



Histon & Impington Neighbourhood Plan

Statement of Common Ground between Histon & Impington
Parish Council and South Cambridgeshire District Council

October 2019

Statement of Common Ground between South Cambridgeshire District Council and Histon & Impington Parish Council.

This Statement of Common Ground has been requested by the examiner Bob Yuille who is carrying out the examination on the Histon & Impington Neighbourhood Plan. He had noted after his initial consideration of the Plan that South Cambridgeshire District Council had made many representations on the Plan at the Regulation 16 stage. He has asked that the two councils South Cambridgeshire District Council and Histon & Impington Parish Council produce a statement which sets out those points on which South Cambridgeshire District Council and Histon & Impington Parish Council have been able to reach agreement and those on which they have not.

Where agreement has been reached, he has asked for the wording of any consequential modifications being proposed. Also, where the two councils have not reached agreement that the reasons for this be set out.

He has highlighted that it is not part of his role to delve into matters that do not fundamentally affect the Plan's ability to meet the Basic Conditions. He will not be considering representations that seek to improve the Plan but which are not necessary to meet the Basic Conditions.

The following format has been used to denote modifications:

- Bold text** = new text suggested
- ~~Strikethrough text~~ = text proposed for removal

Where appropriate revised maps have been prepared and they are contained within Appendix A of this document.

General Overarching Comments

<p>South Cambridgeshire District Council Representation 67938</p>
<p>Policies Maps and Tables</p> <p>Although it is acknowledged that a single Policies Map is not a requirement for a Neighbourhood Plan, South Cambridgeshire District Council considers that, for complex Plans like Histon & Impington, such a map helps in providing clarity to those policies that include site allocations and site-specific issues. The Plan would be easier to read and understand if a comprehensive Policies Map were included for the whole of the Plan Area with a more detailed “inset” or “insets” for the central areas where there are a number of policy designations. For example, the map 13 on page 80 (Vision Park) has a number of “interesting buildings” adjoining the policy site. Having them identified on the same map will help the users of the Plan understand the potential constraints on future development proposals on the Vision Park.</p> <p>It would be helpful for the future users of the Plan if there was a comprehensive Policies Map. These users are unlikely to have a detailed knowledge of the villages and particular sites mentioned in the Plan. It would help to tell the story of the Plan and provide an overview of what is proposed in the Plan.</p> <p>In particular, we feel it would be helpful if site specific designations in the following policies were illustrated on a Proposals Map:</p> <ul style="list-style-type: none">a) Policy HIM02 Interesting buildings (Non- designated heritage assets)?b) Policy HIM04 The Windmillc) Policy HIM06 Commercial Core

<p>d) Policy HIM07 The School Hill Site e) Policy HIM08 The Jam Factory f) Policy HIM09 Vision Park g) Policy Him10 Bypass Farm h) Policy HIM11 School Hill Garden i) Policy HIM12 Local Green Space j) Policy HIM13 Important Natural Habitats k) Policy HIM14 Maximising Recreational Space l) Policy HIM15 Walking and Cycling Routes? m) Policy HIM16 A14 Mitigation Sites n) Policy HIM17 The Infant School Site o) Policy HIN19 Station site</p>
Parish Council Response
This is an issue of resources
South Cambridgeshire District Council Response
Recognise that it is not a requirement to have a single Policies Map to accompany a neighbourhood plan.
Outcome / Action
Agreement - If the examiner considers that a Policies Map is necessary South Cambridgeshire District Council and Histon & Impington Parish Council would work together to produce a map.

South Cambridgeshire District Council Representation 67938
<p>Policies Maps and Tables The NPIERS guidance¹ on examinations also mentions the importance of mapping in a neighbourhood plan. It sets out that the qualifying body should check the following prior to submitting a Plan to the local planning authority (Page 29):</p> <p style="padding-left: 40px;"><i>1.7.2. Plans should be supported by clear mapping, including:</i></p> <ul style="list-style-type: none"> • <i>Accurate delineation of the boundaries of the plan</i> • <i>The boundaries of any site allocations, and designations made in the plan (preferably including street names).</i>
Parish Council Response
<p>We believe our boundaries are clear (but note South Cambridgeshire District Council comments on V32, 33 & 34). South Cambridgeshire District Council to identify areas for improvement.</p> <p>The boundaries of V32, 33 and 34 do follow the boundaries of the Development Control Order for the A14 improvement works. The match of the V32, V33 and V34 boundaries with the DCO boundaries can be rechecked prior to issuing any updated version of the Plan.</p>
South Cambridgeshire District Council Response
The boundaries of some of the open spaces notably V32, V33 and V34 that relate to the sites near the A14 are unclear.
Outcome/ Action
Agreement - If the examiner considers it to be necessary revised maps can be prepared to clarify the boundaries of the identified sites

¹ NPIERS Guidance to service users and examiners - <https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/regulation/drs/drs-services/npiers-planning-guidance-to-service-users-and-examiners-rics.pdf>

South Cambridgeshire District Council Representation 67938
<p>Policies Maps and Tables</p> <p>Within the Plan in paragraph 1.21 there are caveats included about the accuracy of all the maps included in the document. The boundaries shown on all the maps must be clear as they will be used to identify site specific policies and allocations. It is not appropriate to include these caveats on the accuracy of these maps as they will have legal standing once the Plan is made and part of the development plan for South Cambridgeshire.</p>
Parish Council Response
Some polygon boundaries in source ("official") land maps appeared deficient: hence the relevant caveat. An example of this is the base map for Map 12.
South Cambridgeshire District Council Response
South Cambridgeshire District Council understands the concerns of the Parish Council and that some map bases can show different lines to what now exists.
Outcome/ Action
Agreement - For the examiner to decide whether this caveat is required

