



Independent Examiner

Sent by Email

Contact:
Direct Line
E-mail:

Our Ref:
Your Ref:

Date: 26th October 2019

Dear

Draft Histon & Impington Neighbourhood Plan – Policy HIM08 The Jam Factory

There are a couple of further points I feel it worth bringing to your attention in considering my letter dated the 21 October 2019 sent on behalf of [redacted] and McCarthy & Stone and the Parish Council response to your clarification questions dated 5 November 2019.

Firstly, the area identified as a 'green area to be retained' benefits from an extant planning consent for open storage and car parking. The permission was first granted in 1996 (ref. S/1938/96F) and then a renewal of the application time limit was granted in 2002 (ref. S/0478/02F). The application was then implemented with the creation of an open storage area on part of the site which remains operational today. Given the permission relates to the whole area it follows that the remainder of the consent remains extant and would be capable of being built out.

It is crucial the planning 'baseline' for the site is recognised when considering whether a green space designation is appropriate.

Secondly, an ecology and protected species survey of the scrub land was undertaken in September 2019. A copy of the report is enclosed. You will note from the content that no ecological constraints were identified that would prevent the site from being developed provided the relevant precautionary measures were employed and ecological enhancements incorporated.

We trust this additional information is useful in determining how this area of land should be represented in the Neighbourhood Plan.



THE PLANNING BUREAU LIMITED



*Bournemouth • Coventry • Glasgow • Hatfield • Kettering
Manchester • Ringwood • Taunton • Woking • York*

Yours Sincerely

Enc.
Land off Home Close, Histon Ecology Report
Planning permission S/0478/02F

Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, BH8 8AQ

Registered in England Registered No. 2207050 VAT No. 927579181