="list-style-type: none">• Protect the heritage of the community; and• Set appropriate design standards for new development.	<ul style="list-style-type: none">• Agree any future updates to the Histon & Impington Village Design Guide SPD.

Priority 2: Successful Economy -
To encourage the growth and success of the retail, leisure and other commercial businesses of the villages.

4.32. The Parish Council will address this priority:

Through Neighbourhood Plan policies which:	By working with residents to:
<ul style="list-style-type: none">• Provide facilities and premises for low tech businesses to develop and thereby respond to the needs of the community (for example through policies which seek to maintain and enhance village centre services and require new development to provide super-fast broadband).• Protect the employment base and ensure that the community is an attractive location for businesses (for example, on Vision Park and along Station Road) and their employees.	<ul style="list-style-type: none">• Promote the retail businesses in the High Street and along Station Road and Cambridge Road so that they can best support residents of the community and those who visit and pass through it.• Encourage the development and promotion of the pubs, restaurants and cafes within the two villages.

Priority 3: Vibrant Community -

To ensure the villages' community infrastructure (clubs and societies, open spaces and events) develops and adapts to emerging and changing demographic needs.

4.33. The Parish Council will address this priority:

Through Neighbourhood Plan policies which:	By working with residents to:
<ul style="list-style-type: none">• Seek to provide and develop community facilities for residents and others including:<ul style="list-style-type: none">• Formal open space, playing fields and sports facilities• Informal open space, open fields, park land and access to the countryside• Buildings with community space for activities and entertainment, for use by clubs and societies.• Protect and develop the facilities we already have in the villages and ensure that they are accessible by all.	<ul style="list-style-type: none">• Support and facilitate community activities and events, for all groups and for all ages.• Communicate and provide feedback channels through all forms of media, on what is happening in the villages.

Priority 4: Getting Around -

To develop a network of sustainable, accessible transport links within and around the villages to create safe and inviting routes for all and especially for pedestrians and cyclists.

4.34. The Parish Council will address this priority:

Through Neighbourhood Plan policies which:	By working with residents to:
<ul style="list-style-type: none">• Develop and maintain a network of footpaths and cycle ways within the community, including Non Motorised User (NMU) paths;• Support the development of cycle ways linking the community with adjacent villages and with Cambridge; and• Ensure that parking is available for those who need to use their cars to travel to and from the community.	<ul style="list-style-type: none">• Engage with bus companies so that they can offer practical alternatives for travel to and from the community; and• Be proactive and do what is needed to make the community a safe place within which to travel.

Priority 5: Safe, Secure and Successful -
To support the community in continuing to make the villages safe, secure, supportive and welcoming for all.

4.35. The Parish Council will address this priority:

Through Neighbourhood Plan policies which:	By working with residents to:
<ul style="list-style-type: none"> • Facilitate provision of necessary land to meet the requirements of health services providers; • Maintain or enhance the quality of the built-up environment. 	<ul style="list-style-type: none"> • Keep all public areas free from litter and graffiti; enhancing those areas we have and increasing provision where possible. • Support the formation and continuation of community volunteer groups (such as Neighbourhood Watch and the Enviro-volunteers) and community events (Big Tidy Up). • Provide a community information exchange that signposts groups to contact, provides a community calendar for local events, and acts as a two-way flow for consultation and feedback. • Use its influence to ensure adequate access to education, health and social care, and spiritual wellbeing for residents of all ages • Ensure that the community has sufficient resilience to cope with extremes of weather.

Priority 6: Housing for All -

To ensure a sufficient supply of sustainable and high-quality housing (including affordable homes and small and larger units which address changing demographic demand) within the villages.

4.36. The Parish Council will address this priority:

Through Neighbourhood Plan policies which:	By working with residents to:
<ul style="list-style-type: none">• Encourage the provision of 40% affordable housing for all new developments and for a bias towards one-bedroom and two-bedroom units;• Support diverse ownership profiles, including privately owned, shared ownership, public and private rented and co-operative models;• Encourage self-build and smaller builders to develop sites. This supports local businesses and creates opportunities for innovation and a localised supply chain;• Recognise the need for any new housing development to be considered in relation to the capacity of the existing physical, social and transport infrastructure of the community.	<ul style="list-style-type: none">• Identify any suitable rural exceptions site to provide affordable homes for people with a local connection.• Understand housing needs within the Plan Area during the plan period.

