



## H&I Neighbourhood Plan Version 2.0



## Foreword

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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 ...

David Jenkins, Chair  
Neighbourhood Core Group

Andy Butcher, Chair  
Histon & Impington Parish Council

To read the full text of the Foreword and other parts of the Histon & Impington Neighbourhood Plan please refer to the main document which can be downloaded from [www.hiplan.net](http://www.hiplan.net). This summary contains:

- Introduction
- Context
- The Big Survey
- Vision and priorities
- Policies
- Other issues not addressed by this plan
- Plan monitoring and delivery

## 1. Introduction

### Why should Histon and Impington have a Neighbourhood Plan?

1.1. 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.

1.2. 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 Area<sup>1</sup>. 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

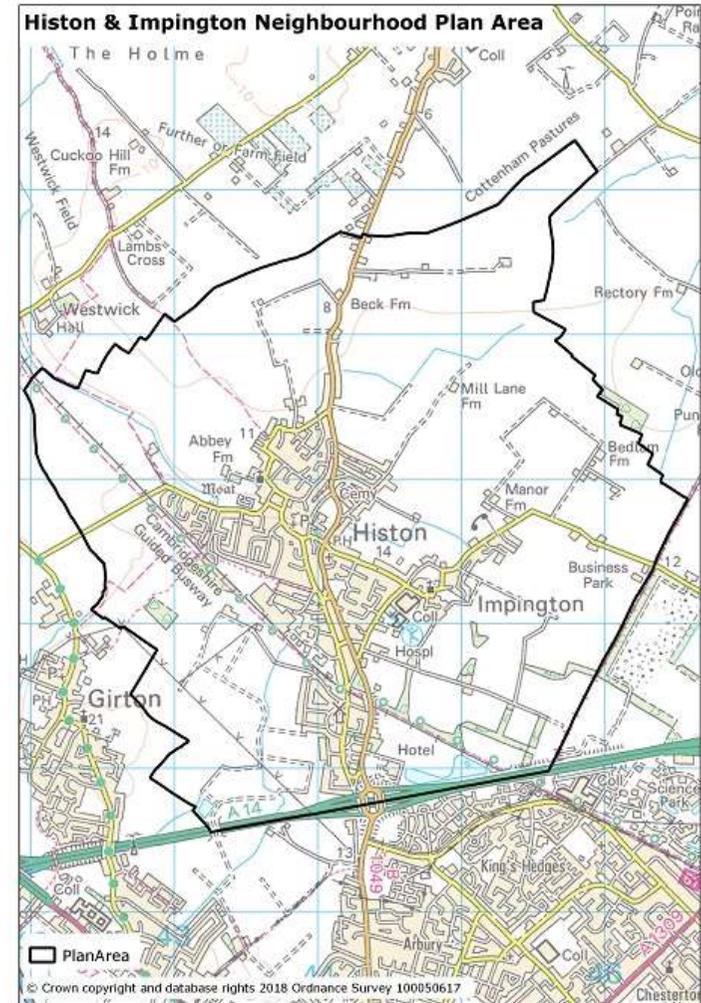
1.3. South Cambridgeshire District Council, as the local planning authority, designated the Histon & Impington Neighbourhood Area in September 2014 to enable Histon & Impington Parish Council to prepare a Neighbourhood Plan.

### What's next?

Following the current consultation we will be able to amend the Plan before it gets submitted to South Cambridgeshire District Council for more consultation and examination. If it is successful then it comes back to the Community for approval by a referendum.

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<sup>1</sup> South Cambridgeshire District Council (SCDC) do not yet have CIL strategy in place but are expected to consult on one in 2018 once the Local Plan is adopted.



## 2. Context

### The Parish and Villages

2.1. 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 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. They are regarded as a single settlement for planning purposes.

### Local Infrastructure

2.2. The villages are served by numerous shops and small businesses including two supermarkets, a bicycle shop, two hairdressers and a barber, toy shop, bakers, take-away, 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, three 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. A number of churches offer community facilities and the Recreation Ground provides a play park along with sports pitches.

2.3. 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

### The Green Belt

2.4. One of the clearest messages arising from the engagement with the community has been the strong support for the principle of keeping

Histon & Impington a separate place with its own identity. The Green Belt is the national planning mechanism for retaining that separate identity.



Map 2: the two village centres and the Green Belt

### 3. The Big Community Survey

#### How the survey was delivered

3.1. 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 & Impington area. Enventure also ran a series of focus groups and interviews with people who live in Histon & 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.

#### Survey findings

3.2. 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.

3.3. 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.

