



H&I Neighbourhood Plan  
v0.6



# Forward

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Neighbourhood Development Plans were introduced through the Localism Act in 2011. 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 Development 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 steering group. 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 Survey, public consultations and workshops have all sought to ensure that the plan accurately reflects the aspirations of the community. The steering group 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  
Chair, Neighbourhood  
Plan Core Group

Andy Butcher  
Chair, Histon and  
Impington Parish Council

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## 1. Introduction

This document represents the Neighbourhood Plan for Histon & Impington. The Histon & Impington Neighbourhood Planning Core Group has prepared the plan to establish a vision of the future of the Parish. It represents one part of the development plan for the neighbourhood area for 2018-2031, the other part being the South Cambridgeshire District Local Plan.

The background data and evidence on which this plan is based are listed in the appendix

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 and Background
Section 2	Context
Section 3	Vision and Objectives
Section 4	Community Survey
Section 5	Policies
Section 6	Action Plan
Section 7	Appendix

The document will be reviewed and updated as part of the Plan monitoring process and formally reviewed at a minimum of every 5 years.

### 1.1. Why should Histon and Impington have a Neighbourhood Development Plan?

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 then have legal weight when planning decisions are made, it is a proactive approach to help deliver the vision the community has for Histon and Impington.

The Plan has been written by local people who have detailed knowledge of our community and in our case, 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.

Histon & Impington has been designated as a Rural Centre in the Draft Local Plan for South Cambridgeshire. Policy S/8 states that

*'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.'*<sup>1</sup>

Too much development could risk the loss of the character of our villages and has the potential for the area to merge with Cambridge with the potential loss of our village identity. The community considers itself vulnerable in this regard.

Once the Plan has secured the consent of local people via a referendum, the community will benefit from 25% of the Community Infrastructure Levy (CIL) arising from any development that takes place

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<sup>1</sup> South Cambridgeshire Local Plan Proposed Submission (July 2013)

in the Plan Area. This can be used for community projects that support the vision and aims identified 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.

#### 1.1.1. Plan Area

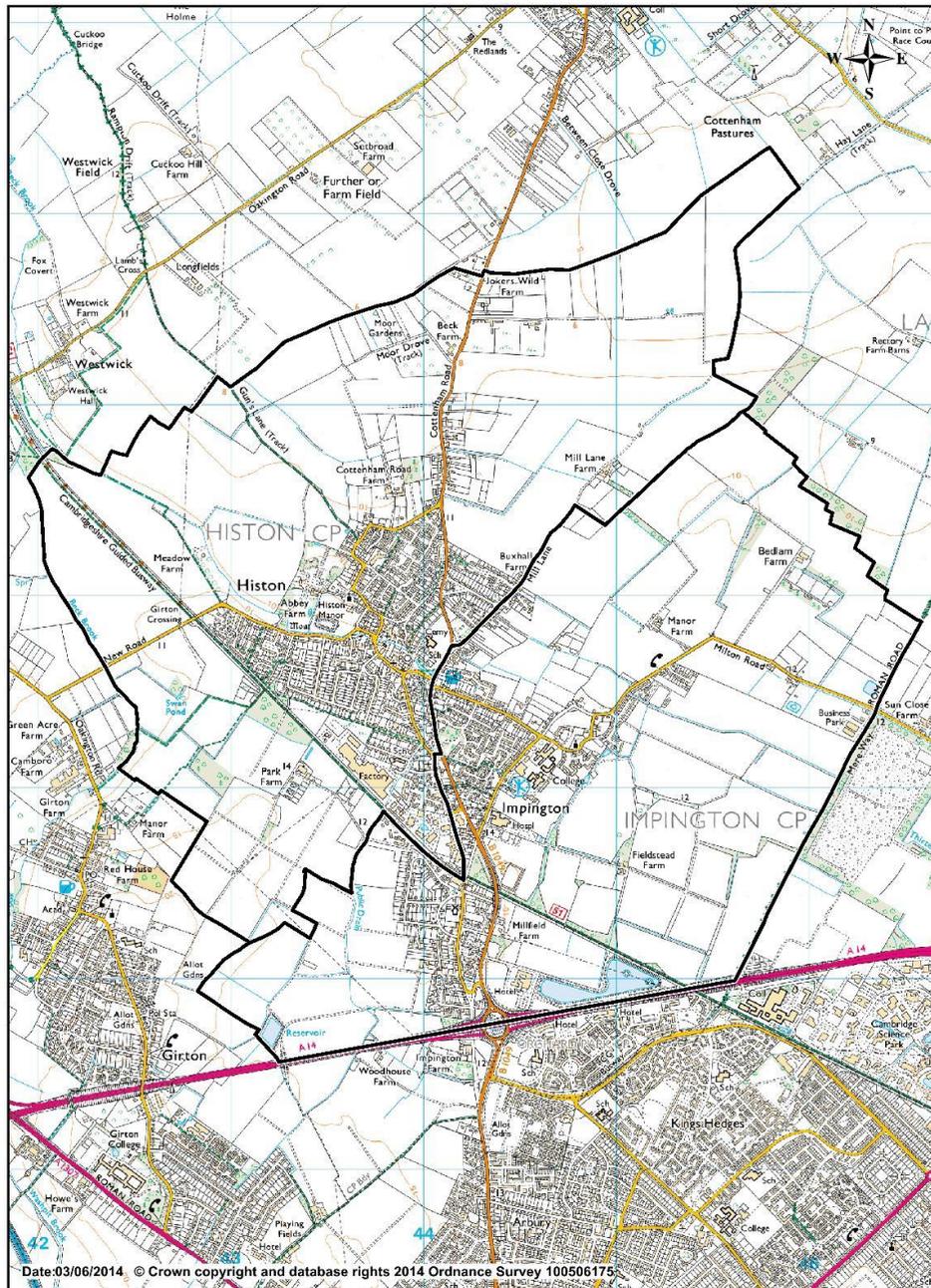
South Cambridgeshire District Council, as the local planning authority, designated the Histon and Impington Neighbourhood Area in September 2014 to enable Histon and Impington Parish Council to prepare a Neighbourhood Plan.

The map below shows the boundary of the Neighbourhood Plan area.

It excludes Kings Meadow and that part of Impington south east of the A14/B1049 junction which will be a part of the Darwin Green development. It includes much green belt land north, west and east of the community.



## Histon & Impington Neighbourhood Plan Area



### 1.1.2. Plan Preparation Process

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 is important to people living and working in the villages. The Neighbourhood Plan Steering Group, led by the Parish Council, was set up later that year and work began.

A core group made up of parish councillors and community residents has met regularly to progress the Plan. The role of the steering group has been to act as facilitators to enable local residents, business owners and members of community groups to have input into the plan preparation

process. The group has also received support and advice from planning officers at the South Cambridgeshire District Council Planning Office.

The project group has undertaken a wide range of consultation activities including workshops, public meetings, stalls at the Feast and the Feast Market, publicity in local publications and information boards at the library. The consultation activities have been an essential part of gathering essential information which has been used in preparing the Plan. The development of the plan involved a lengthy, highly inclusive process so that ideas could be modified and refined until the vision, aims and objectives could be turned into policies to achieve them.

This process is described in detail in the Consultation Statement<sup>2</sup> and associated appendices.

Grant funding was secured which allowed for the engagement of a professional research company, Eventure, who ran focus groups and a community-wide survey in 2016. Over 2000 responses were received and the careful analysis of the survey<sup>3</sup> resulted in the formulation of the main objectives and priorities for the community.

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

### 1.1.3. Purpose

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

Neighbourhood planning can also be used by communities to grant planning permission through Neighbourhood Development Orders and Community Right to Buy Orders for specific development that complies with the order.

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.

To 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.

### 1.2. What's next?

After a full consultation on the draft Histon & Impington Neighbourhood Plan, all comments received during the 6 week consultation period will be reviewed and taken into account, the plan will then be amended accordingly. There is an obligation to consult various statutory bodies, as defined in Neighbourhood Planning Regulations, at this stage.

Once the revised plan has been amended, it will be submitted to South Cambridgeshire District Council and further comments will be invited for a 6 week consultation period. On receiving the

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<sup>2</sup> Consultation Statement (date)

<sup>3</sup> Eventure Consultation Report. A full analysis of the report is in Appendix (Number?)

submitted plan proposal and supporting documents, the District Council is responsible for checking that the submitted neighbourhood plan has followed the proper legal process, such as the neighbourhood area being designated and the legal requirements for consultation and publicity having been followed. The District Council is then responsible for publicising the plan, arranging for the independent examination and arranging for the referendum to take place.

The District Council will then appoint an appropriately qualified and experienced person as an independent examiner. The independent examiner may invite interested parties to a public hearing if he or she feels this is necessary. Following examination, the examiner will issue a report to the District Council and Neighbourhood Planning body and the examiner will recommend that the Plan goes to the referendum stage.

If the neighbourhood plan is found to be satisfactory, with modifications if necessary, then the District Council will arrange for the referendum to take place. 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.

Every individual on the electoral role for Histon and Impington 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.

### 1.3. 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 Steering Group who devoted many hours over several years to ensure that the Plan came to fruition. Along with the many people who assisted the group, who willingly gave their time and expertise.

Our thanks too, to the District Council Planning officers who gave their support and guidance in the making of this Plan.

## **2. Context**

### **2.1. National and local planning policy**

Neighbourhood Planning was introduced by the Localism Act 2011 and is recognised in the National Planning Policy Framework (NPPF). Neighbourhood Plans, if passed by an independent examination and supported in a local referendum, must become part of the legal planning framework for the Parish.

The plan must be in conformity with the Government's NPPF and must satisfy the Basic Conditions which are:

- Do the policies have regard to national policies and advice contained in guidance issued by the Secretary of State?
- Does the plan contribute towards the achievement of sustainable development?
- Are the policies in general conformity with the strategic policies in the Local Plan?
- Is the plan compatible with or otherwise not in breach of EU obligations?

This Plan sets out a number of policies to govern development and land use within the parish for the period 2018 – 2031. These policies should be read alongside national policies and South Cambridgeshire planning policies that apply within the parish.

The Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012.

Neighbourhood Plans must be in general conformity with the Local Planning Authority's Development Plans. In the case of Histon and Impington, this is the emerging South Cambridgeshire District Council (SCDC) Local Plan which is also to run until 2031. The SCDC Local Plan is still under preparation but nevertheless has provided the strategic context for this Neighbourhood Plan. In the absence of an up to date Local Plan, South Cambridgeshire currently relies on the following:

- The Local Development Framework
- Core Strategy DPD
- Development Control Policies DPD
- Site Specific Policies DPD
- Adopted Proposals Map

Once submitted to SCDC, the Histon and Impington Neighbourhood Development Plan will be subject to public examination and a local referendum must be held before the Plan can be adopted and used in determining planning applications within the parish boundary.

### **2.2. The Parish and Villages**

#### **Setting**

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. They are two distinct villages that have become increasingly intertwined over time and in 2012 the two separate Parish Councils combined to provide one council that serves both villages. They are regarded as a single settlement for planning purposes.

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 as being on the Edge of Fen. 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 its rural feel belies its proximity to Cambridge.

The South Cambridgeshire Village Capacity Study (1998) describes 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 provides a semi-urban landscape to the south.

The B1049 cuts through the villages from North to South and provides a direct route to Cambridge. The Busway cuts the community east to west.

### **A brief History**

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 biggest villages in the county. The parish was mainly agricultural until market gardening and fruit growing developed in the mid-19<sup>th</sup> century.

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 17<sup>th</sup> century and the old station building. A full list of heritage assets is listed in the Appendix.

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 were Europe's first large scale commercial canners. 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 an end to the old Chivers factory and The Vision Park, an employment area consisting mostly of offices, was built on some of the land. A new factory, now owned by the Hains Daniels Group, was built and remains today. The railway closed in 1970.

The population was about 1000 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 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.

### **Development**

In the 18<sup>th</sup> century dwellings were scattered throughout the villages, concentrated around what is now known as The Green, High Street and also Church Street. The built-up area was greatly extended between 1901 and 1939 in areas such as Saffron Close, Narrow Lane, Mill Lane and Home Close. The number of houses doubled from 1,200 in 1951 to almost 2,400 in 1981.<sup>4</sup> By 1986 almost the entire area between Cottenham Road, the railway, and Impington Park was built over, with

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<sup>4</sup> British History online resource. [www.british-history.ac.uk](http://www.british-history.ac.uk)

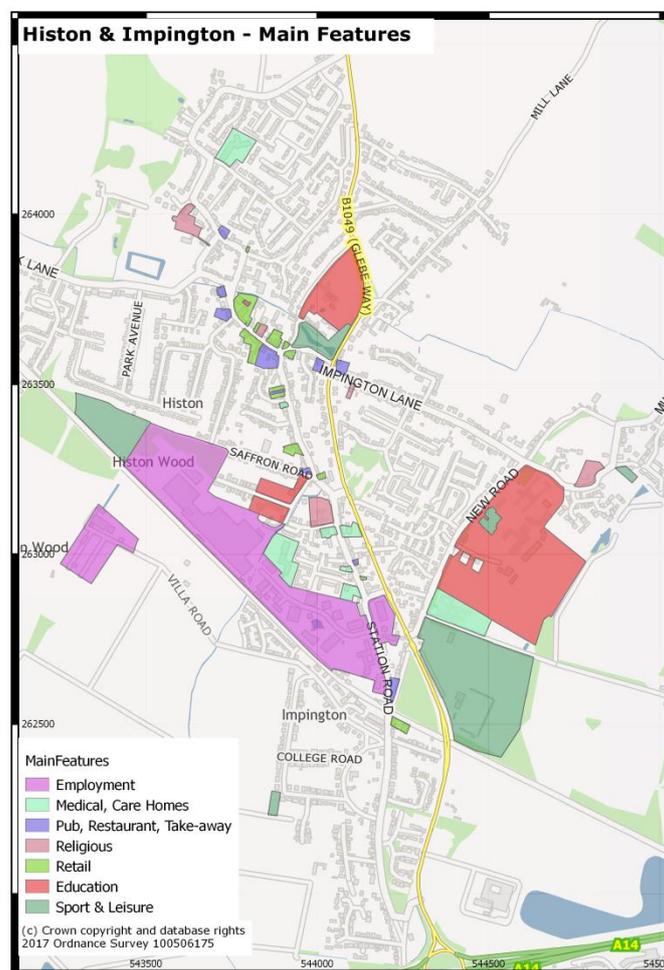
ribbon development extending further north, south, and east on the roads to Cottenham, Cambridge, and Milton.