Principles

4.37. Four principles have underpinned the plan preparation process throughout.

Principle 1: Digital Village -

Utilising the best available technology to the advantage of all.

4.38. We are in the digital age and, being close to Cambridge (but not part of it), Histon & Impington has more than its fair share of people either driving or using the digital economy. The community needs to enable this to take place sustainably in both technical (wifi and broadband availability) and social (communal work space and supportive networks) terms.

Principle 2: Sustainable Community -

Making sure that whatever we do contributes to tomorrow's community.

4.39. Histon & Impington is big enough to think about some measure of self-sufficiency. This includes the balance of employment in the villages and the ability to provide relevant education to our residents at differing stages of their lives. It also embraces the principle of clubs and businesses being able to prosper and not to simply survive short term.

Principle 3: Diverse and Inclusive -

Offering everyone the opportunity to live in and / or contribute to Histon & Impington.

4.40. Some 14% of Histon & Impington's residents were born outside of the UK. Of course, it is also a community with old and young people, with a range of social backgrounds and occupational skills, some of whom are not engaged 'digitally'. They are all welcome and the community does its best to make sure that they can all enjoy healthy and active lives in the villages.

Principle 4: Heritage and Design -

Being mindful of our history and preserving our memories.

4.41. We are what we are because of where we came from. We have a heritage of food, both primary production and manufacturing. What used to be the Chivers Jam Factory still manufactures most of the UK's 'sweet spreads' and the Chivers family still farms in the community.

4.42. There are many fine buildings in the community which connect Histon & Impington to its past. These are complemented by more modern buildings which exemplify good design and the use of modern technology to address the challenges for buildings in the future.

Matching Plan Priorities and Principles against the key issues

4.43. The diagram below illustrates how the priorities and principle of this Neighbourhood Plan (see summary that follows) relate to the key issues identified.

Key issue	Addressed by this Plan	Priorities						Principles			
		Essential Character	Successful Economy	Vibrant Community	Getting Around	Safe, Secure and Successful	Housing for All	Digital Village	Sustainable Community	Diverse and Inclusive	Heritage and Design
Maintaining the 'village character' of the community	NP	NP	NP	NP			NP		O		O
Providing sufficient (and high quality) healthcare and education	NP	O				NP			O	O	
Supporting older and young people	IA			IA		IA		O	O	O	
Addressing crime and anti-social behaviour	IA				IA				O		
Tackling the blight of the B1049	O				O			O			
Improving public transport	O				O				O	O	
Maintaining the roads, cycle paths and footways	IA				IA				O	O	
House prices and the shortage of affordable housing ¹⁸	NP						NP		O	O	O

Where:

NP	Directly addressed by this <i>Neighbourhood Plan</i>
IA	<i>Indirectly addressed</i> by this Neighbourhood Plan
O	Addressed <i>outside</i> this Neighbourhood Plan

4.44. A summary of the intent of these Priorities and Principles follows for easy reference.

¹⁸ Also addressed by Local Plan, notably Policy H/10.

	Priority	Intent
Priority 1	Essential Character	To protect the essential character (the 'village character') of the community.
Priority 2	Successful Economy	To encourage the growth and success of the retail, leisure and other commercial businesses of the villages.
Priority 3	Vibrant Community	To ensure the villages' community infrastructure (clubs and societies, open spaces and events) develops and adapts to emerging and changing demographic needs.
Priority 4	Getting Around	To develop a network of sustainable, accessible transport links within and around the villages to create safe and inviting routes for all and especially for pedestrians and cyclists.
Priority 5	Safe, Secure and Successful	To support the community in continuing to make the villages safe, secure, supportive and welcoming for all.
Priority 6	Housing for All	To ensure a sufficient supply of sustainable and high-quality housing (including affordable homes and small and larger units which address changing demographic demand) within the villages.

	Principle	Intent
Principle 1	Digital Village	Utilising the best available technology to the advantage of all.
Principle 2	Sustainable Community	Making sure that whatever we do contributes to tomorrow's community.
Principle 3	Diverse and Inclusive	Offering everyone the opportunity to live in and / or contribute to Histon & Impington.
Principle 4	Heritage and Design	Being mindful of our history and preserving our memories.

5. Policies

5.1. This Section presents the planning policies, grouped by dominant priority (marked with heavy gold borders in the diagram below). This diagram illustrates the relationship between each planning policy and the six priorities and four principles.