South Cambridgeshire District Council Representation 67938
<p>Map 7</p> <p>Shows walkable neighbourhoods but fails to identify the commercial centres which are the foci.</p>
Parish Council Response
Agree to add centres to the map
South Cambridgeshire District Council Response
Welcome proposed changes to Map 7
Outcome/ Action
Agreement - Amendments to be made to Map 7.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>The community centres to be added to Map 7 and the key revised accordingly. A revised map is included in Appendix A</p>

South Cambridgeshire District Council Representation 67938
<p>Map 8</p> <p>Is not detailed enough to be able to identify each of the designated interesting buildings. Although the buildings have been annotated on this map it is still not clear where each building is and its curtilage – in the evidence documents relating to interesting buildings there are no more detailed maps to identify the property boundary and its significance.</p>

Parish Council Response
The buildings are identified by address in Table 1. It would require appreciable effort to improve on current map (and would not add to information publicly available).
South Cambridgeshire District Council Response
Research has found that other made neighbourhood plans use similar means of showing the location of non-designated heritage assets and therefore South Cambridgeshire District Council is prepared to accept this method of showing buildings. An example of a neighbourhood plan that has followed this method is Botesdale and Rickingham Neighbourhood Plan in the Mid Suffolk District.
Outcome/Action
Agreement - No changes proposed to Map 8

South Cambridgeshire District Council Representation 67938
Map 9 For clarity, map 9 should clearly show the distances referenced in the policy and the supporting text (i.e. 75m, 100m and 400m), so applicants can clearly see what zone their proposal falls into.
Parish Council Response
Add cross reference to map in Appendix II
South Cambridgeshire District Council Response
It would be preferable to have the distances shown on the map that appears next to the policy wording to ensure that those using the Plan will easily be able to see what properties are impacted by this policy.
Outcome/Action
Not in agreement - South Cambridgeshire District Council consider it preferable to have the distances shown on the map and the Parish Council suggest cross referencing to the map in the Appendix – therefore suggest that it will be for the examiner to determine whether a change is required to the Plan / Map 9

South Cambridgeshire District Council Representation 67938
Map 11 This map has additional information added to it to identify buildings which are named in the supporting text but have not been included in the key to the relevant map. A-E show particular buildings
Parish Council Response
The intention was to make the explanation in the supporting text so that it was easier to understand. However, agree to amend the key.
South Cambridgeshire District Council Response
Welcome changes proposed to map

Outcome/ Action
Agreement - Key to Map 11 to be revised to include explanation for letters A to E which are shown on the map. A revised map is in Appendix A.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification.</p> <p>Additional information to be included in the key for Map 11 to explain A to E</p> <p>Key A – 14 Brook House B – The Gables C – School Hill Garden D – St Andrews Centre E – The Red Lion public house.</p> <p>A revised map is in Appendix A.</p>
South Cambridgeshire District Council Representations 67938 and 67946
<p>Map 12</p> <p>It is indicated in the paragraph that the green separation is identified as ‘F’ on Map 12. It is presumed that the green separation is an area. By representing this on the map as a distinct point it is not clear what the extent of the area is.</p> <p>It would be beneficial to illustrate in broad terms on this map where the greenways, green separation and proposed housing could be located. This would help clarify the requirements of the policy. Also, for those that do not know the parish which direction the High Street is and the Community Orchard, Manor [Park] Field as these are mentioned in the policy.</p>
Parish Council Response
<p>We could shade the orchard area to show the extent of F.</p> <p>The green separation comprises a wildlife rich scrub which reaches the northern boundary of the current factory in the western part of the site. It would be anticipated that the tall, thick hedge along the adjacent western boundary would also be retained. These green areas could be shown on the map.</p> <p>Manor Park Field can be shown on the Map to further improve understanding.</p> <p>The proposed housing and greenway would only come forward if the site were to be redeveloped so it is premature to consider showing this on the map.</p> <p>The arrow on the map is showing the direction towards the High Street – this could be clarified.</p>
South Cambridgeshire District Council Response
<p>South Cambridgeshire District Council welcomes the proposed amendments to Map 12 and understands that it will the proposed housing would only come forward if the employment site were to be redeveloped – premature to illustrate any future layout. Related Policy HIM08 to be revised to clarify.</p>

Outcome/ Action
The area of the community orchard, Manor Park Field and the green areas on the northern and western boundaries of the current factory are to be clearly shown on Map 12 with the consequential amendment to the wording in paragraph 5.105 to state that the map shows these areas. - The arrow symbol is to be clarified.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification - Map 12 to be amended to show <ul style="list-style-type: none"> • the extent of the community orchard, • Manor Park Field and • green area along the north and west boundary of the current factory • greater clarity for the meaning of the arrow. <p>The key to the map to be revised accordingly to have shading for the community orchard, Manor Park Field and the green area.</p> <p>A revised map is in Appendix A.</p> <p>Paragraph 5.105 to be amended to read as follows:</p>
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. In addition, this green separation, being largely undisturbed, contributes to biodiversity locally and connects ecologically with adjacent land to the west, including the tall, thick hedge on the existing factory boundary and the adjacent Community Orchard (identified as “F” in Map 12.) These green areas are shown on Map 12.

South Cambridgeshire District Council Representation 67938
Map 14 It would have helped the understanding of the policy if this map had indicated, in broad terms, where a sports hall could be located and the car parking. It could also have illustrated where a safe cycle link could be from the village. This would enhance the policy and provide certainty for local residents that might be impacted by such proposals.
Parish Council Response
If such detail were added to the Map, we consider that further consultation would be needed on the Plan to allow the local community an opportunity to comment.
South Cambridgeshire District Council Response
Agree that if the locations of these different uses were to be shown this should have been drafted at an earlier stage of the plan making.
Outcome /Action
Agree that no change to made to Map 14.