The former Chivers jam factory site to the north of the railway line has been redeveloped as Vision Park, a small business park, which provides a range of mostly office-based employment opportunities.

### [Map to show evolution of development in H&I]

#### Histon and Impington today

Histon and 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 features are shown below.



#### Population

This data is for the Plan area and has been extracted from the Census 2011 data for the whole ward.

The increase in population from 2001 to 2011 was 749 people.

Age range	Number	%
0-4	386	4.9%
5-7	272	3.5%
8-9	160	2.0%
10-14	506	6.4%
15	99	1.3%
16-17	218	2.8%
18-19	146	1.9%
20-24	352	4.5%
25-29	383	4.9%
30-44	1521	19.3%
45-59	1712	21.8%
60-64	525	6.7%
65-74	688	8.7%
75-84	573	7.3%
85-89	217	2.8%
90 & over	108	1.4%
<b>All ages</b>	<b>7,866</b>	

*Population Histon and Impington 2011*

The population chart shows that the community loses young people when they go off to 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 last 10 years with fewer older people and more younger people living in the community.

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.

Histon and Impington have a high proportion of people working in a number of highly skilled professions. Of those aged 16-74 in employment, approximately 47.1% described themselves as either in a higher and intermediate managerial/administrative/professional job or in a supervisory/junior manager/administrative/professional role.

34.2% describe themselves as having a Level 4 or above qualification.<sup>5</sup>

### **Employment and Unemployment**

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

All residents	%
Economically Active	54.0
Full-time employee	31.0
Part-time employee	11.6
Self Employed	7.8
Full-time Student	1.9
Unemployed	1.7

<sup>5</sup> UK census 2011

(the source for the list is Office for National Statistics. 2011 Ward Labour Market Profile E36001847 : Histon And Impington

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

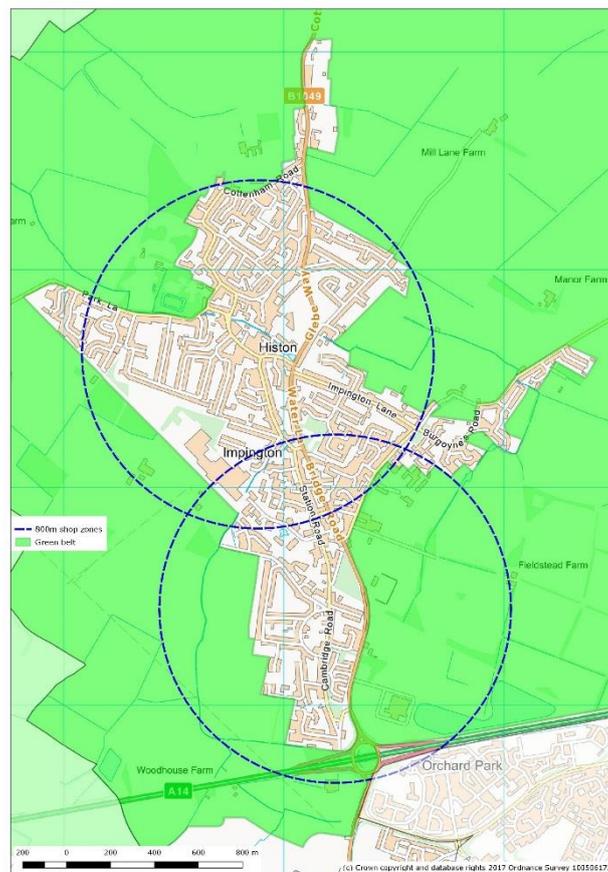
## Local Infrastructure

The villages are served by numerous shops and small businesses including 2 supermarkets, a bicycle shop, 2 hairdressers and a barber, toy shop, bakers, take-away, gift shop and a post office. Other facilities include a GP surgery, 2 dentist surgeries, 2 pharmacies, a Spire hospital, solicitors' offices, estate agents, a bank, a building society, 3 cafes and 5 churches. Facilities are good but there is limited capacity at the GP surgery due to the age of the building. There are also 6 pubs. A number of churches offer community facilities and the Recreation Ground provides a play park along with sports pitches.

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

Most homes are within 800m of one of two community centres:

- The Post Office in the High Street, Histon
- The Guided Bus stop in Impington



## Public Transport

The villages are served with a regular bus services in to Cambridge or north to Cottenham.

The Guided Bus provides transport into Cambridge and beyond to the nearest District Hospital, Addenbrookes and going north to the St Ives and Huntingdon areas.

### **Walking & Cycling**

Many residents enjoy being able to walk to the many facilities within the villages. Cycling is also preferred by many although 59% of respondents to the survey were in favour of improved cycle paths.

### **Local Businesses**

Vision Park, located to the North West of the community, has a diverse range of businesses and provides employment for 2000 people. A further 400 people are employed at the Hain Daniel factory (formerly Chivers Factory).

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

### **Local Employment**

In addition to the local businesses mentioned above, other major employers include Impington Village College and the primary schools, Spire Hospital, The Holiday Inn and a number of care homes. There are also a significant number of people employed in the retail sector and a further number of home workers. Approximately 3500 people are employed locally across all categories.

#### **2.2.1. The green belt**

Histon and Impington are tightly bounded by Green Belt to the north, west and east. The South is bounded by a major trunk road, the A14. It provides a buffer between the neighbouring villages of Cottenham, Oakington, Milton and Girton. The Green Belt area to the south of the community has been somewhat eroded over the years.

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

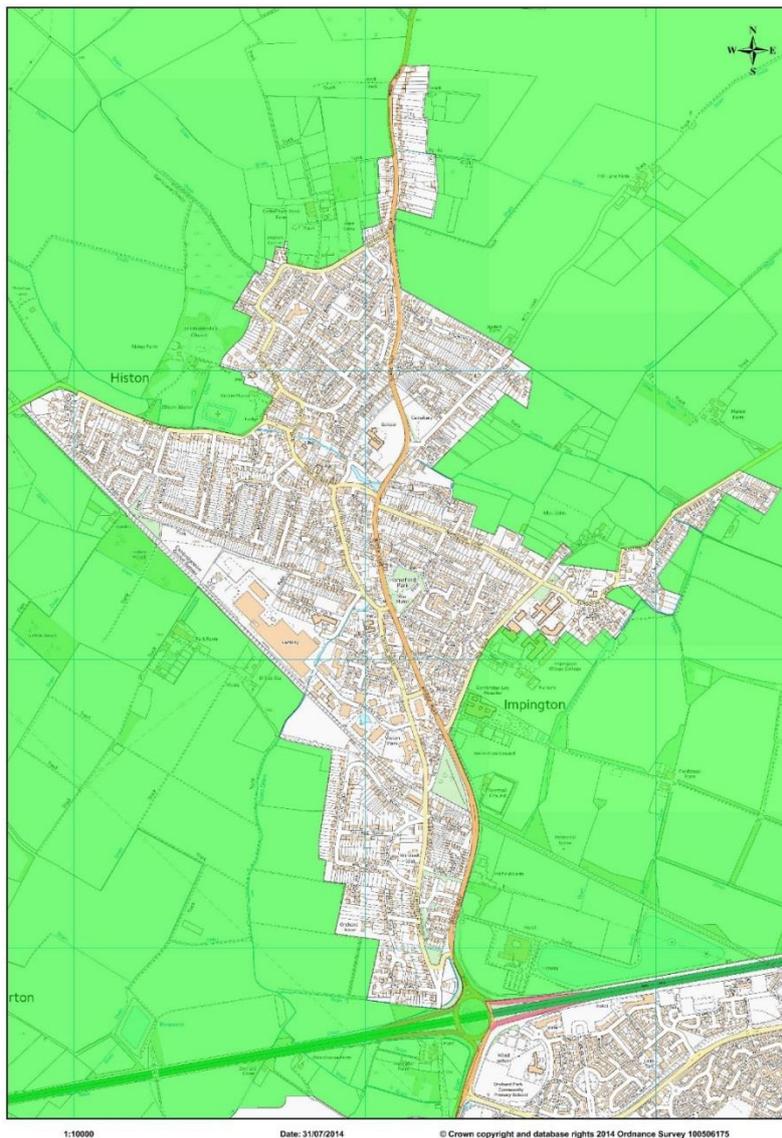


Figure 1 Greenbelt

It has, in the main, been successful in achieving the five main purposes of the Green Belt, as provided by the National Planning Policy Framework (NPPF):

- 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;
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

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.

The proposed South Cambridgeshire Local Plan allocates an area in the Green Belt and outside of the village framework, land north of Impington Lane, for development. If allocated in the adopted Local Plan, this will change the Green Belt boundary to be further north.

Neighbourhood Plans cannot allocate land for development that is within the Green Belt. This has created a challenge for our plan as land was sought to accommodate affordable housing, however, all of the land that is not built on is in the Green Belt.

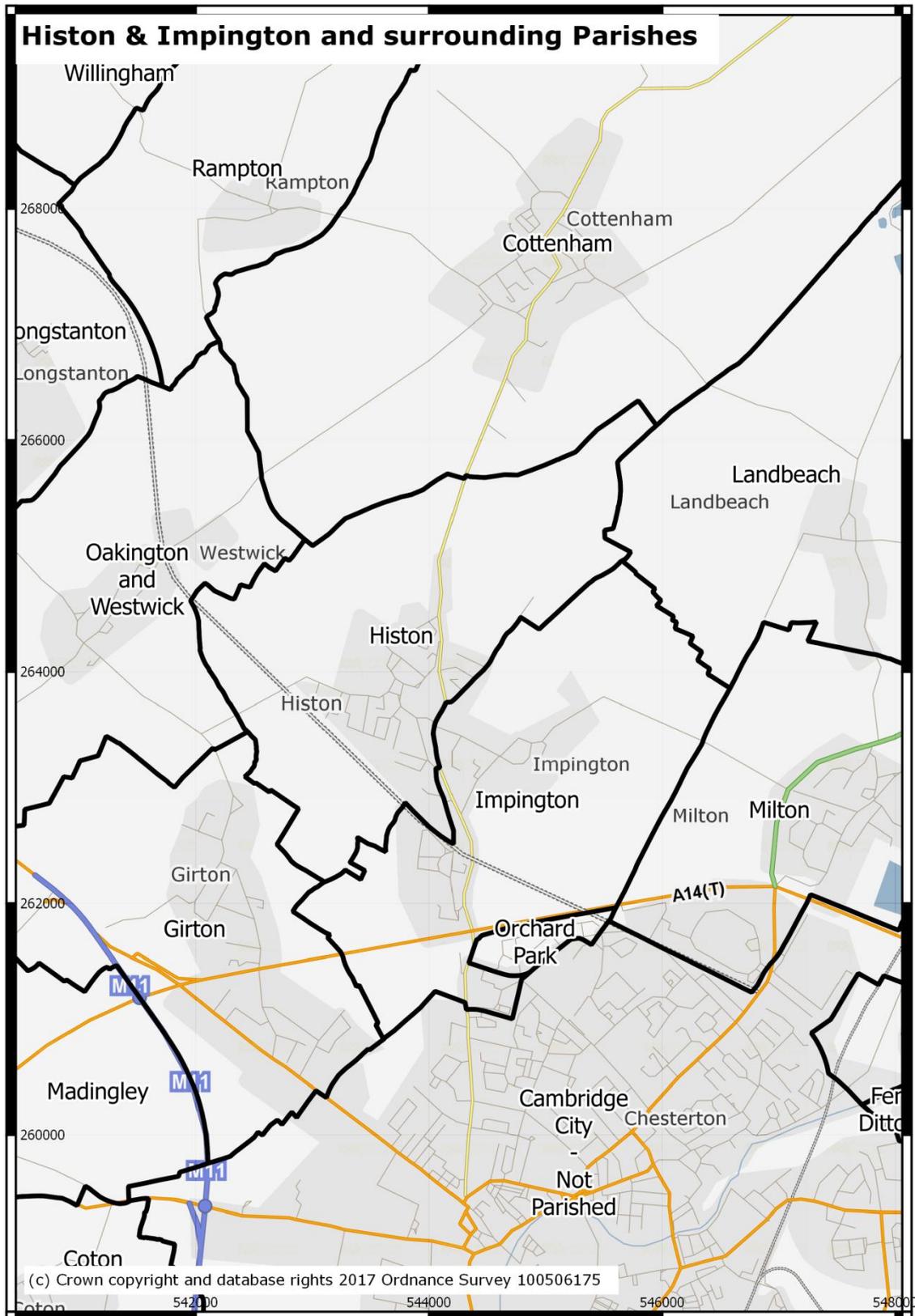
Proposed development for land in the Green Belt is covered by the NPPF, policies in South Cambridgeshire's Local Plan and this plan's Exception Site Policy.