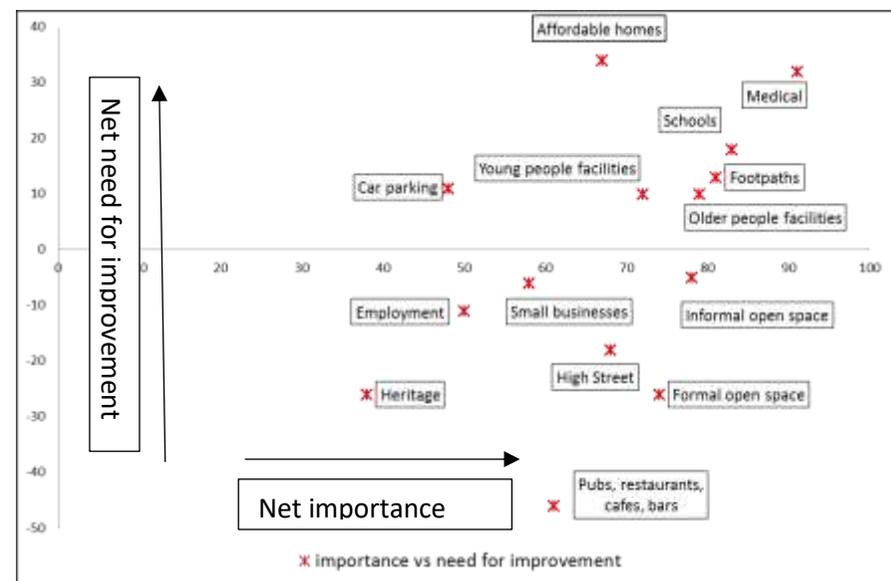
3.4. Of equal importance is that it is safe to get around and any potential expansion contributes positively to the community and does not threaten what is so clearly valued by the community. Facilities are generally well thought of but the improvement of medical facilities was highlighted as being needed.

3.5. The chart below is based on answers to the questions presented in Chapter 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

don't. 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 don't.

3.6. 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.

3.7. 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 consultation with residents of Histon & Impington responses 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. Notwithstanding these observations, any look to the future, as this Neighbourhood Plan seeks to do, 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 high 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; and**
- **House prices and the shortage of affordable housing.**

### Vision

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

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....

For the full text of the vision please refer to the main document which can be downloaded from [www.hiplan.net](http://www.hiplan.net).

### Priorities

4.4. Six priorities have emerged.

**Essential Character** - To protect the essential character (the 'village character') of the community.

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

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

**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.

**Safe, Secure and Successful** - To support the community in making the villages safe, secure, supportive and welcoming for all.

**Housing for all** - To ensure a sufficient supply of sustainable and high-quality housing within the villages.

### Principles

4.5. Four principles have underpinned the plan preparation process.

**Digital Village** - Utilising best available technology to the advantage of all

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

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

**Heritage & Design** - Respecting our history, preserving our memories

## 5. Policies

This chapter presents the planning policies. The diagram below illustrates the relationship between each planning policy on the one hand and the six priorities and four principles on the other.

HIM#	policy	theme	priorities					
			essential character	economic success	vibrant community	getting around	safe, secure and successful	housing for all
HIM01	high quality design	character	■		■	■	■	■
HIM02	interesting buildings	character	■		■			■
HIM03	size, style & location	character	■		■			■
HIM04	the Windmill	character	■		■			
HIM05	parking provision	character	■		■			
HIM06	commercial core	economy	■	■	■			■
HIM07	the Tesco site	economy	■	■	■			■
HIM08	the jam factory	economy	■	■	■			
HIM09	Vision Park	economy	■	■	■			
HIM10	Bypass Farm	community	■		■		■	
HIM11	local green space	community	■		■		■	
HIM12	valued community space	community	■		■		■	
HIM13	important natural habitats	community	■		■		■	
HIM14	walking and cycling routes	community	■		■	■		
HIM15	A14 mitigation sites	safe etc	■		■		■	
HIM16	the Infants School	safe etc	■		■		■	■
HIM17	meeting local needs	housing	■					■
HIM18	STATION	housing	■			■		■
			policy plays a major role in responding to this priority					
			policy also responds to this policy or principle					

### Essential character

5.1. Four policies protect the look and feel of our community. They set standards for new buildings and developments and they set out rules to protect what we already have with a specific policy to protect the windmill.

### Economic success

5.2. Another four policies set a framework for the continues success of our community's economy. Two address the vibrant retail offering in the High Street and imagine the redevelopment of the Tesco site. A further two protect the employment at Vision Park and the Jam factory.

### Vibrant community

5.3. There are four policies to protect what makes us different: our open spaces and our links to the countryside. One specifically focuses on Bypass Farm to deliver formal recreation space and three assign different protections to sites which are environmentally important.

### Getting around

5.4. There is one policy which provides a framework for improved walking and cycling routes

### Safe, secure and successful

5.5. Two policies address the well-being of the community. One responds to recent community concern to A14 developments by identifying measures whereby noise, visual and air pollution from the road may be mitigated. The second recognises the value that is set on using the Infants School site for health or other community purposes.

### Housing for all

5.6. Finally there are two policies which recognise how important it is that the community gets more housing, specifically housing that is affordable and/or otherwise meets the needs of its population.

For the full text of the policies please refer to the main document which can be downloaded from [www.hiplan.net](http://www.hiplan.net).

## 6. Other Issues Not Addressed By This Plan

6.1. 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 will be actioned outside this plan.

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