Policy	Priorities						Principles			
	Essential Character	Successful Economy	Vibrant Community	Getting Around	Safe, Secure and Successful	Housing for All	Digital Village	Sustainable Community	Diverse and Inclusive	Heritage and Design
HIM01 High Quality Design – Residential Development	✓✓✓		✓	✓	✓	✓	✓	✓		✓
HIM02 Interesting Buildings	✓✓✓		✓			✓		✓		✓
HIM03 Size, Scale and Location of New Housing	✓✓✓		✓	✓	✓	✓		✓	✓	✓
HIM04 The Windmill	✓✓✓		✓					✓		✓
HIM05 Parking Provision for Cars and Cycles	✓✓✓		✓	✓				✓		✓
HIM06 Commercial Core	✓	✓✓✓	✓	✓	✓		✓	✓		✓
HIM07 The School Hill Site	✓	✓✓✓	✓	✓	✓	✓	✓	✓		✓
HIM08 The Jam Factory	✓	✓✓✓		✓	✓	✓	✓	✓		✓
HIM09 Vision Park	✓	✓✓✓		✓	✓		✓	✓		
HIM10 School Hill Garden	✓		✓✓✓		✓			✓		
HIM11 Local Green Space	✓		✓✓✓		✓			✓		
HIM12 Important Natural Habitats	✓		✓✓✓		✓			✓		
HIM13 Maximising Recreational Space	✓		✓✓✓		✓			✓		
HIM14 Walking and Cycling Routes	✓	✓	✓	✓✓✓	✓			✓		
HIM15 A14 Mitigation Sites	✓		✓		✓✓✓			✓		
HIM16 The Infant School Site	✓		✓		✓✓✓	✓	✓	✓		✓
HIM17 Station Site	✓		✓			✓✓✓	✓	✓	✓	✓

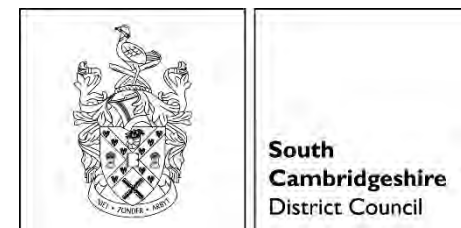
Key: ✓✓✓
✓

Policy plays major role in responding to Priority or Principle
 Policy also responds to Priority or Principle.
 Shading used for emphasis.

Appendix 3

Basic Conditions and Legal Compliance Check – ‘For Referendum’ Neighbourhood Plan

Histon & Impington Neighbourhood Plan – May 2020



a. Basic Conditions Check

Requirements	Local Planning Authority Comments	Basic Condition met?
<p>The Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State and it is appropriate to make the Neighbourhood Plan.</p>	<p>The Council considers that the Neighbourhood Plan is consistent with national policies and advice in that the core land use planning principles set out in the National Planning Policy Framework(2019) have been embodied in the Neighbourhood Plan. Specifically, the Neighbourhood Plan seeks :</p> <ul style="list-style-type: none"> • to ensure high quality design (Policy HIM01) see Chapter 12 of NPPF which seeks to achieve well designed places. • to conserve and enhance the historic character of the village (Policies HIM02 and HIM04) see Chapter 16 of NPPF which seeks to achieve well designed places. • to ensure appropriate and adequate parking provision (Policy HIM05) see paragraph 105 and 106 of NPPF which allows for the setting of local parking standards. • to provide for a successful economy (Policies HIM06, HIM07, HIM08 and HIM09) see paragraph 83 of NPPF which seeks to enable the growth and expansion of all types of business in rural areas. 	<p>Yes</p>

Requirements	Local Planning Authority Comments	Basic Condition met?
	<ul style="list-style-type: none"> • to safeguard community uses (Policies HIM10, HIM11, HIM12, HIM14 and HIM17) see Paragraph 83 in NPPF which seeks to retain and develop accessible local services and community facilities and paragraphs 99-101 in NPPF which allows for the designation of Local Green Space • to safeguard important natural habitats (Policy HIM13) see paragraph 174 of NPPF which seeks to protect and enhance biodiversity. • to protect and enhance walking and cycling routes (Policy HIM15) see Chapter 9 of NPPF which seeks to promote sustainable transport; • to ensure environmental enhancement alongside the A14 (Policy HIM16) see paragraph 91 of NPPF which seeks to encourage the provision of safe and accessible green and infrastructure; • to ensure the provision of housing (Policies HIM03, HIM18 and HIM19) see Chapter 5 of NPPF which seeks to deliver a sufficient supply of homes. <p>This conclusion is consistent with the examiner's conclusions¹ that the Neighbourhood Plan has had regard to national planning policies and guidance, in that it sets out a positive vision for the future of the neighbourhood area. The examiner has recommended a series of modifications to provide clarity and precision to the policies to ensure that the Neighbourhood Plan fully</p>	