South Cambridgeshire District Council Representation 67938
Map 16 There needs to be an explanation in the key to the map that the numbers on the map reference each Local Green Space
Parish Council Response
Agree to amend the legend/ key on this and other similar maps.
South Cambridgeshire District Council Response
Welcome proposed changes to the maps
Outcome/ Action
Agreement - Where the reference numbers for particular open spaces have been shown on maps the key to each of these maps will be amended to explain what the number represents.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – The maps where their key will need additional information to explain what the reference numbers mean are as follows: <ul style="list-style-type: none"> • Map 15 HIM11 School Hill Garden Policy Area • Map 16 HIM12 Local Green Space Policy Area • Map 17 Important Natural Habitat Sites Provide Ecological Connectivity • Map 18 HIM13 Important Natural Habitats Policy Area • Map 19 HIM14 Maximising Recreational Space Policy Area • Map 22 HIM16 A14 Mitigation Sites Policy Area The key to state that the numbers are references to the open spaces listed in the Plan in Table 4.
Revised maps are in Appendix A.

South Cambridgeshire District Council Representation 67938
Map 17 Whilst supporting the aim of this map to show the ecological connectivity and the network that exists throughout the neighbourhood area there may have been value by making it clear on this map that the Local Green Space and Protected Village Amenity Area designations are shown as other non-important natural habitat areas. As shown, it confuses the reader as to what these areas are and that not all these areas are included – Even a school playing field as a green space would provide connectivity between other more biodiversity rich areas.
Parish Council Response
Some Local Green Space and Protected Village Amenity Area have minimal ecological value, others add little to connectivity above that of adjacent areas. We have a project to improve on the maps once more data is collected.

South Cambridgeshire District Council Response
Consider that it would help the understanding of the map if the key were amended. Against the pink shaded symbol for 'Important Natural Habitats' add reference to the relevant policy.
Outcome/ Action
Agreement - Amendments to be made to the key of Map 17
Suggested modification to Plan
The examiner may wish to consider the following suggested modification - Amend the key for Map 17. For the pink shaded symbol add the relevant policy – Important Natural Habitat (Policy HIM13) A revised map is in Appendix A.

South Cambridgeshire District Council Representation 67938
Map 20 & 21 By having two maps identifying different routes around and within the villages there is not a clear idea of what is proposed. Would one map have been a simpler solution? The Plan indicates that the 'aspirational' routes are not prescriptive but by being shown on an OS map following particular routes they imply a firmer designation. An arrow pointing in the direction of where a route may be desired could have been a better way of showing the future objectives.
Parish Council Response
A single map would be too crowded. Aspirational routes show respect for field boundaries and existing paths. By showing alignment around fields likely to promote better reception from landowners: none have commented adversely on the approach used.
South Cambridgeshire District Council Response
Recognise that having one single map would result in one showing many lines which if retaining a map of this scale would be confusing. We understand the dilemma of showing aspirational routes around the edge of fields.
Outcome /Action
Agreement - Proposing no change unless the examiner considers that creating a single map would be beneficial.

South Cambridgeshire District Council Representation 67938
Map 22 In identifying these sites on a map and providing boundary lines adjacent to the A14 there needs to be care that this does not impact within the red line of the current A14 improvement scheme. It is not clear that the parish council has consulted Highways England as part of the pre-submission consultation concerning these boundaries.

Parish Council Response
Boundaries reflect Highways England's Development Consent Order boundaries. Therefore it is not considered that further consultation with HE is needed.
South Cambridgeshire District Council Response
Accept that the boundaries on the map respect the red line of the current A14 improvement scheme. However even with a revised map, remain concerned about the clarity of the boundaries.
Outcome / Action
Partial agreement - A note to be added to the map to indicate that the boundaries of the sites do not overlap those of the A14 improvement works. However, it will be for the examiner to decide whether further clarity is needed for the map.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – A note to be added to Map 22 that states the following: Note sites V27 to V33 inclusive are outside the boundaries of the Development Consent Order for the A14 Cambridge to Huntingdon Improvement Scheme. Site V34 falls within the DCO boundaries. A revised map is in Appendix A.

South Cambridgeshire District Council Representation 67938
Village Design Guide Supplementary Planning Document
The preparation of the draft VDG has run in parallel with development of the Histon & Impington Neighbourhood Plan. This has been recognised within the Plan (paragraph 1.18 – 1.20). The VDG is a Supplementary Planning Document developed as design-focused tool to guide all new development in the villages supporting design policies in the Local Plan. The consultation on the draft is running parallel with that of the Submission Neighbourhood Plan. The VDG will be adopted by South Cambridgeshire District Council following consideration of any representations received during the consultation. There are a number of specific sites with policies in the Plan where design guidance is included in the draft Village Design Guide Supplementary Planning Document. It would be beneficial if for these site-specific policies mention was made that design guidance in the draft Village Design Guide Supplementary Planning Document should be taken into account.
<ul style="list-style-type: none"> • Policy HIM06 Commercial Core • Policy HIM07 The School Hill Site • Policy HIM19 Station Site
Parish Council Response
Agree to add reference to Village Design Guide Supplementary Planning Document.

