

## 1. Just the policies

This document presents the planning policies which are the core of the Histon & Impington Neighbourhood Plan.

The diagram below illustrates the relationship between each planning policy and the six community priorities and four community principles.

HIM#	policy	theme	priorities						principles					
			essential character	economic success	vibrant community	getting around	safe, secure and successful	housing for all	digital village	sustainable community	diverse & inclusive	heritage & design		
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										

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## Priority: Essential Character

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To protect the essential character of the Community: its balance of retail, employment and residential and of its village heritage with its association with the Cambridge economy.

### 1.1. HIM01 High Quality Design – Residential Development

**This policy in a nutshell:**

- Specifies design requirements specific to plan area.
- Applicable to all residential development proposals.
- Is informed by the Histon & Impington Design Guide.

#### Intent

1.1.1. To encourage thoughtful and imaginative new development and redevelopment of the Community's housing stock with a view to it being of high design quality, sustainable and responsive to the Community's needs both currently and in the future.

1.1.2. This policy will apply alongside the Local Plan's more strategic level design policy HQ/1: Design principles.

### 1.2. HIM02 Interesting Buildings

**This policy in a nutshell:**

- Clarifies that the Interesting Buildings which have been identified in Histon & Impington will be considered as non-designated heritage assets.
- This means that the importance of preserving the historic importance of these buildings will be considered in the decision-making process.
- This policy is applicable to planning applications that impact on an Interesting Building (for example a proposal involving changes to the building or adjacent to the building).
- The Interesting Buildings are detailed under the policy and the reasons for their identification is available on the website.

#### Intent

1.2.1. The community is proud of its heritage and we want to ensure that significant buildings on the list are not lost or re-developed in a way that would negatively impact on their architectural significance. We want to protect these non-designated heritage assets.

### 1.3. HIM03 Size, Scale and Location of New Housing

#### This policy in a nutshell:

- supports, in principle, new residential proposals within the existing built up boundary (this will be subject to other policy constraints in the plan area);
- provides additional criteria for Green Belt residential development proposals in the event that they are considered acceptable when assessed against Local Plan and national policies;
- applies to all residential proposals in the plan area.

#### Intent

1.3.1. To ensure that new development is supportive of Histon & Impington being a single community with ‘village character’ and that its size, scale and location are appropriate to the existing built environment.

### 1.4. HIM04 The Windmill

#### This policy in a nutshell:

- resists development proposals which will lead to further loss of wind to the Impington Windmill;
- specifies that all development within a zone to the west of the windmill should be supported by an assessment that measures impact of wind loss to the Windmill; and
- is applicable to proposals that fall within the zone but potentially to other development beyond this zone to the west (if development proposals are of a substantial size).

#### Intent

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

### 1.5. HIM05 Parking Provision for cars and cycles

#### This policy in a nutshell:

- provides car parking and cycle parking standards in addition to those required by the emerging Local Plan
- applies to all development proposals in the plan area

#### Intent

1.5.1. The purpose of this policy is to provide parking provision standards for cars and cycles which new development must adhere to. The policy supports the standards set by South Cambridgeshire District Council for car parking provision but provides a different approach with regard to on and off curtilage parking appropriate to context of the plan area. The policy also supports the standards set



by South Cambridgeshire District Council for cycle parking but incorporates additional requirements for cycle parking.

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## Priority: Successful Economy

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

### 1.6. HIM06 Commercial Core

#### **This policy in a nutshell:**

- identifies the area of shops, services and community uses on and close to the High Street as the commercial core;
- is supportive of new development proposals which will maintain or increase the existing range and diversity of shops, services and community facilities;
- resists the loss of shops, services and community facilities in the commercial core at ground floor level;
- resists the loss of car parking spaces associated with shops, services and community uses in the commercial core; and
- is applicable to all development proposals that come forward in the commercial core which is defined on Map 11.

#### **Intent**

1.6.1. We wish to retain the retail offering in the High Street in terms of the number and range of businesses and other amenities which are present. Residential uses also play an important role in the commercial core by creating the vitality and diversity that supports economic and social activity. New residential uses above ground floor level are therefore encouraged.

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

1.6.3. The policy refers to main town centre uses which is defined in the glossary of the NPPF.

### 1.7. HIM07 The Tesco Site

#### **This policy in a nutshell:**

- identifies a site currently home to Tesco Express, Histon Library, an Indian restaurant and a small print business as an opportunity for retail-led redevelopment;
- requires the re-provision of shops and library
- allows for residential uses above ground floor
- recognises the possibility for creating a vibrant mixed-use development of an appropriate scale to address the existing public space and make use of the Brook as a site asset.
- applies to the site marked on the map

#### **Intent**

1.7.1. We wish to retain the Tesco site for retail activity.



1.7.2. However, we believe that it is a site with more potential and would like to see it redeveloped to improve its spatial quality, building quality parking footprint. Proposals to add a second floor of one- and two-bedroom flats will be supported subject to the conditions set out below.

### **1.8. HIM08 The Jam Factory**

#### **This policy in a nutshell:**

- safeguards the existing jam factory site as an employment site;
- allows, in exceptional circumstances, residential uses where homes will meet the needs of older persons or those in need of affordable housing where the homes are also built to high accessibility standards.
- applies to the site marked on the map

#### **Intent**

1.8.1. To retain the jam factory site primarily as an employment site because it makes a critical contribution to the sustainability of the community.