¹ Examiner's Report on the Histon & Impington Neighbourhood Plan (see paragraph 4.7): <https://www.scambs.gov.uk/media/14638/final-hi-report-090320.pdf>

Requirements	Local Planning Authority Comments	Basic Condition met?
	<p>accords with national policy and guidance. SCDC and Histon & Impington Parish Council have agreed each of the recommended modifications and the modifications are included in the 'For Referendum' version of the Neighbourhood Plan.</p>	
<p>The making of the Neighbourhood Plan contributes to the achievement of sustainable development.</p>	<p>The Council considers that the Neighbourhood Plan contributes to the achievement of sustainable development, specifically by:</p> <ul style="list-style-type: none"> • Contributing to the economic aspects by having policies to meet local housing needs (Policies HIM03 and HIM18) and promotes a successful economy (Policies HIM06 – HIM09 and HIM19) • Contributing to the social aspects by seeking to provide a vibrant community by promoting and safeguarding community uses and spaces (Policies HIM10 – HIM12 and HIM14 and HIM17.) • Contributing to the environmental aspect by having a range of policies which include ones which seek to conserve the historic character of the area (Policy HIM02 and HIM05); safeguard natural habitats and promote green infrastructure (Policies HIM13 and HIM16) and ensure high quality design (Policy HIM01) and encourage means of transport other than cars (Policy HIM15) <p>This conclusion is consistent with the examiner's conclusion² that the Neighbourhood Plan has set out to</p>	<p>Yes</p>

² Examiner's Report on the Histon & Impington Neighbourhood Plan (see paragraph 4.13): <https://www.scambs.gov.uk/media/14638/final-hi-report-090320.pdf>

Requirements	Local Planning Authority Comments	Basic Condition met?
	achieve sustainable development in the neighbourhood area.	
The Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area.	<p>The development plan for South Cambridgeshire consists of the adopted South Cambridgeshire Local Plan 2011-2031, and a list of strategic policies is included in Appendix E of the Local Plan. The Basic Conditions Statement, submitted by Histon & Impington Parish Council, considers whether the Neighbourhood Plan is in general conformity with these strategic policies.</p> <p>The Council considers that the Neighbourhood Plan policies are in general conformity with the strategic policies in the adopted South Cambridgeshire Local Plan.</p> <p>This conclusion is consistent with the examiner's conclusion³ that the Neighbourhood Plan delivers a local dimension and supplements the detail already included in the adopted Local Plan, and on that basis is satisfied that the Neighbourhood Plan is in general conformity with the strategic policies in the development plan.</p>	Yes
<p>The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.</p> <p>Prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of</p>	<p>The Council considers that the Neighbourhood Plan does not breach and is compatible with EU Obligations.</p> <p><u>Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)</u>: a SEA screening has been undertaken that determines that the</p>	Yes

³ Examiner's Report on the Histon & Impington Neighbourhood Plan (see paragraph 4.9): <https://www.scambs.gov.uk/media/14638/final-hi-report-090320.pdf>

Requirements	Local Planning Authority Comments	Basic Condition met?
<p>the neighbourhood plan is not likely to have a significant effect on a European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.</p>	<p>Neighbourhood Plan is unlikely to result in significant environmental impacts and therefore does not require a SEA. A HRA screening has also been undertaken that indicates that the Neighbourhood Plan is not predicted to have significant effects on any European site, either alone or in conjunction with other plans and projects. These conclusions are supported by the responses from the statutory bodies.</p> <p>As the modifications made to the Histon & Impington Neighbourhood Plan following its examination do not change the essence of its planning policies, the SEA and HRA screening undertaken on a draft version of the Neighbourhood Plan in September 2018, and the screening determination published in October 2018 remain valid.</p> <p>This conclusion is consistent with the examiner's conclusion⁴ that a proportionate process has been undertaken in accordance with the various regulations and the Neighbourhood Plan is compatible with European obligations.</p> <p><i>Human Rights:</i> an assessment has been undertaken to examine the impact of the Neighbourhood Plan policies on persons who have a 'protected characteristic' and the results of this assessment are included in the Basic Conditions Statement. The Council is supportive of the</p>	