South Cambridgeshire District Council Response
Welcome proposed change to Plan
Outcome /Action
Agreement - For each of the site-specific policies which are considered in the Village Design Guide Supplementary Planning Document additional information will be added to these policies. This will state that the policy will be informed by the design guidance included in the Histon & Impington Village Design Guide Supplementary Planning Document and any documents which supersede this.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – The detail of the suggested modification to each of the policies is considered in the relevant policy section as South Cambridgeshire District Council made comments against each policy which is a different representation number to Rep 67938. These policies are as follows: <ul style="list-style-type: none"> • Policy HIM06 Commercial Core • Policy HIM07 The School Hill Site • Policy HIM19 Station Site

South Cambridgeshire District Council Representation 67938
The Vision Reference is made in the vision statement to the “population... approaching 10,000”. The 2011 population of the villages was 8,700 which suggests quite significant amount of growth over that period. Is that what is desired/deliverable in the villages given that there are no allocations for housing in the Neighbourhood Plan? South Cambridgeshire District Council has suggested that this wording be removed to avoid confusion.
Parish Council Response
8,700 is approaching 10,000. There was 10% growth in the decade to 2011 with no reason to suspect growth rate fell much since (e.g. Merrington Place and Primrose Lane developments).
South Cambridgeshire District Council Response
Recognise that there has been growth within the parish.
Outcome/Action
Agreement - No change proposed

South Cambridgeshire District Council Representation 67938
The Policy section and Paragraph numbering Section 5 remains a very long chapter which has grown from the pre-submission version of around 75 pages to 110 pages in the submission. The paragraph numbering now goes up to 5.258. This is very long, and it would help the reader and usability of the Plan if there were separate chapters for the policies under each of the seven Priority Areas.

Parish Council Response
Agree to this suggested change.
South Cambridgeshire District Council Response
Welcome agreement
Outcome/ Action
Agreement - Propose change to Section 5 of Plan. Each Priority with its associated policies to become a new chapter so having shorter sections.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification -</p> <p>Amendments to be made to Section 5 to divide it up into a number of new sections. sections / chapters</p> <p>Section 5 – The Policies: Introduction (chart setting out all the policies – this will form a chapter of its own). Section 6 –Essential Character Policies – This part to include Policies HIM01 – HIM05 Section 7 -Successful Economy Policies – Policies HIM06 -HIM09 Section 8 –Vibrant Community Policies – Policies HIM10 – HIM14 Section 9 –Getting Around Policies – Policy HIM15 Section 10 –Safe, Secure and Successful Policies – Polices HIM16 – HIM17 Section 11 –Housing for All Policies – Policies HIM18 – HIM19</p> <p>With subsequent consequential changes to the following sections in the Plan to take account of these extra ones.</p>

Policy HIM01 High Quality Design – Residential Development

South Cambridgeshire District Council Representation 67939
<p>Policy HIM01 High Quality Design – Residential Development</p> <p>It would have been helpful if this policy had applied to other new buildings that could have the potential for significantly greater impact than a dwelling. For example, new commercial units in or on the edge of the village centre would not be covered by this policy in the Plan. South Cambridgeshire District Council had suggested that in reviewing the policy it could have included other forms of development.</p>
Parish Council Response
Consider that Local Plan Policy HQ/1: Design Principles provide considerable safeguards in respect of all developments. Also, the Village Design Guide Supplementary Planning Document provides design advice for other forms of development.
South Cambridgeshire District Council Response
Agreement - Accept that the Parish Council is happy for this policy to only cover residential developments.
Outcome/ Action
No change proposed

South Cambridgeshire District Council Representation 67939
<p>Policy HIM01 High Quality Design – Residential Development</p> <p>It may have helped the reader of the Plan if more information about the Village Design Guide had been included in the supporting text to this policy.</p>
Parish Council Response
Important that reader views Village Design Guide Supplementary Planning Document and does not rely on abridged commentary
South Cambridgeshire District Council Response
Recognise that Village Design Guide Supplementary Planning Document will be used alongside the neighbourhood plan. Mention is made of the VDG in paragraphs 5.9 – 5.10.
Outcome/Action
Agreement - The Plan will need to be updated to reflect the latest status of the Village Design Guide Supplementary Planning Document. Following the 6-week consultation on the Village Design Guide Supplementary Planning Document which ran alongside that of the submission version of the Histon & Impington Neighbourhood Plan South Cambridgeshire District Council will be adopting this Village Design Guide Supplementary Planning Document in the autumn.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Updating the information about the Village Design Guide Supplementary Planning Document. It is anticipated that the Village Design Guide Supplementary Planning Document will be adopted in the autumn.</p>

South Cambridgeshire District Council Representation 67939
Policy HIM01 High Quality Design – Residential Development South Cambridgeshire District Council would question why some of the policies relating to parking and layout are not also applicable to 2-10 units? Should there be more generic for all, than size specific?
Parish Council Response
The generic comment at end of Policy can be amended
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
Move text into the generic comment at end of Policy
Suggested modification to Plan
The examiner may wish to consider the following suggested modification Move the following bullets from current position (more than 10 dwellings section) to final section of Policy under “All proposals are expected to:” <ul style="list-style-type: none"> • To adopt estate design and layout strategies which prioritise walking and cycling, create permeable, connected, safe communities with links to amenities in the community and to other estates and residential areas. • To ‘design in’ active facades where front doors and habitable rooms overlook the street. • To give careful consideration of car parking so that it does not dominate the street scene. • To ensure creative use of landscaping, building design and planting that enhances the public realm, creates biodiversity and increases amenity. • Where appropriate and practical to do so, to use public art to help reinforce a sense of place and community.

South Cambridgeshire District Council Representation 67939
Policy HIM01 High Quality Design – Residential Development There are some terms that may need further explanation that may be explained in the VDG? e.g. What is a ‘Building for Life assessment’ or an ‘active façade’. What is meant by designing in safe outdoor play in playgrounds? ‘Building for Life’ is now called ‘Building for Life 12’ and it would be expected that the checklist would either be linked from the Plan or included as an Appendix? http://www.builtforlifehomes.org/go/buildingfor-life-12 . The term ‘active frontages’ is the term used by South Cambridgeshire District Council urban design team – is this the same as an active façade? These terms need to be defined clearly to be implementable.
Parish Council Response
Building for life - see footnote 23 included in the Plan which provides a link to information about this concept. We always use "Building for Life 12" The term ‘Active façade’ is included in Glossary Safe outdoor play in playgrounds means play outdoors in playgrounds is safe

South Cambridgeshire District Council Response
Consider that further explanation of these terms could have been included in the supporting text but recognise that the Parish Council is content with the current wording considering it explains itself.
Outcome/ Action
For the examiner to consider whether further detail is required for these terms.