The exception site policy H10 (for land coming forward for development that is outside the village framework) in the proposed Local Plan states that:

**Policy H/10: 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.
- 2) If viability appraisals demonstrate that a 100% affordable housing scheme is unviable, consideration will be given in order of preference to:
  - a) changing the tenure mix of the affordable homes and/or the application of any available public subsidy;
  - b) including the minimum market housing necessary to make the scheme viable and still remain an exception site.

2.3. Map of the Parish boundaries



### 3. Vision and Priorities

#### 3.1. Key issues

In any survey or consultation with residents of Histon and Impington responses always indicate 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’.

These observations notwithstanding, any look to the future, as this Neighbourhood Plan is, must recognise the issues that underlie this satisfaction. These are:

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

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

The relationship between these issues and this Plan’s priorities as set out in chapters 4 and 6 is illustrated in the diagram below.

		priorities				
		successful economy	infrastructure	community demography & housing	safe and secure	getting around
Maintaining the ‘village character’ of the Community	Green	Green				
Tackling the blight of the B1049	Grey					Grey
Providing sufficient (and top quality) healthcare and education	Yellow				Yellow	
Supporting older and young people	Yellow		Yellow		Yellow	
Addressing crime and anti-social behaviour	Grey					Grey
Maintaining the roads, cycle paths and footways	Grey					Grey
Improving public transport	Grey					Grey
House prices and the shortage of affordable housing	Green			Green		
directly addressed by this Neighbourhood Plan	Green					
indirectly addressed by this Neighbourhood Plan	Yellow					
addressed outside this Neighbourhood Plan	Grey					

#### 3.2. Vision

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.

It embraces many village characteristics, a green, parish church (in fact it's got two), village pubs, considerable green space (both formal and informal), but at the same time it's home to a business park and an industrial site which are major employers, there's a popular high street and its population is approaching 10 thousand. It is important that this balance be maintained.

The community will be 'sustainable'. There will be sufficient school places for all who want them and a GP practice which meet 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 an ecosystem to support them.

It 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 major housing developments.

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, it will encourage its residents to lead fit and healthy lifestyles and will support them when they become less able.

It will be a diverse, inclusive and tolerant community. It will ensure that there is housing available for those with lower incomes who are in no way any less important than those who can afford the high housing prices which currently characterise the community. It will welcome all new residents and others who may visit the villages to shop, for education or any other purpose.

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 leverages this to enable it to deliver the many and disparate elements of this vision.

### 3.3. Priorities

Five 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.

#### 3.3.1. Community infrastructure

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

The Community will address this priority by:

- providing and developing community facilities for residents and others including:
  - formal open space, playing fields and sports facilities;
  - informal open space, open fields, park land and access to the countryside; and
  - buildings with community space for activities and entertainment, for use by clubs and societies.
- supporting, and facilitating community activities and events, for all groups and for all ages
- communicating, and providing communication channels by all forms of media, what is happening in the village.
- protecting and developing the facilities we already have in the village and ensuring that they are accessible by all.

#### 3.3.2. Housing

*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 Community will address this priority by:

- encouraging the provision of 40% affordable housing for all new developments and for a bias towards one and two bedroom units
- supporting diverse ownership profiles, including privately owned, shared ownership, public and private rented and co-operative models.
- by encouraging self-build and smaller builders to develop sites. This supports local businesses and creates opportunities for innovation and a localised supply chain.
- by supporting the County's adopted design guide and encouraging developers to use assessment tools such as BREAM's Code for Sustainable Homes to support their proposals.
- by recognising 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

#### 3.3.3. Safe and secure

*To support the community in continuing to make the villages safe, secure, supportive and welcoming for all*

The Community will address this priority by:

- keeping all public areas free from litter and graffiti; enhancing those we have and increasing provision where possible.
- supporting the formation and continuation of community volunteer groups (such as Neighbourhood Watch and the Enviro-volunteers) and community events (Big Tidy Up)

- providing a community information exchange that signposts 'go-to' groups, provides a community calendar for local events, and acts as a 2-way flow for consultation and feedback
- using our influence to ensure adequate access to education, health & social care and spiritual wellbeing for residents of all ages.
- ensuring that the community has sufficient resilience to cope with extremes of weather

#### 3.3.4. Successful Economy

*To encourage the growth and success of the retail, leisure and other commercial businesses of the villages*

The Community will address this priority by:

- promoting 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
- supporting structures and systems which enable people who work at home to develop sustainable businesses
- providing facilities and premises for low tech businesses to develop and thereby respond to the needs of the community
- ensuring that the Community is an attractive location for businesses (on Vision Park and along Station Road) and their employees
- encouraging the development and promotion of the pubs, restaurants and cafes within the two villages

#### 3.3.5. 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.*

The Community will address this priority by:

- developing and maintaining a network of footpaths and cycle ways within the Community;
- supporting the development of cycle ways linking the Community with adjacent villages and with Cambridge;
- engaging with bus companies such that they can offer practical alternatives for travel to and from the Community;
- ensuring that parking is available for those who need to use their cars to travel to, through and from the Community;
- being proactive and doing what's needed to make the Community a safe place within which to travel;

### 3.4. The NP Golden Matrix

*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.*

The full vision is given in Chapter 3.2.



				priorities					principles				
				economic success	infrastructure	community & demography	housing & safe and secure	getting around	digital village	sustainable community	diverse & inclusive	heritage & design	
the Windmill	general	HINP1											
interesting buildings	general	HINP2											
existing dwellings	general	HINP3											
retail outlets	general	HINP4											
site development	general	HINP5											
new housing estates	general	HINP6											
new dwellings	general	HINP7											
ByPass Farm	site specific	HINP8											
High Street	site specific	HINP9											
Histon Manor	site specific	HINP10											
Jam factory	site specific	HINP11											
Manor Park Field	site specific	HINP12											
New School Road	site specific	HINP13											
Rowleys	site specific	HINP14											
STATION	site specific	HINP15											
Tesco site	site specific	HINP16											
Vision Park	site specific	HINP17											
Butt Lane industrial site	site specific	HINP18											
exception sites	conditional	HINP19											

 policy plays a major role in responding to this priority  
 policy also responds to this policy or principle

### 3.5. Cross cutting principles

There are four basic principles, our Community Principles, which shape the development of our plan. They relate to who and what we are today and how we want to develop in the future. They complement our Community Priorities which describe what is important for us and together they underpin our Community Vision.

#### 3.5.1. Digital village

*Utilising best available technology to the advantage of all*

Like it or not we are in a digital age and being close to Cambridge (but not a 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 spaces and supportive networks) terms.

### 3.5.2. Sustainable community

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

Histon & Impington is big enough to think about some measure of self-sufficiency. This includes the balance of employment with employees in the villages, it includes the ability to provide lifetime education to all our residents and it embraces clubs and businesses being able to survive and prosper and not to simply survive short term.

### 3.5.3. Diverse and inclusive

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

H&I has a high score when it comes to the number of residents born outside 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 Histon & Impington.

### 3.5.4. Heritage and design

*Being mindful of our history and preserving our memories*

We are what we are because of where we came from. We don't have quite the number of fine buildings that Cottenham has for example, but we do have a heritage of food, both primary production and manufacturing. What was the Chivers jam factory still manufactures most of the UK's 'sweet spreads' and Chivers themselves still farm in the Community.

Notwithstanding the comment above there are many fine buildings in the Community which connect H&I to its past. These are complemented by more modern buildings which exemplify good design and the use of modern technology to address the challenges of building for the future.

#### 4. The Big Community Survey

The Neighbourhood Plan steering group 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 the use of social media.

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 5 weeks.

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.

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.

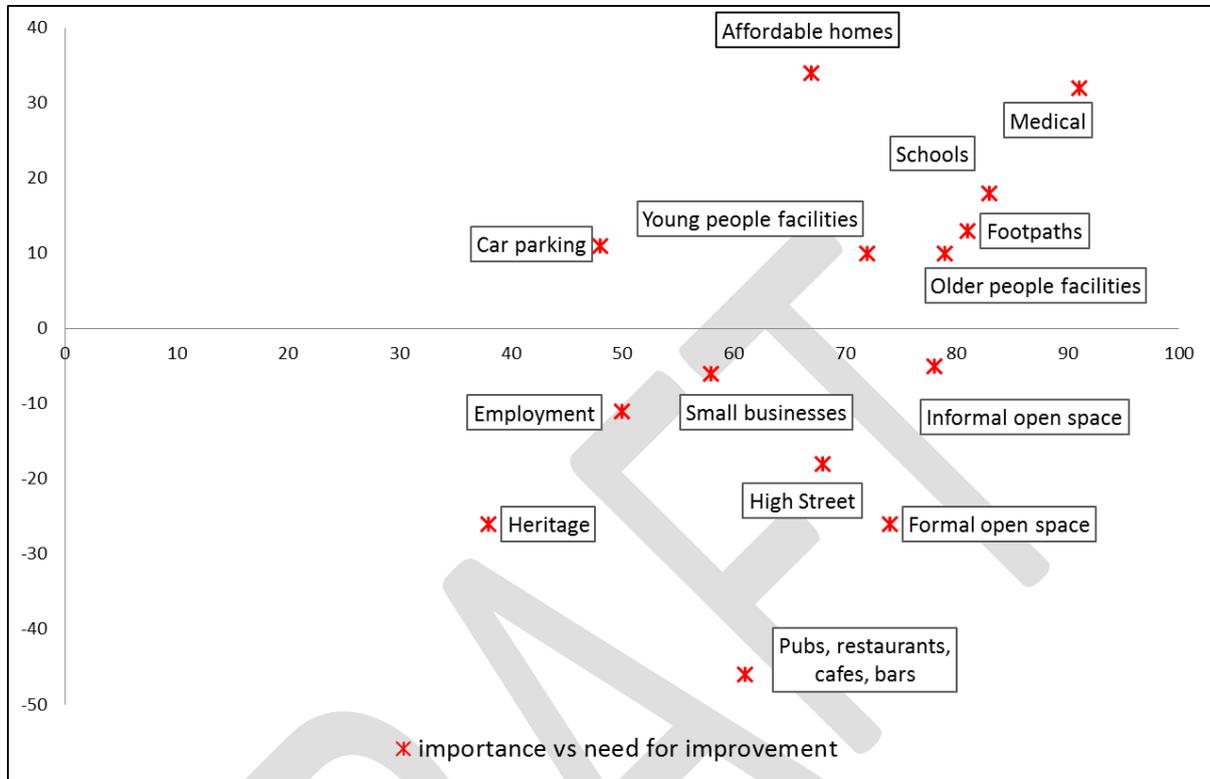
Key findings include:

- 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 the greatest proportion of respondents (54%).
- 66% of respondents think that more affordable or starter homes are needed.
- 44% of respondents don't agree with any more houses being built on Green Belt and 38% are willing to accept some new houses as long as there's 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% want a guided bus 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/wifi/mobile coverage.
- A fifth of respondents said they were keen that Histon and Impington retained its own identity and did not become a suburb of Cambridge.

The survey demonstrated that it is important to the community that Histon and 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.

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



Need words



- Exception policies: these provide the mechanism for the rules set before, within this plan or by other bodies, to be broken under specific (exceptional) circumstances. Within this Neighbourhood Plan there is only one such policy viz that related to the development of housing estates in the Green Belt.

DRAFT

## 5.1. HINP1 The Windmill

Histon & Impington is a mixed community in many respects and one such is the distribution of buildings of different ages throughout the villages. There is no 'historic quarter' as such although there are many listed buildings and many more of local interest. The former are protected by national rules, the latter by HINP2 interesting buildings.

The Windmill is a listed building and as such it is protected but current rules do not go far enough in ensuring that it can remain a working mill. This policy incorporates what is regarded as best practice in the Netherlands and ensures that no development in the Community can take place which would prejudice its ability to continue to operate as a working mill.

### 5.1.1. Context and reasoned justification

The Windmill in Impington is an excellent and faithfully renovated 18th century mill and is in good working order. However its ability to operate can be adversely affected by local building. Guidelines have been developed which can ensure that this does not happen.

### 5.1.2. Intent

We wish to maintain the windmill as a part of our heritage, not just as a building but as a full working example.

### 5.1.3. The Policy

#### Policy HINP1 The Windmill

Development will not be supported if it is in contravention of XYZ

[No Map for the Windmill site]

DRAFT

## 5.2. HINP2 Interesting Buildings

There are many interesting buildings in Histon and Impington which are not listed, but which nonetheless are a part of its heritage and which the community would be loath to lose. This policy does not prohibit their redevelopment but establishes guidelines to enable it to take place without depriving the community of these assets.

The list of interesting buildings has been developed and maintained by the Histon & Impington Village Society, and includes recent buildings as well as ones from previous generations.

### 5.2.1. Context and reasoned justification

Site specific policies set out the rules which should apply for all site development and redevelopment. This cross-cutting policy applies to all such developments.