⁴ Examiner's Report on the Histon & Impington Neighbourhood Plan (see paragraphs 4.1): <https://www.scambs.gov.uk/media/14638/final-hi-report-090320.pdf>

Requirements	Local Planning Authority Comments	Basic Condition met?
	<p>assessment which concludes that the Neighbourhood Plan will not result in negative effects on persons who have a 'protected characteristic' and that there may be positive impacts on persons with a 'protected characteristic'.</p> <p>This conclusion is consistent with the examiner's conclusion⁵ that the Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and that it complies with the Human Rights Act.</p>	

⁵ Examiner's Report on the Histon & Impington Neighbourhood Plan (see paragraph 3.11): <https://www.scambs.gov.uk/media/14638/final-hi-report-090320.pdf>

b. Legal Compliance Check

Requirements and relevant legislation* and/or guidance	Local Planning Authority Comments	Legally compliant?
<p>The body submitting the neighbourhood plan is authorised to act (Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011 s38A(1,2), S38C(2)(a) and 1990 Act schedule 4B, 6(2), as it applies 61F).</p> <p>In a designated neighbourhood area which contains all or part of the administrative area of a town or parish council, the town or parish council is responsible for neighbourhood planning. The relationship between any steering group and the town or parish council should be transparent to the wider public. For example, it should be clear whether a steering group or other body is a formal sub-committee of the parish or town council. The terms of reference for a steering group or other body should be published and the minutes of meetings made available to the public.</p>	<p>The qualifying body is Histon & Impington Parish Council.</p> <p>The neighbourhood area was designated on 9 September 2014.</p> <p>Histon & Impington Parish Council first decided to develop a neighbourhood plan in 2013. A Neighbourhood Plan Steering Group was set up following an open meeting in October 2013 seeking community views on what was important for those living and working in Histon and Impington.</p> <p>Histon & Impington Parish Council is responsible for leading on the development of the Neighbourhood plan. The Neighbourhood Plan Core Group is made up of Parish Councillors and Volunteers.</p>	<p>Yes</p>
<p>Section 38A of the Town and Country Planning Act 1990 as amended (by the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011) defines a neighbourhood development plan as “a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”</p>	<p>The ‘for referendum’ version of the Histon & Impington Neighbourhood Plan meets this definition of a neighbourhood plan.</p>	<p>Yes</p>

Requirements and relevant legislation* and/or guidance	Local Planning Authority Comments	Legally compliant?
<p>SI 2012/637 The Neighbourhood Planning (General) Regulations 2012, Regulation 15 – A qualifying body is required to submit:</p> <p><i>(a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates.</i></p>	<p>The designated neighbourhood area is shown in Map 1 of the 'for referendum' version the Histon & Impington Neighbourhood Plan.</p>	<p>Yes</p>
<p><i>(b) A consultation statement.</i></p> <p>The statement should contain details of those consulted, how they were consulted, summarises the main issues and concerns raised and how these have been considered, and where relevant, addressed in the proposed Neighbourhood Plan.</p>	<p>A Consultation Statement accompanied the submission Neighbourhood Plan. The Consultation Statement includes:</p> <ul style="list-style-type: none"> • information on how the community have been kept informed throughout the production of the neighbourhood plan; • the details of those consulted and how they were consulted; • a summary of the issues and concerns raised; and • details on how the issues and concerns have been considered and where relevant, addressed. 	<p>Yes</p>
<p><i>(c) The proposed neighbourhood development plan.</i></p>	<p>The Local Planning Authority received the submission Neighbourhood Plan on 3 June 2019.</p> <p>The independent examiner appointed to examine the Neighbourhood Plan has concluded that subject to a series of recommended modifications set out in his report that the submitted Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum. A 'for referendum' version of the Neighbourhood Plan has been prepared taking account of the Examiner's recommended modifications. The 'for referendum' version of the plan also includes some</p>	<p>Yes</p>