South Cambridgeshire District Council Representation 67939
Policy HIM01 High Quality Design – Residential Development
Bullet point 2 refers to ‘poor quality or little architectural interest’. This could be ambiguous and open to interpretation.
Parish Council Response
Agree to amend text to remove ambiguity.
South Cambridgeshire District Council Response
Welcome change to policy
Outcome/ Action
Agreement - Revise wording of policy to be more positive
Suggested modification to Plan
The examiner may wish to consider the following suggested modification - First sentence of the second bullet point of Policy HIM01 to be revised to read as follows “Proposed extensions should not dominate the original building and context, other than in exceptional cases where the existing building is of poor quality or little architectural interest. In such cases it would be appropriate to consider a contemporary design that adds quality and interest to the original building. Where the existing building is of high quality or holds significant architectural or historical interest, proposed extensions must not dominate the original building and context. For other buildings, it would be appropriate to consider a contemporary design for an extension that adds quality and interest to the original building.”

South Cambridgeshire District Council Representation 67939
Policy HIM01 High Quality Design – Residential Development For ease of use South Cambridgeshire District Council would find it more helpful if the policy wording was ordered in development size, extensions and single units, 2-9 units and over 10.
Parish Council Response
Agree to change as it can be done quickly
South Cambridgeshire District Council Response
Welcome proposed change

Outcome/ Action
Agreement - Amend order of policy so that it is in order of development size.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>The Policy HIM01 to be amended to read as follows:</p> <p>All residential development proposals shall contribute positively to the quality and character of Histon and Impington, as described in the Histon and Impington Village Design Guide and be informed by the design guidance in that document as well as South Cambridgeshire District Council’s Design Guide and any documents which supersede these.</p> <p>For proposals which result in modifications / extensions to existing dwellings this means:</p> <ul style="list-style-type: none">• Sensitive treatment of boundaries to avoid over-development and adverse impact on street scene character.• Proposed extensions should not dominate the original building and context, other than in exceptional cases where the existing building is of poor quality or little

architectural interest. In such cases it would be appropriate to consider a contemporary design that adds quality and interest to the original building.

- Where deep plan forms are created through extensions, designers are encouraged to seek innovative and creative solutions to providing natural light and ventilation.
- A choice of high-quality materials which reflect the existing building or, where appropriate, the context of the wider local area.
- Adhering to the principles set forth in Local Plan Policy NH/4, applying these to modifications / extensions to existing dwellings. This includes but is not limited to: “Opportunities should be taken to achieve positive gain through the form and design of development” and “to maintain, enhance, restore or add to biodiversity”.

For newly built single dwellings or small plot developments (including schemes of up to 10 houses) this means that:

- **The proposals should be in scale with neighbouring developments.**
- **Where existing design context is of high design quality, the proposals should seek to be in keeping with it.**
- **Where the existing design context is poor, a new proposal provides an opportunity to strengthen quality and provide a precedent for future development.**

For proposals which result in the development of new housing estates (including all schemes of more than 10 dwellings) it is necessary:

- To demonstrate, with a submitted Building for Life 12 assessment, that the proposed development will contribute to achieving sustainable development.
- To adopt estate design and layout strategies which prioritise walking and cycling, create permeable, connected, safe communities with links to amenities in the community and to other estates and residential areas.
- To ‘design in’ opportunities for safe outdoor play in playgrounds and on the streets notwithstanding complying with Local Plan Policy SC/7 (Outdoor Play Space, Informal Open Space and New Developments).
- To ‘design in’ active facades where front doors and habitable rooms overlook the street.
- To give careful consideration of car parking so that it does not dominate the street scene.
- To ensure creative use of landscaping, building design and planting that enhances the public realm, creates biodiversity and increases amenity.
- Where appropriate and practical to do so, to use public art to help reinforce a sense of place and community.
- To encourage schemes that incorporate, where practical to do so, appropriate energy generation technology (solar PV, solar thermal, heat pumps, wind power etc.) to be energy neutral.
- To encourage schemes that enable the implementation of smart energy technologies to improve energy efficiencies within the home and be innovative in setting standards of design and technology used.

~~For newly built single dwellings or small plot developments (including schemes of up to 10 houses) this means that:~~

- ~~• The proposals should be in scale with neighbouring developments.~~
- ~~• Where existing design context is of high design quality, the proposals should seek to be in keeping with it.~~
- ~~• Where the existing design context is poor, a new proposal provides an opportunity to strengthen quality and provide a precedent for future development.~~

All proposals are expected to:

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

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

Policy HIM02 Interesting buildings (Non-designated heritage assets)

South Cambridgeshire District Council Representation 67940
<p>Policy HIM02 Interesting buildings (Non-designated heritage assets)</p> <p>South Cambridgeshire District Council supports this policy and would suggest that the title of it be amended to align naming with a future aspiration that South Cambridgeshire District Council has to compile a local list for the district – suggested additional words – ‘Non-designated heritage assets of local interest’</p>
Parish Council Response
Agree to change of wording
South Cambridgeshire District Council Response
Welcome change
Outcome/ Action
Agreement - Change to title of the policy
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Amend Policy HIM02 title to the following:</p> <p>Policy HIM02 Interesting buildings (Non-designated heritage assets of local interest)</p>