### 5.2.2. Intent

We support site development and redevelopment because of its contribution to all aspects of the community and especially to its economic success.

### 5.2.3. The Policy

#### Policy HINP2 Interesting Buildings

Redevelopment of buildings classed as 'interesting' will be supported provided that it does not impact on the essential quality for which the building is classified as 'interesting'.

### 5.3. HINP3 Extension of Existing Dwellings

It is recognised that there are considerable numbers of houses that will be extended to meet the changing needs and aspirations of current and subsequent home owners

#### 5.3.1. Context and reasoned justification

Given the pressure on local housing stock and under supply of certain house types there is increasing pressure to modify, alter and extend existing buildings.

Financial pressure ‘improve don’t move’ and the need for more space, usually associated with growing families, are the main drivers for people to want to extend and modify their homes. Increasingly this is also seen as a way to get a foothold in the local housing market.

#### 5.3.2. Intent

To encourage thoughtful and sustainable refurbishment and extension of the existing housing stock.

#### 5.3.3. The Policy

#### Policy HINP3 Extension of Existing Dwellings

The redevelopment of existing housing stock is supported subject to the following conditions. Such redevelopments should:

- Respond positively to micro and macro context and street form.
- Have complimentary scale and form to the existing building.
- Consider adjacencies and the material effects to neighbours’ aspect, daylight and any effects attributed to over-bearing.
- Use high quality materials that are in keeping with the context.
- Consider all aspects of sustainability from carbon reduction to life time adaptation.
- Pay particular attention to context and materials when extending an ‘Interesting Building’ (HINP 2)

Redevelopment of housing stock which would result in the loss of single story dwellings is not supported.

## 5.4. HINP4 Retail Outlets

The recent outcry when the greengrocer's shop in the High Street closed demonstrated the importance of such retail outlets in the Community. They contribute to the vibrancy of the High Street, they provide opportunities for social engagement and they are essential components of a sustainable community. This policy protects all retail outlets. It does not block their redevelopment but ensures that such redevelopment would not reduce the retail offer in the Community.

Note that for the purpose of this policy 'retail' is defined as including all 'customer-facing' commercial and social enterprises within Histon and Impington. It obviously covers the businesses on the High Street but also includes the Geographer café and deli on Station Road, Delicious café and sandwich bar on Vision Park and the businesses on Station Road on both sides of the Guided Bus stop in Impington.

### 5.4.1. Context and reasoned justification

Site specific policies set out the rules which should apply for specific retail sites. This cross-cutting policy applies to all such sites and includes all sites at which customer facing business is transacted including, but not limited to, shops and pubs, cafes & restaurants.

This policy includes the customer facing businesses on the High Street, by the station, on Station and Cambridge Road and in Vision Park.

### 5.4.2. Intent

We support redevelopment of retail sites as long as such redevelopment does not reduce the quantity or mix of retail space.

### 5.4.3. The Policy

#### Policy HINP4 Retail Outlets

Redevelopment of retail sites as set out in other site specific and general policies shall be supported provided that:

- The amount and mix of retail space is not reduced
- Any housing development or redevelopment is consistent with the new and modified dwellings policies
- The redevelopment is consistent with HINP5 Site development and redevelopment.

## 5.5. HINP5 Site Development and Redevelopment

Because of the geography of the Green Belt there are few greenfield site development opportunities within Histon and Impington. However there are several other sites which might come forward for redevelopment. There is no reason why such redevelopment should not take place but it should do so mindful of the challenges which the community faces and of how these might be addressed with current and emerging technologies. This policy provides the framework within which it might take place.

### 5.5.1. Context and reasoned justification

Site specific policies set out the rules which should apply for all site development and redevelopment. This cross-cutting policy applies to all such developments.

### 5.5.2. Intent

We support site development and redevelopment because of its contribution to all aspects of the community and especially to its economic success

### 5.5.3. The Policy

#### Policy HINP5 Site Development and Redevelopment

Development and redevelopment of all sites as set out in other site-specific policies shall be supported provided that it:

- Delivers an improvement to the demand on local drainage
- Incorporates sufficient PV solar to be energy neutral;
- Is innovative in setting standards of design and technology used.
- Improves connectivity within the Community

## 5.6. HINP6 New Housing Estates

To address issues of sustainability further housing development is required in Histon and Impington.

### 5.6.1. Context and reasoned justification

Both locally in SCDC and nationally, there is a chronic under supply of newly built housing stock, creating shortages in all sectors of housing and associated social instability and market inflation. The villages recognise that land should be brought forward to develop larger sites and create opportunities for diversification of housing stock, tenure types and help to address issues of affordability.

We want to ensure a sufficient supply of sustainable, high quality housing that includes affordable homes with smaller units and family homes that address changing demographic demand within the villages.

### 5.6.2. Intent

To encourage sustainable development of high quality housing that addresses issues of housing need, tenure and affordability.

### 5.6.3. The Policy

#### Policy HINP6 New Housing Estates

The development of new housing estates is supported subject to the following conditions. New developments will:

- Strive to be of the highest design standards.
- Be restricted to a maximum of approximately 50 units per development site.
- Have a housing mix of smaller 1 and 2 bed starter homes, smaller family homes and elements of supported accommodation for older residents.
- Embrace affordable and mixed tenure models of ownership.
- Seek to embrace alternative development models such as co-operative housing and self-build.
- Mix public and private sector housing and not differentiate in design quality and estate layout between ownership typologies.
- Be sustainable, including economic viability, carbon reduction and adaptability.
- Adopt design and layout strategies that prioritise walking and cycling and create permeable, connected, safe communities with links into the amenities of the villages and also, where possible, out to the countryside.
- Be within 800m of one of the two community centres
- Add to the design quality and aspiration of the HI built environment.

## 5.7. HINP7 New Dwellings

Support and encourage the development of sites for one off single houses.

### 5.7.1. Context and reasoned justification

The one off house offers a number of advantages to the community. They are often self-build projects and therefore not for profit. They provide solutions to infill sites and also unique housing models such as downsizing for older residents and the opportunity for family lead starter homes.

The private single house also provides the opportunity for high quality and often innovative design.

### 5.7.2. Intent

Enable sites to be brought forward for single unit development and to support self-build, sustainable design as well as alternative housing provision models in the private sector.

### 5.7.3. The Policy

#### Policy HINP7 New Dwellings

Building of new houses will be supported subject to the following conditions: New houses should:

- Take account of micro and macro context.
- Be of high design quality.
- Offer self-build opportunities as well as traditional small developer procurement models.
- Be sustainable in terms of carbon reduction and life time adaptability.
- Be an opportunity to develop innovative design solutions for contemporary living.
- Add interest and character to the built environment of Histon and Impington.
- Respond the needs of residents to manage their waste, access their cycles, park their cars and report their utility usage.

## 5.8. HINP8 Bypass Farm

This site is included in South Cambridgeshire's emerging Local Plan, Policy SC/1 Allocation for Open Space in order to satisfy an 'identified shortfall in existing provision'.

This policy is included here to ensure that this does not get forgotten as the Local Plan is processed and to enable further leisure development to take place should this be the wish of the Community

### 5.8.1. Context and reasoned justification

Bypass Farm is in the Local Plan: policy SC/1: <http://bit.ly/2vlfVLw>

### 5.8.2. Intent

We wish to retain this site for community use and to confirm its inclusion in the Local Plan.

### 5.8.3. The Policy

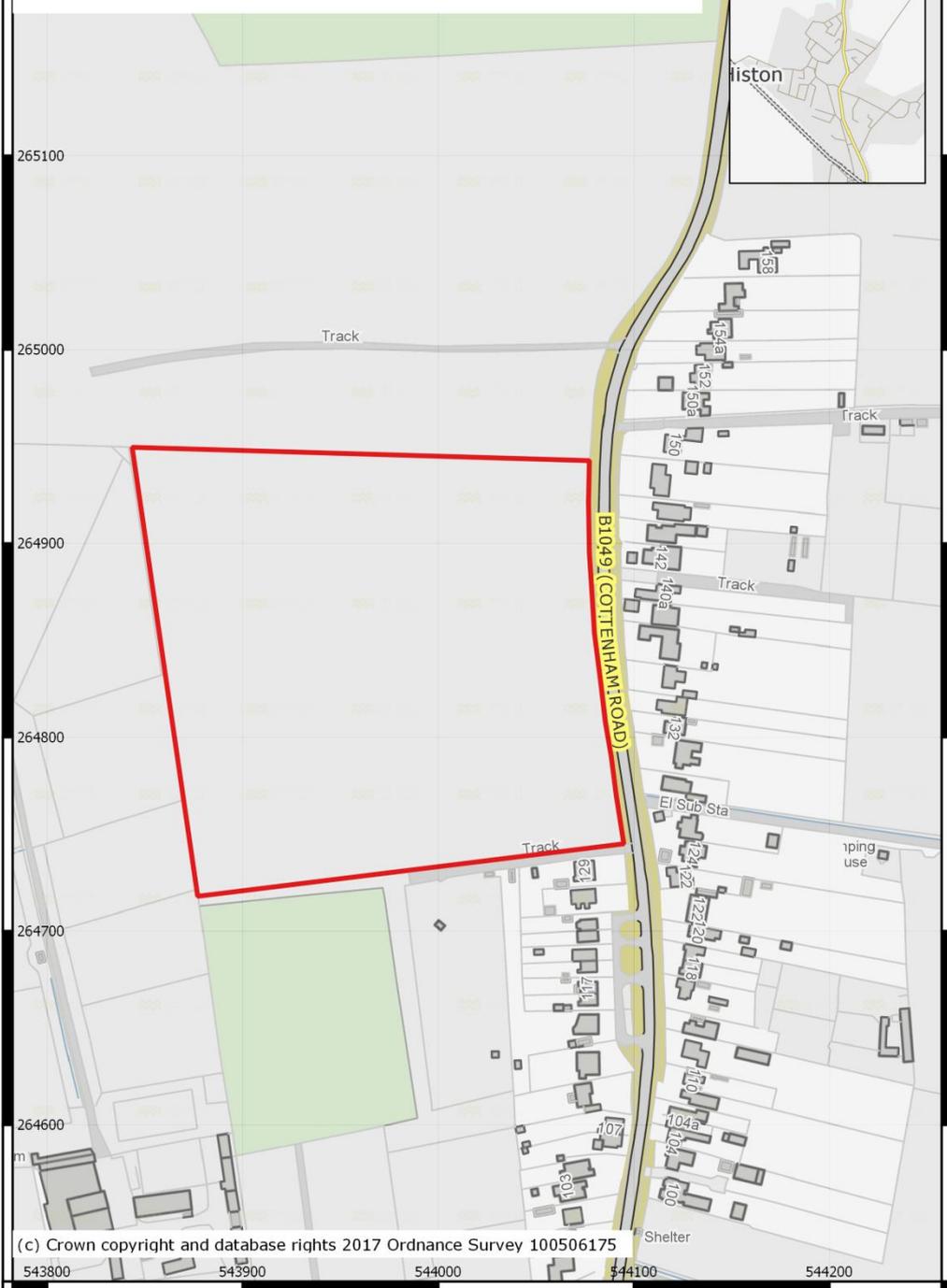
#### Policy HINP8 Bypass Farm

Development of this site for community use is supported provided that:

Development of this site to provide more formal recreation facilities including a sports hall is supported provided that:

- Build space is no more than 2% of the total (building footprint of 700sq.m)
- Parking provision is no more than 10% of the total (approximately 300 spaces)
- Safe and direct off-road pedestrian/cyclist access is provided

# Histon & Impington - Neighbourhood Plan ByPass Farm policy site



## 5.9. HINP9 High Street

You can't legislate for success but this policy is proposed to make it as easy as possible for the High Street to continue to be successful. It is an essential part of the sustainable community which is Histon & Impington and it must be nurtured and supported. This policy simply sets out the principles which would allow it to be developed without reducing its retail and leisure contribution to the community.

Note for the purpose of this policy the High Street is defined to include The King William IV public house (the King Bill) and the Chop Shop at the Church end, the Rose & Crown public house and the Phoenix at the Green and the businesses along Station Road between the High Street and Dwyer Joyce Close.

### 5.9.1. Context and reasoned justification

This policy includes Histon High Street, its continuation north to include Church Street and south to include Station Road, and westwards to include the B1049 crossroads.

The High Street is home to two convenience stores, 5 pubs, 2 coffee shops and 2 restaurants, the library, a bank and several independent stores. It is well used by residents and by people from outside who use it both for day-to-day shopping and for its specialist 'destination' stores. There are also several houses and flats and a sheltered living complex.

The High Street is an essential part of 'what makes Histon & Impington special'.

### 5.9.2. Intent

We wish to retain the mixed housing and retail offering in the High Street in terms of the number and range of businesses and other amenities which are present.

We are not averse to redevelopment because there is a need for more off-street parking and for improvements to the street scene.