Requirements and relevant legislation* and/or guidance	Local Planning Authority Comments	Legally compliant?
	additional minor modifications to update parts of the plan.	
<p><i>(d) A Statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act as revised by s38C of the Planning and Compulsory Purchase Act 2004, (as amended).</i></p> <p>The local planning authority has to be satisfied that a basic condition statement has been submitted.</p>	<p>A Basic Conditions Statement accompanied the submission Neighbourhood Plan.</p> <p>The statement clearly demonstrates how Histon & Impington Parish Council considers that each of the Basic Conditions have been met. The legislation and planning policies referred to in the statement are correct at the time of submission.</p> <p>The 'for referendum' version of the Neighbourhood Plan includes some minor modifications to update the Plan.</p>	Yes
<p><i>(e) The Plan needs to be submitted with one of the following i) a statement of reasons for a determination under regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 that the proposal is unlikely to have significant environmental effects OR ii) an environmental report in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004 (as set out in the Neighbourhood Planning (General Amendment) Regulations 2015, (which amends Regulation 15 of the Neighbourhood Planning (General) Regulations 2012)).</i></p> <p>If an Environmental Report is required, then this needs to have been subject to the required level</p>	<p>In October 2018, South Cambridgeshire District Council and Histon & Impington Parish Council published a Strategic Environmental Assessment (SEA) Screening Determination Statement. This statement sets out the reasons for the determination that the draft Histon & Impington Neighbourhood Plan is unlikely to result in significant environmental effects and therefore does not require a Strategic Environmental Assessment. This Screening Determination Statement was underpinned by a SEA Screening Report undertaken by Essex Place Services on behalf of SCDC and Histon & Impington Parish Council, and the opinions of the three statutory bodies. Consultation with the three statutory bodies (Environment Agency, Natural England and Historic England) on the draft screening report for the Neighbourhood Plan took place in October 2018. The consultation responses received are included in</p>	Yes

Requirements and relevant legislation* and/or guidance	Local Planning Authority Comments	Legally compliant?
<p>of consultation, and should comply with the government's SEA guidance. In terms of consultation, the 'consultation bodies' (Environment Agency, Natural England and Historic England) must have been consulted at scoping stage (for 5 weeks). There is no requirement for public consultation on the scoping report. The draft Environmental Report on the pre-submission neighbourhood plan will need to be subject to public consultation for 6 weeks. The draft Environmental Report must be made available at the same time as the draft plan, as an integral part of the consultation process, and the relationship between the two documents clearly indicated.</p>	<p>Appendix 2 of the Screening Determination Statement. The statutory bodies agreed with the conclusion reached.</p> <p>Histon & Impington Parish Council submitted The SEA Screening Determination Statement (including the SEA and HRA screening reports) alongside the Neighbourhood Plan.</p> <p>As the modifications made to the Histon & Impington Neighbourhood Plan following its examination do not change the essence of its planning policies, the HRA screening undertaken on a draft version of the Neighbourhood Plan in September 2018, and the screening determination published in October 2018 remain valid.</p>	
<p>The Neighbourhood Plan and accompanying documents meet the scope of neighbourhood plan provisions i.e. specifies the period for which it covers, does not include provision about development that is 'excluded development' (as set out in section 61K of the 1990 Act - s38B(6) Planning and Compulsory Purchase Act) and does not relate to more than one neighbourhood area (2004 Acts 38B (1 & 2) (4)).</p>	<p>The 'for referendum' version of the Neighbourhood Plan covers the period 2020-2031, mirroring the adopted South Cambridgeshire Local Plan.</p> <p>The 'for referendum' version of the Neighbourhood Plan does not contain policies relating to 'excluded development'.</p> <p>The Neighbourhood Plan does not relate to more than one neighbourhood area.</p> <p>There is not more than one Neighbourhood Plan in existence in Histon and Impington parish.</p>	Yes
<p>The Qualifying Body has undertaken the correct procedures in relation to consultation and</p>	<p>The Parish Council submitted a Consultation Statement, alongside the submission version of the Neighbourhood</p>	Yes