South Cambridgeshire District Council Representation 67940
<p>Policy HIM02 Interesting buildings (Non-designated heritage assets)</p> <p>South Cambridgeshire District Council has some concerns at the selection process for identifying interesting buildings. The criteria for selection is set out in the supporting text and whilst it is referenced as being consistent with Section 7 of Historic England’s Guidance Note; the criteria is overly simplified and in South Cambridgeshire District Council’s opinion would not be sufficient to withstand scrutiny, were it to be used as a sole evidence base for designating a building as a non-designated heritage asset in the decision making process. South Cambridgeshire District Council Local Heritage List would use the Historic England guidance.</p> <p>It is explained that the list has been developed by the Village Society, but it is unclear what qualifications they have to make such judgements which could lead to challenge and difficulty in giving weight to the policy. Whilst details of the process for selecting and ratifying new entries, including details of the panel are provided, it would be beneficial to have further information regarding the nomination/ assessment process, as this is not sufficiently explained at present.</p> <p>For the ‘list’ to have sufficient weight to be viewed in the planning process, South Cambridgeshire District Council consider that the terminology, criteria and selection process should more closely align with existing guidance published by Historic England. This should be clearly set out in the supporting text to the policy. This could then align with a future South Cambridgeshire District Council Local Heritage List.</p>
Parish Council Response
<p>We believe the approach to identify interesting buildings is appropriate, consistent with Historic England’s Guidance Note and has been transparent. Moreover, the policy includes a mechanism for revisions to the listings. We believe the adopted approach is suitable bearing in mind the final two sentences of Policy HIM02.</p>

South Cambridgeshire District Council Response
Research has found that other made neighbourhood plans have used a simple assessment methodology and use similar means of showing the location of non-designated heritage assets and therefore South Cambridgeshire District Council is prepared to accept this assessment and method of showing buildings. An example of a neighbourhood plan that has used this methodology is Botesdale and Rickingham Neighbourhood Plan in the Mid Suffolk District.
Outcome/ Action
Agree to no change unless the examiner considers that without a more robust evidence document the policy is invalidated.

South Cambridgeshire District Council Representation 67940
<p>Policy HIM02 Interesting buildings (Non-designated heritage assets)</p> <p>Whilst the current identified buildings are annotated on Map 8 it is not clearly stated what the mechanism will be to ensure that users of the Plan will be using the most up-to-date list, what the democratic process will be for approving that list and the mechanism for consulting on amendments/ additions. South Cambridgeshire District Council suggest that any amendments to this list of identified buildings as a result of the annual review should be part of a review of the Plan. This would then allow an opportunity for consulting on the list and certainty that it is part of the Plan.</p> <p>In the third sentence mention is made of the South Cambridgeshire District Council Planning Portal – this term is not used by South Cambridgeshire District Council to describe its website relating to planning matters. It is suggested that the link be made to the Histon & Impington Neighbourhood Plan webpage to host this list alongside the neighbourhood plan?</p>
Parish Council Response
Agree to adding text stating that the list will be part of the Plan review and the consequential amendment to the policy.
South Cambridgeshire District Council Response
Welcome change
Outcome/ Action
Agreement - Clarification to be added to the policy about how the list of interesting buildings will be updated and consequential amendments to the supporting text.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modifications -</p> <p>Suggested modification 1 Suggested change to wording of Policy HIM02 as follows: A list of Interesting Buildings in Histon and Impington shall be maintained. The list will be subject to annual review following the process set down in Paragraph 5.20 when buildings may be added or removed. Until such time as the list is updated by the Parish Council and posted published on South Cambridgeshire District Council' s Planning Portal website, the list is as shown in Table 1, with the locations identified in Map 8.</p> <p>Suggested modification 2 Need for amended wording to be added to the end of paragraph 5.20 as follows:</p>

It is the intention of the Parish Council to review the Plan on a regular basis and Map 8 and the evidence document to support this Policy will be updated when the Plan is reviewed.

In paragraph 5.25 amend text of after second sentence in “Schedule “as follows:

The list will be subject to revision annually following the process set out in “Context and reasoned justification” (**paragraph 5.20) as well as part of the regular review of the Plan**”.

Throughout this sub-section, change “~~Planning Portal~~” to “**website**”.

South Cambridgeshire District Council Representation 67940

Policy HIM02 Interesting buildings (Non-designated heritage assets)

Would suggest that the fourth sentence should reflect commonly used terms for the consideration of impact on heritage assets, such as:

‘Proposals for any works that would lead to harm or substantial harm to a non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.

Parish Council Response

Agreed proposed change

South Cambridgeshire District Council Response

Welcome this change

Outcome/ Action

Agreement - Amend wording of the policy

Suggested modification to Plan

The examiner may wish to consider the following suggested modification -

Amend the wording of the fourth sentence of the Policy HIM02 as follows:

~~Proposals should seek to preserve or enhance the significance of these heritage assets.~~

Proposals for any works that would lead to harm or substantial harm to a non-designated heritage asset should be supported by detailed analysis of the asset that demonstrates the wider public benefit of the proposal.

South Cambridgeshire District Council Representation 67940

Policy HIM02 Interesting buildings (Non-designated heritage assets)

Buildings which are considered curtilage listed do not need to be included in the list and should be removed. The ‘Old Church School façade’ entry should be amended to include the whole building; however, the description should specify that the north façade is the reason for interest in this building.

Parish Council Response

Possibly remove Buildings 5 (9 Church Street) and 7 (10 Church Street)

First point seems statement of fact – but in case of the wall to The Gables this is presumably not curtilage listed as it is the perimeter wall.