### 5.9.3. The Policy

#### Policy HINP9 High Street

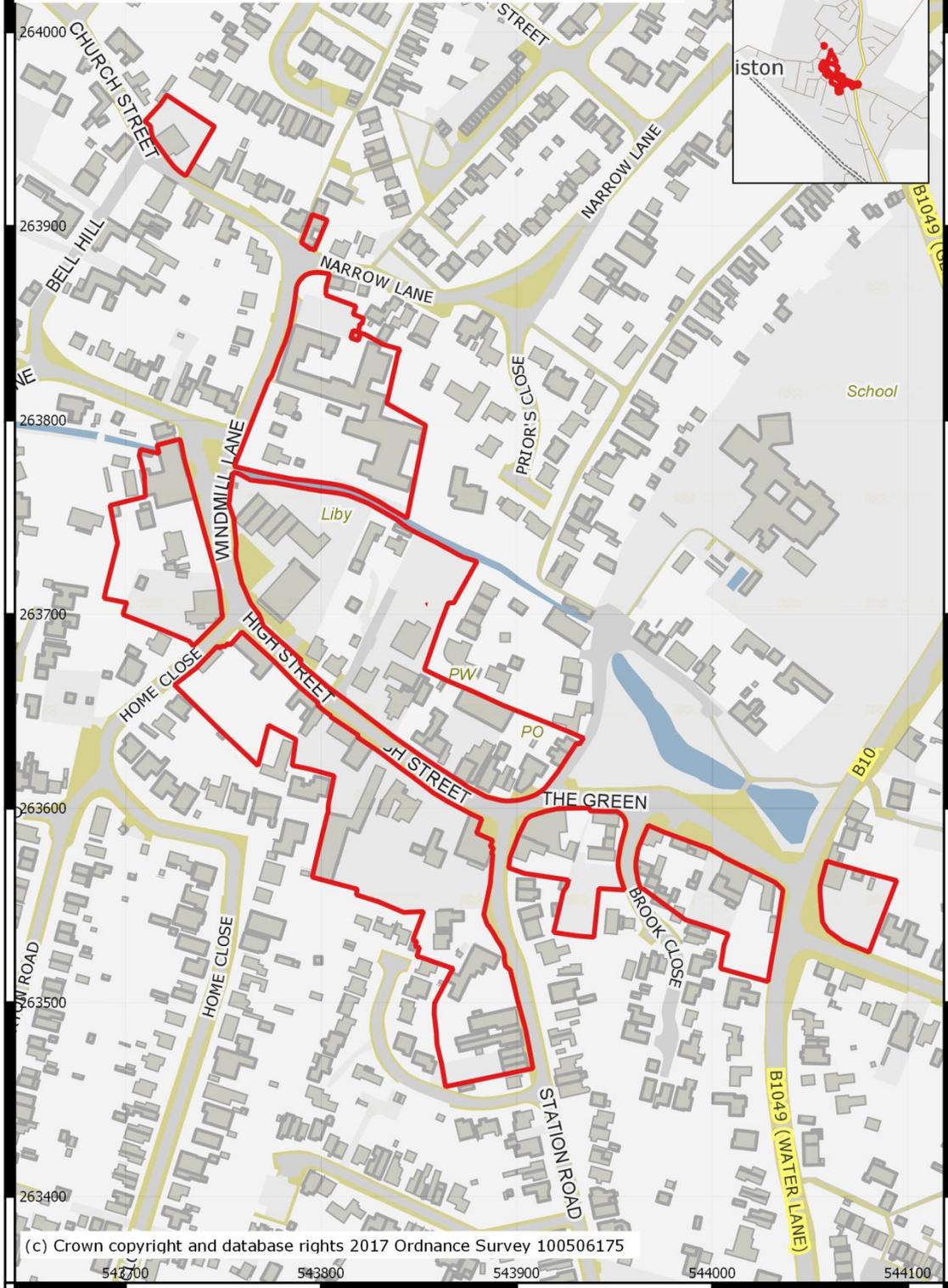
Redevelopment of sites within this area shall be supported for retail and/or residential use provided that the current retail space and mix is retained. 1 or 2 bedroom flats shall be permitted.

Any redevelopment should also:

- Provide generous bicycle parking and sufficient and better organised car parking;
- Enable easy access for large delivery vehicles as appropriate;
- Provide extra pedestrian walkways and cycle paths where possible along the Brook and to connect with Home Close and Dwyer Joyce Close.
- Maximise opportunities to connect parking spaces subject to protecting the interests of individual property owners

New housing development shall not be supported.

# Histon & Impington - Neighbourhood Plan High Street policy site



## 5.10. HINP10 Histon Manor

Histon Manor is a fine private house with equally good gardens and an interesting history close to the centre of the community. This policy aims to ensure that any future development can in some way open it up to the advantage of the community.

### 5.10.1. Context and reasoned justification

Histon Manor is close to the centre of the community but currently isolated from it. It is a private property and the wishes of its owners are respected.

However it is a valuable link to the community's heritage and it is perhaps a pity that a mechanism cannot be found to open it up a little more to the community.

### 5.10.2. Intent

We wish to preserve the site and to encourage its development to meet the needs of the owners and, at the same time, to enable it to be more open to the community.

### 5.10.3. The Policy

#### Policy HINP10 Histon Manor

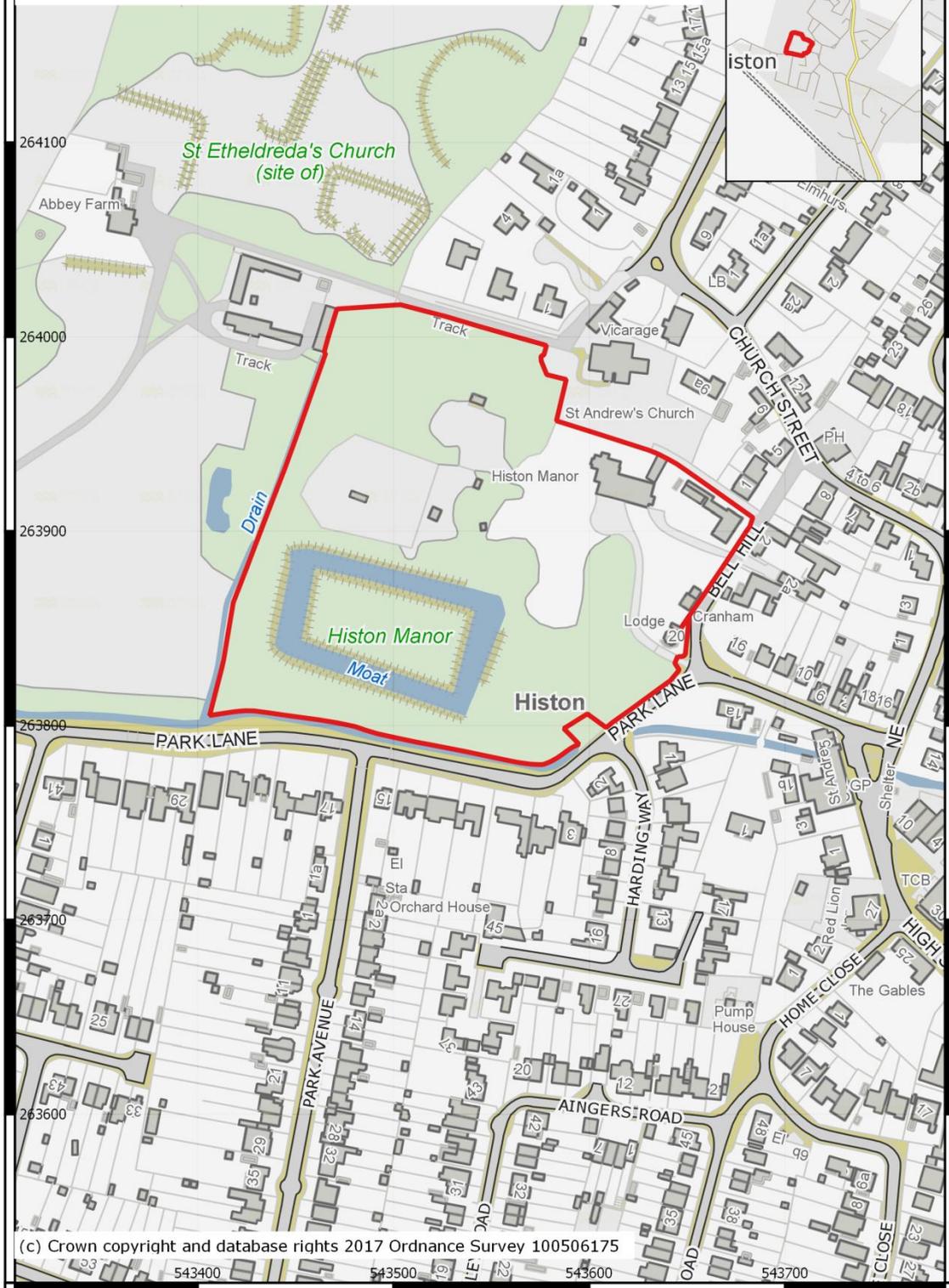
Limited redevelopment of this site for housing or as a small hotel is supported subject to the conditions outlined below.

Any redevelopment should also:

- Retain the house in its current form. There should be no additional buildings;
- Retain the gardens in their current form;
- Allow public access to the gardens

# Histon & Impington - Neighbourhood Plan

## Manor policy site



## 5.11. HINP11 The Jam Factory

The Chivers business drove the development of the Community in the 19<sup>th</sup> and first half of the 20<sup>th</sup> centuries. Although the family still farms locally the manufacturing business has changed owners and, over time, been rationalised so that the jam factory is all that now remains. Its owners will of course make decisions consistent with the interests of their shareholders and company values and this policy does its best to guide this so that it can also be in the best interests of the community.

### 5.11.1. Context and reasoned justification

The jam factory on Chivers Way (the name's a clue) is a link to Histon's past when it belonged to the Chivers family who farmed and manufactured food products, including jams, in the village. Today it is run by Hain Daniel and is the UK's largest jam factory. It employs about 450 people including a significant minority from the community and occupies a site of 10 hectares.

### 5.11.2. Intent

We wish to retain the jam factory site for employment because as such it contributes to the sustainability of the Community.

If it were to be redeveloped it could complement Vision Park and provide work-spaces for businesses emerging from Cambridge's knowledge-based and high-tech environments.

The alternative, redevelopment for housing, is untenable because of the demand which it would place on local amenities, utilities and transport links

### 5.11.3. The Policy

#### Policy HINP11 The Jam Factory

Redevelopment of this site shall be supported provided that it is used to maintain or increase the current level of employment.

Any redevelopment should also:

- Improve direct and safe access for pedestrians to and from the High Street and the Guided Bus stop and for Cyclists to and from the Guideway;
- Provide generous covered bicycle parking and sufficient car parking on site;
- Include 'greenways' open to allow members of the public to walk through from Chivers Way to the H&I Community Orchard on Manor Field and to the High Street;
- Provide a substantial green separation between the site and Home Close.

# Histon & Impington - Neighbourhood Plan Jam Factory policy site



## 5.12. HINP12 Manor Park Field

This site is leased by the Parish Council from Cambridgeshire County Council. The lease expires in 2111.

Ironically it is the only remaining site within the community which is not Green Belt. The purpose of this policy is to ensure its continuing existence as public open space.

### 5.12.1. Context and reasoned justification

Manor Park Field is currently used for the Histon & Impington Community Orchard (HICOP) but is otherwise undeveloped and is a popular open space for dog walkers etc.

The site has no vehicular access and is bounded by the Busway, the Jam Factory, and the public footpath that runs between Melvyn Way and Saffron Road and a small area of woodland.

It is not in the Green Belt.

### 5.12.2. Intent

We wish to retain this site for community use.

### 5.12.3. The Policy

#### Policy HINP12 Manor Park Field

Development of this site for community use is supported provided that:

- There is no continuing need for car parking
- Total building does not cover more than 2% of the total area (approximately 430 sq. m)

# Histon & Impington - Neighbourhood Plan

## ManorPark policy site



### 5.13. HINP13 The Infant School Site

The Infant School (including the open space (playing field) opposite) on New School Road will shortly become redundant. It was built, in 1912, on Chivers land with an associated covenant requiring it to be used for education or other community purpose. It is a central location and would be suitable for a medical centre. The existing GP practice is in an old (1855) house and would benefit from relocation. This policy is designed to facilitate such a redevelopment

#### 5.13.1. Context and reasoned justification

The County Council has just (January 2017) decided to make a major investment in primary education in Histon that will likely see the Infant School vacated by the end of 2019 latest.

The buildings date from the very early 1900s, and although properly maintained, and with a considerable level of community emotional attachment to them, **it is unlikely that** they can be adequately repurposed for use in the 21<sup>st</sup> century.

The site provides an opportunity for redevelopment to meet community needs - it is central, the County Council recognises the community interest. There are no other similar sites becoming available in the foreseeable future.

There is an associated school playing field, also regularly used by the community for junior football, which makes a contribution to open space in the community.

At the same time, the sole GP surgery in the village at Firs House is barely fit for purpose. Consulting rooms are on two floors (not good with the significant number (>25%) of over 65s in the community), there is no space for further services (e.g. physiotherapy) and on NHS assessment has less than half the space it should have.

#### 5.13.2. Intent

We wish to retain the site to provide community use, specifically for the development of a health centre to which the Firs House surgery can relocate.