1.8.2. Development of part of the site for housing will be supported provided there is no loss in the overall level of employment.

1.8.3. There is currently a green separation between the factory site and housing along Home Close. This provides a barrier between the factory area and the residential area which helps to screen the factory and its operational activities from the housing and assists with noise reduction.

### **1.9. HIM09 Vision Park**

#### **This policy in a nutshell:**

- safeguards Vision Park as an employment site

#### **Intent**

1.9.1. We wish to safeguard primary use of the Vision Park site for employment because as such it contributes to the sustainability of the community.

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

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## Priority: Vibrant Community

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

### 1.10. HIM10 Bypass Farm

**This policy in a nutshell:**

- safeguards Bypass Farm for community recreational use

**Intent**

1.10.1. We wish to retain this site for recreation use and to permit limited development to support recreation, and to confirm its inclusion in the Local Plan.

### 1.11. HIM11 Local Green Space

**This policy in a nutshell:**

- designates important open spaces in the plan area as Local Green Spaces.
- development, other than that needed to complement the primary function of the local green space, will not be allowed on these spaces.

**Intent**

1.11.1. The Local Green Spaces, as designated in this policy, will be protected as open spaces due to their special value to the community. The Parish Council will seek agreements with landowners to maximise the community values of the designated areas.

### 1.12. HIM12 Valued Community Space

**This policy in a nutshell:**

- identifies and protects existing spaces of community value.
- applies to all spaces marked on the map as Valued Community Spaces.
- spaces may be identified for their specific community recreational value and not just their open space value
- Valued Community Spaces are an important part of green infrastructure in the plan area. Some spaces have more than one green infrastructure designation

**Intent**

1.12.1. We wish to recognise and give appropriate protection to all community open spaces which are valued by the community.



### 1.13. HIM13 Important Natural Habitats

#### **This policy in a nutshell:**

- identifies and protects existing spaces of wildlife value.
- applies to all spaces marked on the map as Important Natural Habitats.
- spaces are identified for their specific wildlife value and not just their open space value
- Important Natural Habitats are an important component of overall green infrastructure in the plan area. Some spaces have more than one green infrastructure designation

#### **Intent**

1.13.1. To recognise, maintain and enhance the biodiversity and amenity value of important natural habitats in the plan area.

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## Priority: Getting Around

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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.

### 1.14. HIM14 Walking and cycling routes

**This policy in a nutshell:**

- recognises the importance of walking and cycling routes in the plan area as a way of accessing green infrastructure in the plan area as well as other key services;
- requires development proposals to design in walking and cycling links to provide easy access to the existing walking and cycling route;
- resists proposals which do not allow for easy access to shops and services; and
- seeks to enhance the network of walking and cycling routes.

#### Intent

1.14.1. When new development happens in the plan area, we wish for walking and cycling routes to be designed in so that (i) the users of the development can easily access the existing network of walking and cycling routes in the parish and (ii) where possible, walking and cycling opportunities for the wider community are enhanced.

1.14.2. Should proposals come forward which provide opportunities to further enhance the existing network of walking and cycling routes, we wish for these to be fully utilised.

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## Priority: Safe, Secure and Successful

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To support the community in continuing to make the villages safe, secure, supportive and welcoming for all; to enable everyone to live active and fulfilling lives

### 1.15. HIM15 A14 mitigation sites

**This policy in a nutshell:**

- Recognises the important function that green infrastructure and vegetation in the southern part of the plan area has in mitigating the impact of the A14 on our community
- Seeks to maintain or strengthen this function
- Applies to planning applications on land which has an important role to play in protecting the community from the negative impacts of the A14 (dust, air, noise and vibration).

**Intent**

1.15.1. To recognise and enhance the contribution which green infrastructure and vegetation in the southern part of the plan area have towards mitigating the adverse impact of the A14 on communities (by way of noise, dust, air quality and vibration impacts). Any development proposals affecting these areas of green infrastructure will be expected to undertake or contribute towards environmental enhancement works.

### 1.16. HIM16 The Infant School Site

**This policy in a nutshell:**

- anticipates the relocation of the infant school away from this site and safeguards the future use to remain in community use;
- highlights a preference for health facilities to be located on this site.

**Intent**

1.16.1. We wish to retain the site to provide a community facility, such as a health centre to which the Firs House surgery can relocate or other community facilities as defined above.

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## Priority: Housing for All

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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.

### 1.17. HIM17 Meeting Local Needs – housing mix

**This policy in a nutshell:**

- requires housing developments to include a mix in terms of size and tenure which is suitable for meeting existing needs;
- is applicable to residential development proposals leading to net additional units.

**Intent**

1.18. To ensure that the mix of housing on any new development reflects the needs of the community and helps maintain or create mixed and balanced communities.

### 1.19. HIM18 Station

**This policy in a nutshell:**

- complements policy E/8 Mixed-Use Development in Histon & Impington Station Area
- notes the ambition to rejuvenate the area
- calls for the station building and other retail space to be retained

**Intent**

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

1.19.2. The two Victorian buildings, the former station building and the Railway Vue public house, are landmark buildings which are important to the local community. Located in key positions they should be retained in commercial use or as a community asset.