Also, we note Historic England Advice Note 10 states “Working out whether a building has a curtilage and the extent of that curtilage can be difficult” and consequently it might be safer in respect of the buildings of particular interest originally identified in Table 1

(Victorian slaughter house – under Building 5; former blacksmith’s forge under Building 7) to retain reference to these under Policy HIM02.

A revised Table 1 has been produced and is included as Appendix B

South Cambridgeshire District Council Response

South Cambridgeshire District Council still has some concerns about the buildings that are retained on the list where there is not clarity over whether they are curtilage listed.

Outcome/ Action

Partial agreement. The Parish Council wishes to leave the listing unchanged unless it is likely to cause risk to the application of the policy in which case an amendment could be made to list of heritage assets in Table 1 as shown in the proposed modification section below. This is an unresolved issue with South Cambridgeshire District Council and both parties consider that it is a matter for the examiner to determine.

Suggested modification to Plan

The examiner may wish to consider the following suggested modification

Change text in Table 1 of building 13 to: **3 School Hill (the north façade is the feature of interest)**

If required by the examiner, amend as follows:

In Table 1: remove buildings 5 and 7 (and on Map 8)

Policy HIM03 Size, Scale and Location of New Housing

South Cambridgeshire District Council Representation 67941
<p>Policy HIM03 Size, Scale and Location of New Housing</p> <p>Outside of the development framework in this area is Green Belt and apart from exception sites until the review of the local plan there is unlikely to be development proposed in this area and therefore the second paragraph in this policy is not required as it would seem to be supporting other development in the Green Belt.</p>
Parish Council Response
Replace "In the policies," with "For new estates"
South Cambridgeshire District Council Response
<p>South Cambridgeshire District Council is in the early stages of preparing the new Greater Cambridge Joint Local Plan and it will be through the consultation on this plan that the parish council and its local community will have an opportunity to express their views on development within their parish and any proposed changes to Green Belt that may arise during the local plan making process.</p>
Outcome/ Action
Amend the second paragraph of the policy
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification -</p> <p>Amend the second section of the Policy HIM03 as follows:</p> <p>In the event that proposals for new estates outside the existing development framework are accepted in principle when assessed against the Local Plan and national policies.</p> <p>For new estates, the Neighbourhood Plan specifies the following requirements:</p> <ul style="list-style-type: none"> • Entry to the estate should be no further than 800m, by a safe and direct walking and cycling route, from one of the two Community Centres (see Map 7); and • The proposal must maintain and, where possible, reinforce Histon and Impington as a single community with village character.

South Cambridgeshire District Council Representation 67941
<p>Policy HIM03 Size, Scale and Location of New Housing</p> <p>The third paragraph of the policy concerning the level of infrastructure is repeating the requirements of a Local Plan policy – Policy SC/4: Meeting Community Needs. This policy sets out the services and facilities required for new development within the district</p>
Parish Council Response
Agree to remove the paragraph
South Cambridgeshire District Council Response
Welcome change
Outcome/ Action
Propose change to the policy

Suggested modification to Plan

The examiner may wish to consider the following suggested modification –

Remove the third section from Policy HIM03 as follows:

~~For all proposals, an appropriate level of infrastructure (necessary to meet the needs of the development), including education provision and capacity at GP services must be available or provided to serve the proposed development.~~

South Cambridgeshire District Council Representation 67941

Policy HIM03 Size, Scale and Location of New Housing

It will be for the review of the next local plan for the area to consider whether there should be any changes to the Cambridge Green Belt which could allow for development in the Plan area. This local plan is to be a joint plan with Cambridge City. This Plan does not need to consider whether developments may take place in the future within what is now Green Belt and by indicating a maximum size of 50 units it could be seen to be supporting any development coming forward at a future date up to this scale of development which may not be the intention of the parish council within their Plan. The fourth paragraph in this policy could be deleted. South Cambridgeshire District Council would suggest that the figure should also be removed from the supporting text as this may create a higher target for developers to aspire to within the villages

Parish Council Response

Concerned about how the parish council can formally express its views on future development in the Green Belt if not through the neighbourhood plan?

South Cambridgeshire District Council Response

South Cambridgeshire District Council is in the early stages of preparing the new Greater Cambridge Joint Local Plan and it will be through the consultation on this plan that the parish council and its local community will have an opportunity to express their views on development within their parish and any proposed changes to Green Belt that may arise during the local plan making process.

Outcome/ Action

Agree to amend the policy

Suggested modification to Plan

The examiner may wish to consider the following suggested modification -
The fourth section of Policy HIM03 to be deleted:

~~Development of more than 50 units are considered by the community to be out of character with the existing built form and are not supported.~~

Wording of paragraph 5.30 to be amended thus:

There are no obvious opportunities for the development of new housing estates in Histon and Impington because of the tightness of the Green Belt around it. ~~However, it is also acknowledged that the Plan will be in place up to 2031. If developers find ways to bring such opportunities forward it is important the Neighbourhood Plan provides an appropriate decision-making framework. The Policy considers that~~ **Furthermore, any developments of more than around a maximum (approximately) 50 units is would, in principle, be considered reasonable depending on site constraints. Schemes higher than this threshold are considered to be out of keeping with the way that the built environment has developed over time in the villages.**

South Cambridgeshire District Council Representation 67941

Policy HIM03 Size, Scale and Location of New Housing

Due to changes in national guidance following the examination the Local Plan policy on affordable housing was amended in the adoption version to say sites of 11 units or higher is expected to deliver 40% affordable housing. The supporting text to this policy still retains 'over 10' which means that it is no longer conforming with the Local Plan policy.