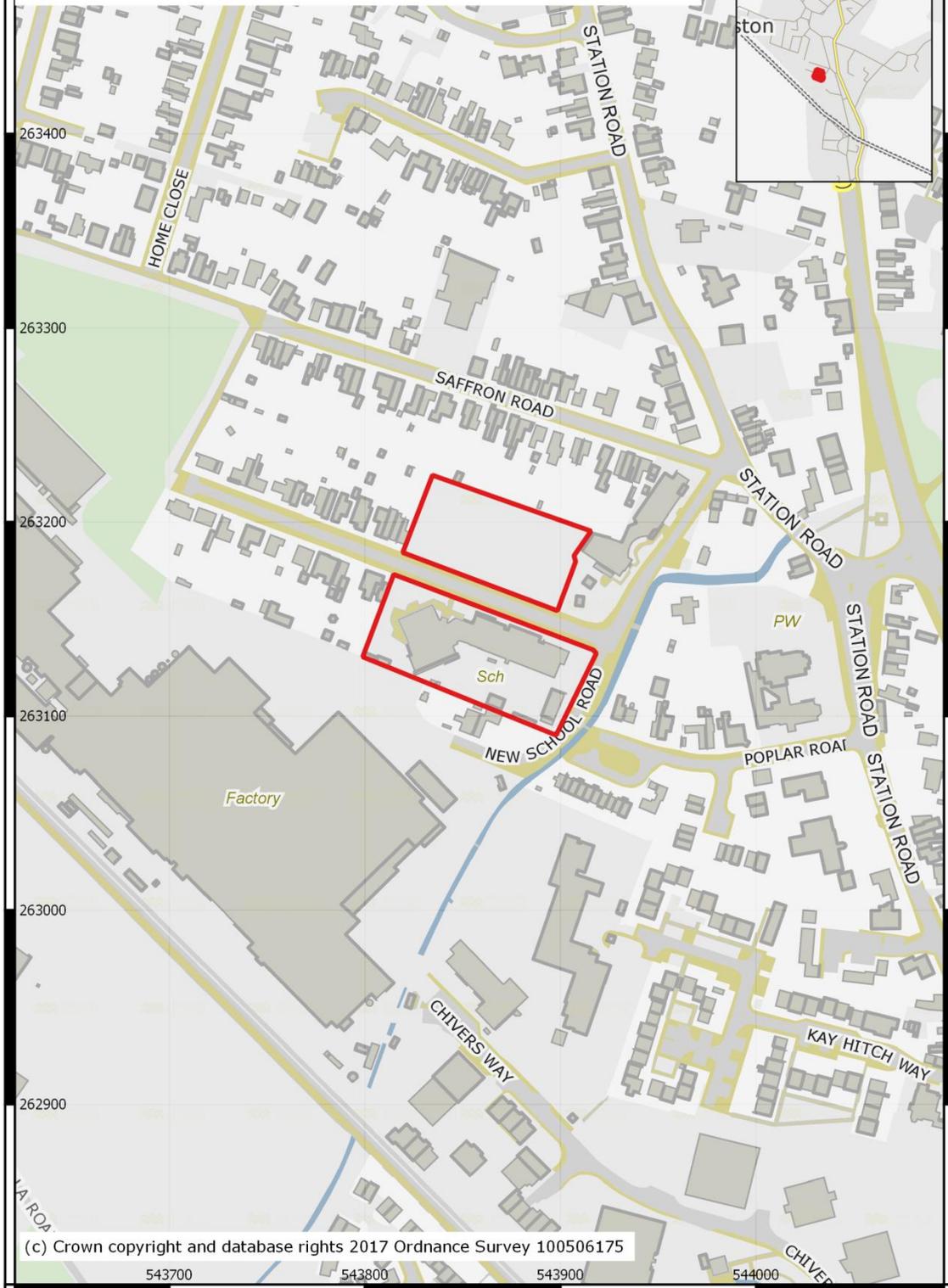
#### 5.13.3. The Policy

#### Policy HINP13 The Infant School Site

Redevelopment of this site shall be supported for mixed community & health/residential use provided that:

- A health centre to meet the current and foreseeable needs for GP and other health services is provided
- With adequate parking for cycles, cars (both staff and patients) and ease of access for community minibus etc.
- Any residential provision must be compatible with the health centre.
- Deliver an improvement to the demand on local drainage;
- Incorporate sufficient PV solar to be energy neutral;
- Be innovative in setting standards of design and technology used.

# Histon & Impington - Neighbourhood Plan Infant School policy site



#### 5.14. HINP14 Rowley's

This site includes the Rowley's house and its approaches from St Andrew's Church and from Park Lane. It is private land but is a popular walking route. Whilst not denying the current and/or future owners the right to develop it this policy provides a framework for a suitable development whilst formalising the value of the site to the Community.

Note that for the purpose of this policy this site includes neither the field alongside Park Lane nor the scrubland at the top of Croft Close and Barrowcrofts.

##### 5.14.1. Context and reasoned justification

The policy relates to the area including the house and outbuildings (Abbey Farm), the meadows, woods and access road leading to Park Lane, the access from the Church and the meadows and woods to the north as indicated in the map below. It is private land but the owners take a tolerant view to its use by people walking from Park Lane to the Church and connecting with Gunns Lane and by dog walkers.

It is also an important link to Histon's past.

It is important that this site continues as a green edge to the community and that responsible public access is maintained.

##### 5.14.2. Intent

We wish to retain Rowley's as predominantly green space and for public access.

However we recognise that it is a private site and that the owners might have ambitions for its development. We believe that the site might offer some potential for development as a boutique hotel and/or conference centre.

##### 5.14.3. The Policy

#### Policy HINP14 Rowley's

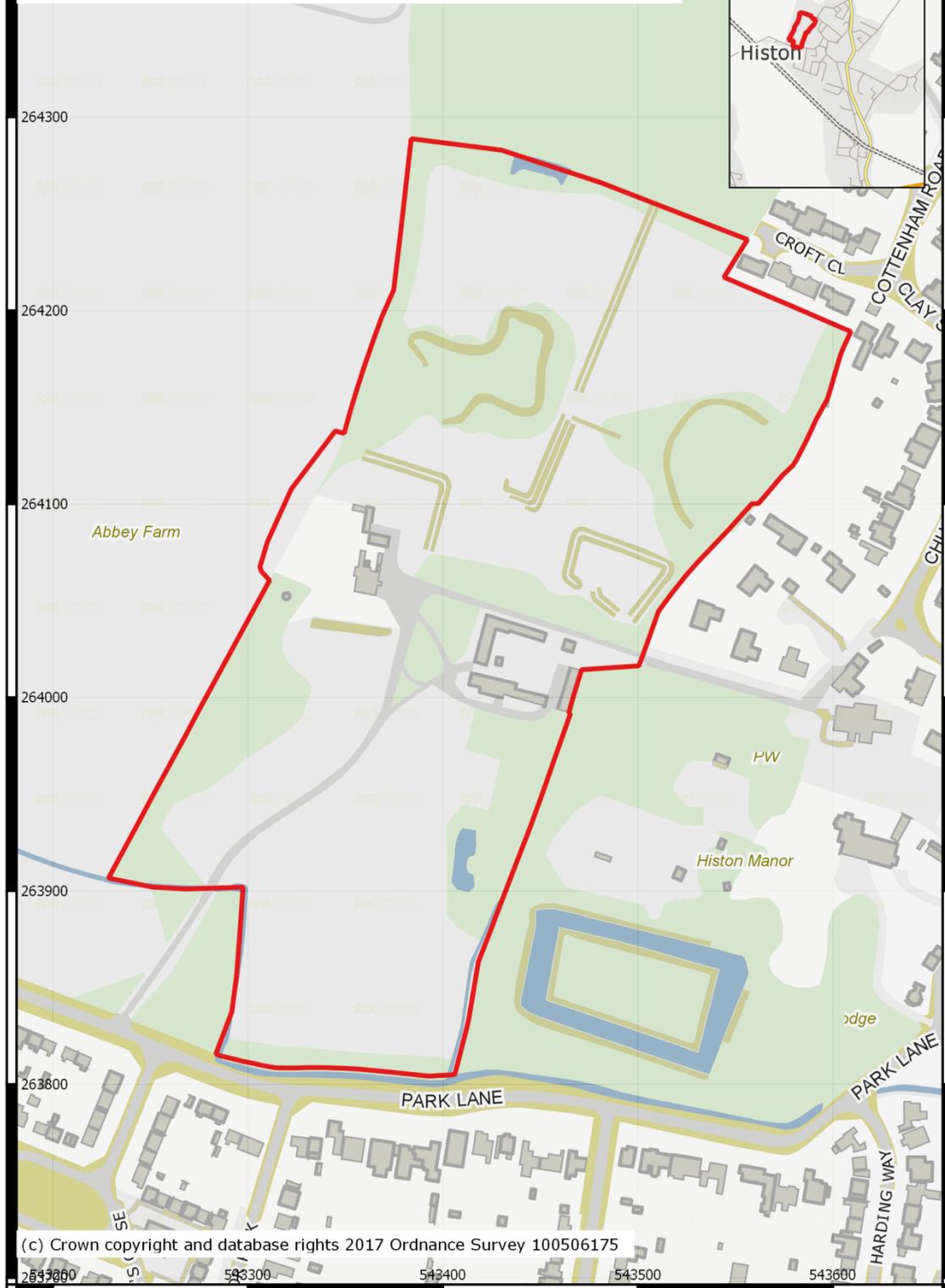
Redevelopment of this site for a small hotel, conference centre and/or wedding venue shall be supported subject to the conditions set out below.

Any redevelopment should also:

- Retain the house in its current isolated form
- Retain the meadows and woodland as indicated in the map below.
- Allow public passage from Park Lane to the Church and Gunns Lane.
- Limit motorised access only to the entrance from Park Lane (except in connection with weddings at the Church)

Housing development shall not be supported.

# Histon & Impington - Neighbourhood Plan Rowleys policy site



## 5.15. HINP15 STATION

This site is also included in South Cambs emerging Local Plan, Policy E/8: Mixed-Use Development in Histon & Impington Station Area. It is a good policy referring to: opportunities for mixed use development; the need to retain historically significant buildings and to the Local Green Space.

<https://scambs.jdi-consult.net/localplan/readdoc.php?docid=224&chapter=8&docelemid=d39480#d39480>

This policy is included here to ensure that this does not get forgotten as the Local Plan is processed and to ensure that Community priorities as set out in this Plan are embraced by it.

### 5.15.1. Context and reasoned justification

This is in the Local Plan: policy E/8 <http://bit.ly/2wB1Lsk>. It covers three development plots viz the Bishop's site, the old station building and the station sidings along with surrounding plots.

### 5.15.2. Intent

We wish to retain this site for community use and to confirm its inclusion in the Local Plan.

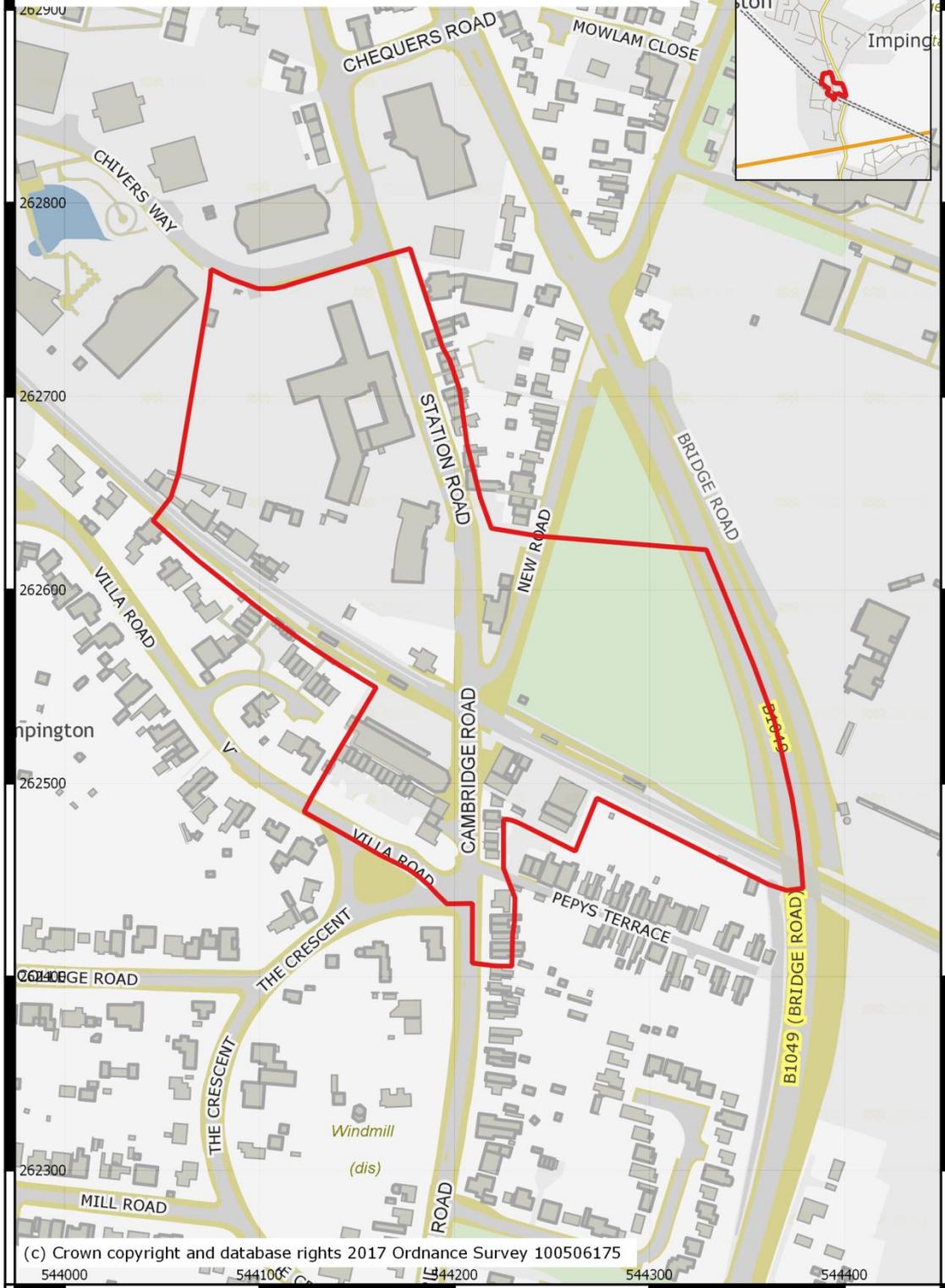
### 5.15.3. The Policy

#### Policy HINP15 STATION

Development of this site for mixed use, housing and retail or community use, is supported provided that:

- 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

# Histon & Impington - Neighbourhood Plan Station policy site



## 5.16. HINP16 The Tesco Site

This site is a part of the High Street. It is an example of 1960s development and is an inefficient use of the site.