Requirements and relevant legislation* and/or guidance	Local Planning Authority Comments	Legally compliant?
publicity.	Plan, that demonstrates compliance with SI 2012/637 The Neighbourhood Planning (General) Regulations 2012, Regulation s15(2).	
The draft Neighbourhood Plan should be checked to ensure it is not a 'repeat' proposal. If so, the LPA can decline to consider the plan (Town and Country Planning Act 1990 Act Schedule 4B s5 and s18 as varied by s38C of the Planning and Compulsory Purchase Act 2004).	The 'for referendum' version of the Histon & Impington Neighbourhood Plan is not a repeat proposal.	Yes
<p>The pre-submission consultation requirements need to have been satisfied. Before submission to the LPA the qualifying body should:</p> <ol style="list-style-type: none"> 1. publicise (but this does not have to be on a web site) in a way that is likely to bring to the attention of people who live work or carry on business in the area details of: <ol style="list-style-type: none"> a. the proposals b. when and where they can be inspected c. how to make representations, and d. the deadline for making representations – not less than 6 weeks from first publicised. 2. consult any consultation body whose interests they consider may be affected by the proposals for a Neighbourhood Plan. 3. send a copy of the Neighbourhood Plan to the LPA. (Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. 	<p>Histon & Impington Parish Council has complied with the requirements of the regulations in respect of the scope of their pre-submission consultation and this is evidenced within Chapter 4 of their submitted Consultation Statement.</p> <p>The consultation period for the pre-submission Neighbourhood Plan was 1 October until 16 November 2018. The statutory consultation bodies consulted are listed in Appendix A of the Consultation Statement.</p> <p>A copy of the pre-submission Neighbourhood Plan was provided to the LPA.</p>	Yes

Requirements and relevant legislation* and/or guidance	Local Planning Authority Comments	Legally compliant?
Are there any conflicts in the Neighbourhood Plan between policies and other statements or information? (s38B(3) Planning and Compulsory Purchase Act 2004.)	No, there are no conflicts.	Yes
<p>The Conservation of Habitats and Species Regulations 2010 as amended by Schedule 2 of the Neighbourhood Planning (General Regulations) 2012, i.e. Regulations 102 and 102A, Assessment of implications for European site: <i>A qualifying body which submits a proposal for a neighbourhood development plan must provide such information as the competent authority may reasonably require for the purposes of the assessment under regulation 102 or to enable them to determine whether that assessment is required.</i></p>	<p>In October 2018, South Cambridgeshire District Council and Histon & Impington Parish Council published a Strategic Environmental Assessment (SEA) Screening Determination Statement. This statement sets out the reasons for the determination that the draft Histon & Impington Neighbourhood Plan is unlikely to result in significant environmental effects and therefore does not require a Strategic Environmental Assessment. In addition, this statement determines that the making of the Histon & Impington Neighbourhood Plan is not likely to have a significant effect on a European site.</p> <p>This Screening Determination Statement was underpinned by a SEA Screening Report undertaken by Essex Place Services on behalf of SCDC and Histon & Impington Parish Council, and the opinions of the three statutory bodies. Consultation with the three statutory bodies (Environment Agency, Natural England and Historic England) on the draft screening report for the Neighbourhood Plan took place in October 2018. The consultation responses received are included in Appendix 2 of the Screening Determination Statement. The statutory bodies agreed with the conclusion reached.</p>	Yes

Requirements and relevant legislation* and/or guidance	Local Planning Authority Comments	Legally compliant?
	<p>Histon & Impington Parish Council submitted The SEA Screening Determination Statement (including the SEA and HRA screening reports) alongside the Neighbourhood Plan.</p> <p>As the modifications made to the Histon & Impington Neighbourhood Plan following its examination do not change the essence of its planning policies, the HRA screening undertaken on a draft version of the Neighbourhood Plan in September 2018, and the screening determination published in October 2018 remain valid.</p>	

CONCLUSION: South Cambridgeshire District Council has confirmed that the ‘For Referendum’ version of the Histon & Impington Neighbourhood Plan meets the legislative requirements.

The draft Histon & Impington Neighbourhood Plan submitted to SCDC met the requirements in the legislation, and SCDC publicised the neighbourhood plan for a minimum of 6 weeks, invited comments, notified any consultation body referred to in the consultation statement and sent the draft neighbourhood plan to independent examination. Following examination, SCDC has determined that the ‘For Referendum’ version of the Histon & Impington Neighbourhood Plan is ready for a public referendum (Schedule 4B of the Town and Country Planning Act 1990 (as varied by s38A & 38C of the Town and Country Planning Act)).

* Please note that all references to primary and secondary legislation are to those enactments as amended.