This policy recognises that redevelopment is a possibility and sets out a framework whereby this could take place to the advantage of both the developers and the community.

### 5.16.1. Context and reasoned justification

The Tesco site is at the top end of the High Street and includes a Tesco Express, Histon Library, an Indian restaurant, a small print business and, at present, a vacant unit. There is significant but unstructured and uncontrolled parking and a boundary along the Brook. The site is single story, it was developed in the 60s and the buildings are of the era.

Continued presence on this site of the existing business mix including especially a substantial convenience store is important.

It also enables people to do most of their shopping locally thereby not needing to travel to stores in other locations. It is also of benefit to residents by providing an excuse/opportunity to walk and for social engagement.

### 5.16.2. Intent

We wish to retain the Tesco site for retail activity.

However we believe that it is a site with more potential and would like to see it redeveloped to improve its parking footprint, to add a second floor of 1 and 2 bedroom flats and to open up access for residents to the Brook.

### 5.16.3. The Policy

#### Policy HINP16 The Tesco Site

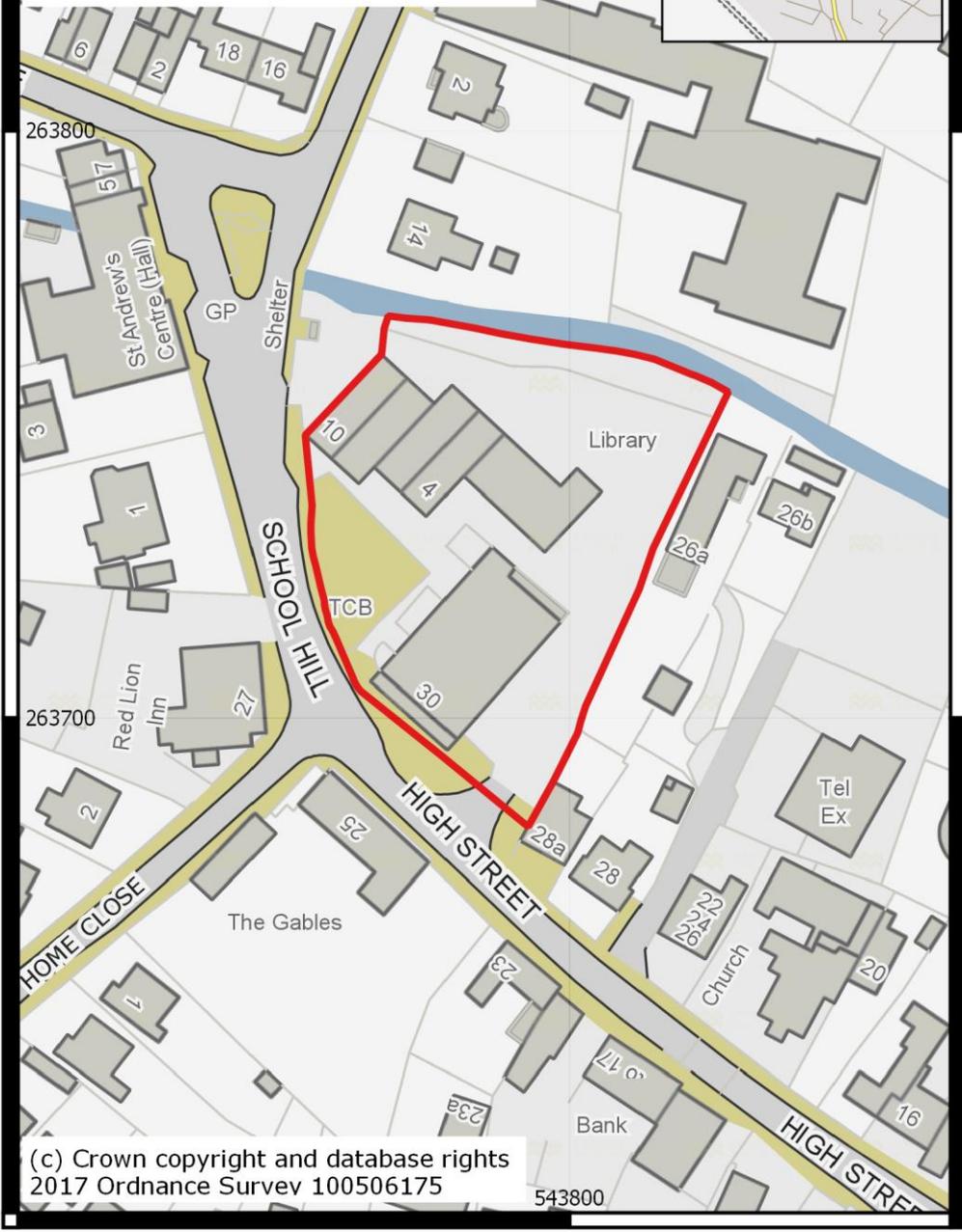
Redevelopment of this site shall be supported for mixed retail/residential use provided that the current retail space and mix is retained. 1 or 2 bedroom flats shall be permitted.

Any redevelopment should also:

- Provide generous bicycle parking and sufficient and better organised car parking on site;
- Enable easy access for large delivery vehicles
- Include a greenway to allow members of the public to walk through the site from the Manorial Waste site by the bus stop, along the Brook and out towards the High Street

Housing development shall not be supported.

# Histon & Impington Neighbourhood Plan Tesco policy site



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2017 Ordnance Survey 100506175

## 5.17. HINP17 Vision Park

This site is a business park built on parts of the former Chivers factory. It is a major employer and enjoys good transport links because of its proximity to the Guided Bus route which now connects it directly to Cambridge North station.

Its current owners, there are several, will of course make decisions consistent with the interests of their shareholders and company values and this policy does its best to guide this so that it can also be in the best interests of the Community.

For the purpose of this policy this site also includes the offices along Station Road between the Guided Bus route and Chequers Road.

Note that there is a retail site on Vision Park.

### 5.17.1. Context and reasoned justification

The Vision Park business park together with the nearby offices on Station Road is home for many businesses and other enterprises. These include SMEs, branches of large national and multinationals companies and the main offices of global organisations.

It is conveniently served by the Guided Bus and the park is within easy walking distance of the High Street.

It is the place of employment of some 2000 people and thereby contributes directly to the economy of the community.

### 5.17.2. Intent

We wish to retain Vision Park for employment because as such it contributes to the sustainability of the community.

The alternative, redevelopment for housing, is untenable because of the demand which it would place on local amenities, utilities and transport links.

### 5.17.3. The Policy

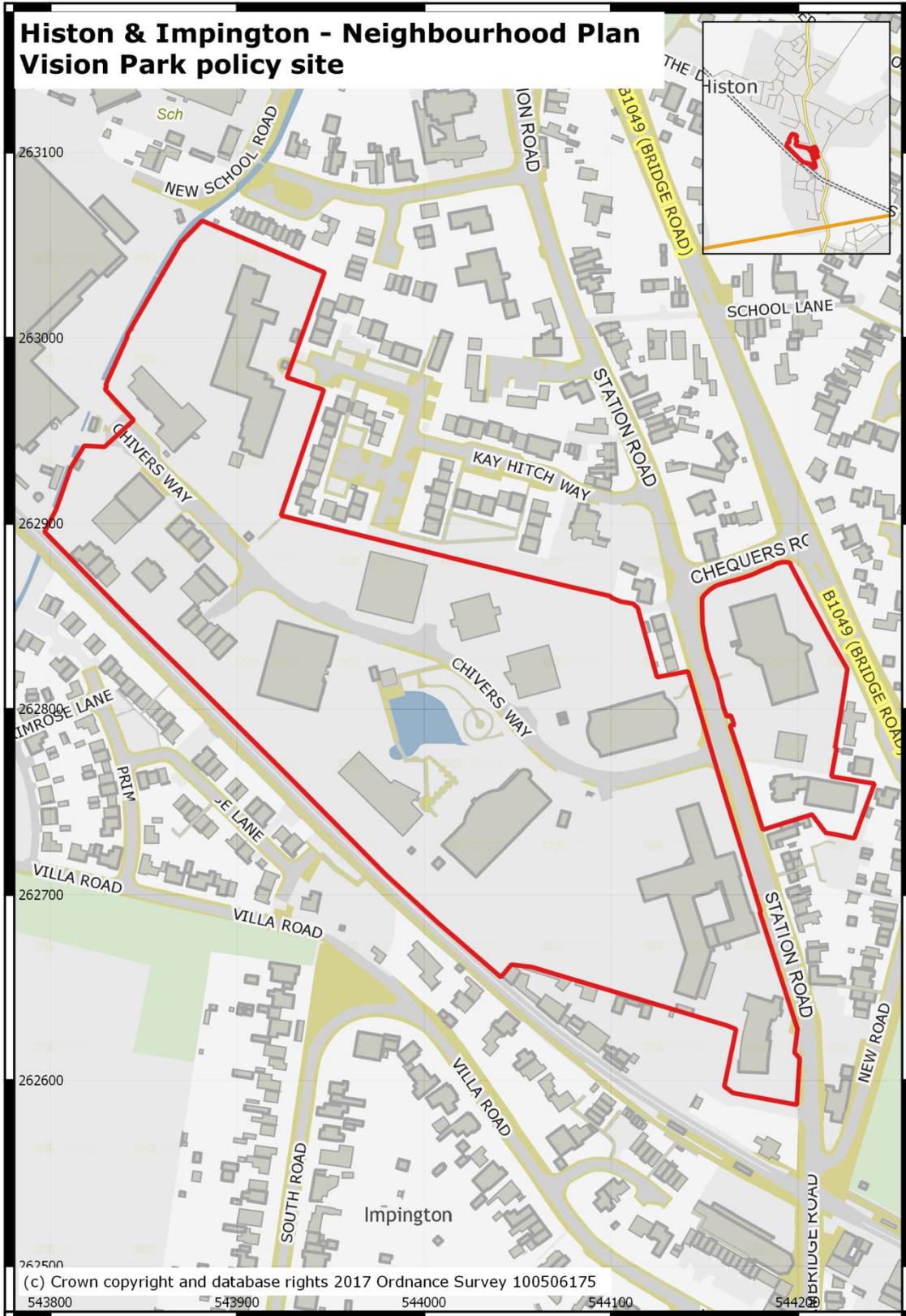
#### Policy HINP17 Vision Park

Redevelopment of this site shall be supported provided that it is used to maintain or increase the current level of employment.

Any redevelopment should also:

- Improve direct and safe access for pedestrians to and from the High Street and the Guided Bus stop and for cyclists to and from the Guideway;
- Provide generous covered bicycle parking and sufficient car parking on site;
- Include 'greenways' open to allow members of the public to walk through from Station Road to the Histon & Impington Community Orchard on Manor Field and to the High Street;

# Histon & Impington - Neighbourhood Plan Vision Park policy site



## 5.18. HINP18 Butt Lane Industrial Site

### 5.18.1. Context and reasoned justification

The Butt Lane industrial site (the Evolution Business Park) is on the south side of Butt Lane (the road out to Milton) and next to the Impington boundary with Milton. It was developed on the site of a former poultry farm which was deemed at the time to not be a part of the Green Belt.

The existing site is fully utilised and there is a documented shortage of such sites close to and within Cambridge. It is remote from the centre of the Community (and also from the centre of Milton) and has easy access to the A10. There is support for its expansion which would deliver more jobs to the Community. It is understood that there is developer interest in an expansion.

The proposed expansion would be on Green Belt land to the west of the existing site. It would be used to better control access to the Community from the east: reducing HCV traffic and improving cycle and pedestrian movement between Milton and Impington.

### 5.18.2. Intent

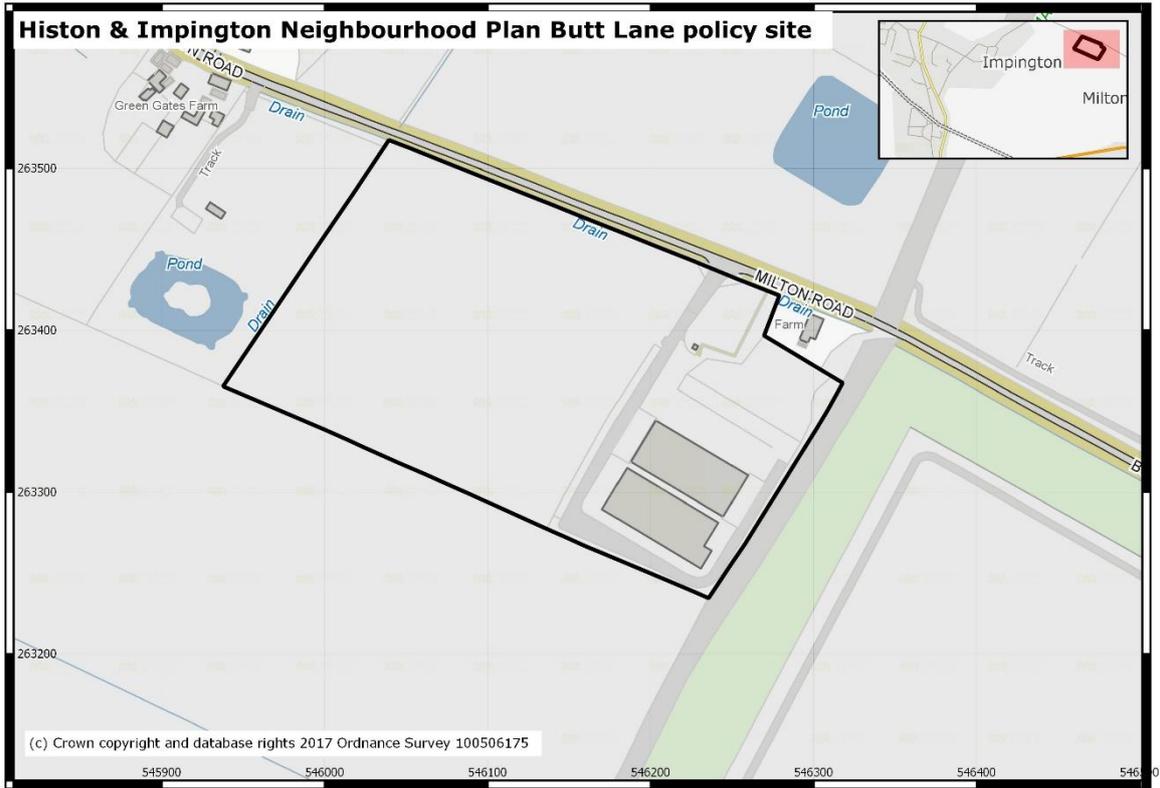
We wish to increase economic activity and the availability of jobs within the Community and to respond to the shortage of light industrial development land locally by allowing the Butt Lane industrial site to be expanded.

### 5.18.3. The Policy

#### Policy HINP18 Butt Lane Industrial Site

Expansion of this site for light industrial use is supported subject to the following conditions:

- new development shall not exceed the size of the existing development;
- a road junction shall be provided for access to the enlarged development which inhibits access by HCVs to Impington
- improvements shall be made to the shared use cycle/footpath between the site entrance and the first Impington house



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## 5.19. HINP19 Exception Sites (housing)

It is recognised that the community has, to some extent, mutually conflicting priorities. One is to secure more affordable housing. Another is not to build on the Green Belt. This policy recognises that owners with sites in the Green Belt might bring them forward for development and defines the rules whereby that might be acceptable.

Note that this policy should be read alongside policy **HINP6 New Housing Estates**.

### 5.19.1. Context and reasoned justification

From the neighbourhood plan survey the community wish to maintain the rural feel and nature of the villages. However with the increased growth of Cambridge, 5 miles away, Histon and Impington are becoming more desirable locations to live. This in turn is putting pressure on the housing market and an increase demand to build more houses within the area.

Histon and Impington, as detailed in the local plan, has limited sites available for housing development and pressure is now being placed on the community to development on green belt land. **The neighbourhood plan survey suggests that a small majority of residents would accept some development of small sites provided that it included delivery of significant affordable housing.**

### 5.19.2. Intent

We wish to protect, maintain and prevent development of, green belt land within our village(s).

However if development of the green belt was necessary we wish to ensure our housing requirements (Social and Affordable) are met and community open space or facilities are provided which are befitting of the development and/or land size.

### 5.19.3. The Policy

#### Policy HINP19 Exception Sites (housing)

Development of exception sites for housing shall be supported if they also provide a contribution to community, social or other infrastructure

## 6. Other Issues Not Address By This Plan

By its very nature this Plan can only address matters of land use. There are many issues which it cannot address or can only do so peripherally. The table diagram below highlights which issues fall into this category. These are discussed further below.

		priorities				
		successful economy	infrastructure	community demography & housing	safe and secure	getting around
Maintaining the 'village character' of the Community	Green	Green				
Tackling the blight of the B1049						Grey
Providing sufficient (and top quality) healthcare and education	Yellow				Yellow	
Supporting older and young people	Yellow		Yellow			
Addressing crime and anti-social behaviour	Grey					Grey
Maintaining the roads, cycle paths and footways	Grey					Grey
Improving public transport	Grey					Grey
House prices and the shortage of affordable housing	Green			Green		
directly addressed by this Neighbourhood Plan	Green					
indirectly addressed by this Neighbourhood Plan	Yellow					
addressed outside this Neighbourhood Plan	Grey					

### 6.1. Tackling the blight of the B1049

The B1049 is a main commuter route into Cambridge. It bisects the community. There is heavy morning traffic with long queues at the Green and back from the A14. There is no easy response to this issue short of a bypass which is unlikely to happen. Improvements to public transport, an extra guided bus stop and better, safer cycle routes will help and these are being pursued by the Parish Council through the County Council and the Greater Cambridge Partnership.

### 6.2. Providing sufficient (and top quality) healthcare and education

- Healthcare: the Community is served by an excellent GP practice in unsatisfactory premises (Firs House). Although land has been identified in this plan (HINP13) for a medical centre this will require the support of the GPs themselves and the Cambridgeshire & Peterborough Clinical Commissioning Group.
- Education: there is now sufficient current and planned capacity. The Infant School will be relocated to a new site at Buxhall Farm and become an all through primary school. The current Junior School will also become an all through primary school. Impington Village College (IVC) is big enough to meet the needs of the community. Note that a new special needs school has just been approved for building on the IVC site.

### 6.3. Supporting older and young people

- Older people: the Parish Council has set up a health and well-being working party. The support of older people is within the remit of this working party. Note that the Parish

Council also funds an Older Persons co-ordinator who works with older people to help them with the challenges of their day-to-day lives.

- Young People: the Parish Council funds a Youth Co-ordinator who develops and directs activities for young people. Note also that the Parish Council funds and maintains considerable formal and informal open space which is widely used for recreation by people of all ages. It is currently working on a project to deliver extra recreation space complementary to that offered at the Recreation Ground. Such space might become available as a result of HINP18 exception sites.

#### 6.4. Addressing crime and anti-social behaviour

The Parish Council has a good working relationship with the Cambridgeshire & Peterborough Constabulary and has benefited from the deployment of quality PCSOs within the community. It was at the forefront of a campaign to retain PCSOs some 4 years ago and will continue to support their continued existence.

#### 6.5. Maintaining the roads, cycle paths and footways

It's a sad fact that as government funding of local councils has reduced so has their funding of road repairs been cut back. There are now strict criteria to be met before such repairs may now take place. The Parish Council actively monitors the need for action locally and ensure that they are carried out. It has also successfully bid for funding to specifically improve the conditions of several footways.

#### 6.6. Improving public transport

- The community is served by the Citi 8 service which runs 3 times an hour between Cottenham and Cambridge. It is not a bad service but it is less frequent in the evenings and at weekends and it is slow and prone to delays. The Parish Council is working with Stagecoach who operates the service and neighbouring councils to identify options for improvement.
- The guided bus route cuts the community east to west but there is only one stop and there is no easy interchange between it and the Citi 8 service. The Parish Council has noted interest in a second stop towards the west of the community and will explore this with the County Council and Greater Cambridge Partnership.

## **7. Plan Monitoring and Delivery**

### **7.1. Monitoring and review**

The Histon & Impington Neighbourhood Plan (H&INP) sets out the vision, policies and action plan to facilitate sustainable growth within the Plan Area.

The Plan is a long-term planning document which will be implemented in the period 2018 – 2033, primarily through decisions on planning applications. The Neighbourhood Plan Steering Group wants to ensure that the plan is actively managed over this period. To this end The Histon & Impington Neighbourhood Plan Monitoring Group will be set up to monitor the impact of the Neighbourhood Plan policies and the progress of projects.

The H&INP has been developed to plan for sustainable growth for a period of up to 15 years. The Plan will be reviewed periodically to ensure that it takes into account possible changes in national planning policy and changes to the policies in the South Cambridgeshire Local Plan. A formal review process will be undertaken at a minimum of 5 years to ensure that the plan is still current. The formal reviews will therefore take place in 2023 and 2028.

Whilst the H&INP is in general conformity with the evolving South Cambridgeshire Local Plan, the Parish Council recognises that as the H&INP is being established ahead of the Local Plan, it may be required to review the H&INP once the Local Plan has been adopted.

At each Annual Parish Council Meeting, after the plan's adoption, a report will be produced that outlines the Plan's progress, details any current issues and the implementations and impact of the Plan for the coming year.

### **7.2. Delivery**

The policies in this Plan will be implemented by South Cambridgeshire District Council when considering planning applications within the Neighbourhood Area. It will also be used by Histon & Impington Parish Council to frame their representations on submitted planning applications.

The consultation process during the Plan preparation process identified a small number of issues that residents would like addressed. These have been divided into those that are part of the Plan and those that are community projects.

The Community Infrastructure Levy (CIL) is a tariff upon development which Local Authorities can opt to charge in order that development contributes to the infrastructure needs which arise as the result of new development in an area. A percentage of this money raised from any qualifying development within a 'made' Neighbourhood Plan area will be passed to the Parish Council and can be used to fund community priorities.

The voluntary and community sector will have a strong role to play in the delivery and maintenance of the local community infrastructure, events, clubs and village life.

The private sector also has a role in the delivery of the plan, particularly with regard to employment, retail and transport.

#### **7.2.1. Projects that are part of the Neighbourhood Plan (land-use)**

Proposal	Detail	Agencies	Priority
P1 New medical centre to serve residents living in the Plan Area.  Policy HINP13	PC to explore option of vacated Infant School site in New Road as potential site for a new medical centre.	CCG Firs House Surgery H&I Parish Council	High
P2 Creation of new formal sports space.  Policy HINP8	PC to work with partners on the development of formal space at Bypass Farm.	H&I Parish Council Cambridgeshire County Council	High
P3 Creation of a more extensive cycle path network.  This applies to multiple cross-cutting policies.	PC to ensure that all new development includes new cycle paths integrated into the development. Exploring options for creating new paths in partnership with landowners.	H&I Parish Council Developers South Cambridgeshire District Council Greater Cambridge Partnership	High
P4 Expansion of light industrial site situated off Butt Lane.  Policy HINP18	PC to work with the private sector to identify the business need/scope the demand to increase the space available and how this will happen.	H&I Parish Council South Cambridgeshire District Council Private Sector companies	Low
P5 Encourage supply of affordable homes.  Policy HINP19	PC to use appropriate policies in the NP to ensure the minimum stated percentage of affordable units are achieved on any new developments.	H&I Parish Council Developers South Cambridgeshire District Council	High

#### 7.2.2. Community Projects (non land-use)

Project	Detail	Agencies	Priority
P6 Ensure adequate parking provision to support activities within the village.	PC to consider how parking can be improved and discuss with landowners where additional car parking may be developed.	H&I Parish Council Landowners South Cambridgeshire District Council	Medium
P7 New guided busway stop in the north west of the community.	PC to discuss with appropriate agencies include the bus providers.	H&I Parish Council Busway services providers Cambridgeshire County Council Greater Cambridge Partnership	Medium

<b>Project</b>	<b>Detail</b>	<b>Agencies</b>	<b>Priority</b>
P8 Provide more meeting places for young people.	PC to work with existing local charities, schools and local young people to discuss provision for younger people. Scope activities and demand.	H&I Parish Council Impington Village College Cambridgeshire Youth Service Connections	High
P9 Better broadband and mobile phone coverage.	PC to discuss and analyse issues within the community and discuss with providers how improvements could be made.	H&I Parish Council Cambridgeshire County Council Broadband and mobile service providers	High
P10 Direct bus services into Cambridge.	PC to discuss with bus company. Work with adjacent communities.	H&I Parish Council Cambridgeshire County Council Stagecoach	Medium/ Low
P11 Promoting the retail offer in Histon & Impington.	PC to liaise with businesses to discuss how best to promote the retail offer in the villages. Work in partnership to develop a possible marketing strategy.	H&I Parish Council Local retail businesses	Medium
P12 Explore the potential for setting up a community solar PV or equivalent scheme.	PC to assess the potential for community benefit for a community energy scheme.	H&I Parish Council	Low

## **8. Appendix**

- 8.1. National and local planning policies
- 8.2. Methodology for evidence gathering
- 8.3. The survey and key findings
- 8.4. The Neighbourhood Plan survey and analysis
- 8.5. Vision Plan survey
- 8.6. Other key references and information sources
- 8.7. Summary of consultations
- 8.8. Traffic and Transport survey – Key themes
- 8.9. Open Space Strategy
- 8.10. Drainage and Flooding
- 8.11. Design Guide

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**9. Glossary of terms**

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