Parish Council Response
Agree to amend the wording in paragraph 5.32
South Cambridgeshire District Council Response
Welcome change
Outcome/ Action
Agreement - Update wording in paragraph 5.32 to reflect the change in Local Plan replacing 10 with 11.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – Amend wording in second bullet of paragraph 5.32: <ul style="list-style-type: none"> • Will create more opportunities for affordable housing (sites of 10 11 units or higher will be expected to deliver 40% affordable housing)

Policy HIM04 The Windmill

South Cambridgeshire District Council Representation 67942
<p>Policy HIM04 The Windmill</p> <p>South Cambridgeshire District Council welcomes the policy to preserve the future of the windmill. The policy states that it will be the Molen Biotoop method that is to be used to assess the impact of future development on the wind flow in the area. South Cambridgeshire District Council is not aware of alternative methods to do such an assessment however considers that if an alternative means of measuring subsequently proves to be more useful the policy is committed to one method to be successful. E.g. mentioning Molen Biotoop method in the policy. South Cambridgeshire District Council considers that the policy would benefit if rather than stating an actual type that it states that a recognised method will be used.</p>
Parish Council Response
<p>Molen Biotoop was proposed after an in-depth review of the alternatives. Molen Biotoop is simple, readily accessible and cheap to apply.</p> <p>If the Policy were to allow other recognised methods, this allows hydraulic (wind) modelling. However, to build a sufficiently accurate model for such a site, including obtaining reliable wind data applicable to the site and calibrating the model, is a major undertaking and is unlikely to be affordable; instead it is likely to end up with something that inevitable has wide margin of error, needs specialists to review - and is no better than Molen Biotoop.</p>
South Cambridgeshire District Council Response
Consider that it will be for the examiner to decide whether a change is required for this policy.
Outcome/ Action
For the examiner to decide whether a change is required.

South Cambridgeshire District Council Representation 67942
<p>Policy HIM04 The Windmill</p> <p>An issue for South Cambridgeshire District Council, as the local planning authority, will be how to implement this policy. Who will be advising planners (and potentially applicants) on the application of the Molen Biotoop method and are there the skills, experience and resources to do this? The Neighbourhood Plan suggests that implementation of the policy would be overseen by Conservation officers –are they familiar with application of the Molen Biotoop methodology? If South Cambridgeshire District Council has not got sufficient skills in house, then the question is for each application that needs an assessment carried out, will we need to engage with an independent advisor to verify the reports?</p>
Parish Council Response
An alternative is to use zoning based on the Map/table in Appendix II as the prescriptive test - which is based on Molen Biotoop - thus avoiding need for expert engagement.
South Cambridgeshire District Council Response
Consider that it will be for the examiner to decide whether a change is required for this policy.

Outcome/ Action
For the examiner to decide whether a change is required.

Policy HIM05 Parking Provision for cars and cycles

South Cambridgeshire District Council Representation 67943
<p>Policy HIM05 Parking Provision for cars and cycles</p> <p>It would have assisted the understanding of this policy if the definition of what a “restricted street” that is included at the bottom of Table 2 were to appear earlier in this section within the supporting text to the policy. Currently this explanation is in the Plan after the policy and therefore does not make for easy reading. There does not appear to be a dimension included to explain what constitutes ‘narrow’ for the definition of a restrict street.</p>
Parish Council Response
<p>Modify paragraph 5.62 and policy to provide clarity.</p> <p>Best not to add dimension; just refer to street name for simplicity.</p>
South Cambridgeshire District Council Response
<p>Welcome changes to plan.</p>
Outcome/ Action
<p>Agreement - Amend paragraph 5.62 to add definition of restrict street and amend policy wording</p>
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modifications -</p> <p>Suggested modification 1 Paragraph 5.62 to be amended as follows:</p> <p>5.62. We also recognise that, as with much of Cambridgeshire, Histon’s and Impington’s roads were not designed for the current levels of car ownership and usage. There are some roads with the settlement which we consider to be ‘restricted’. Restricted roads are those streets where additional parking would either significantly impeded traffic or would put access at risk (notably for emergency and service vehicles). The ‘Restricted Roads’ are identified in Table 2 and on Map 10. Such streets inter alia: as a result, roads in the settlement that:</p> <ul style="list-style-type: none"> • Are bus transport routes (both public service and also private taking students to Impington Village College) where additional parking could adversely impact timekeeping • Already have significant levels of on street parking (with or without Traffic Regulation Orders in place • Already have levels of on-street car parking such that further on street parking would be unacceptable (for example, by further compromising emergency vehicle access) • Are very narrow, and may have no or limited footpath provision as a result • Are in close vicinity to facilities which naturally attract visitors to attend by car and there is inadequate onsite provision (e.g. schools, shops, doctors’ surgery, community buildings). <p>Suggested modification 2 Amend wording in Car Park section of Policy HIM05 as follows:</p> <p>Car Parking Indicative car parking standards are set out in Table 3 (see also Figure 11 of the Local Plan).</p>

On restricted streets, as identified in Table 2 **and Map 10**, all parking provision (including for visitors, customers and any business vehicles) must be provided **off the running carriageway** ~~within the curtilage~~, unless the specific development proposal in question is not likely to have any adverse impact on ~~residential~~ amenity, the passage of buses and service vehicles, or road safety through the creation of additional on-street parking.

On non-restricted streets

- ~~Curtilage~~**Off the running carriageway** parking must be provided wherever possible
- Limited visitor / customer parking on street may be acceptable **where it is not likely to have any adverse impact on amenity, the passage of buses and service vehicles, or road safety.**

Suggested modification 3

Delete part of section entitled Restricted streets from the end of Table 2 and amend as follows:

See paragraph 5.62 for explanation of restricted streets. ~~Such streets, inter alia:~~

- ~~Are public or private service bus routes where additional parking could adversely impact timekeeping~~
- ~~Already have significant levels of on-street parking (with or without Traffic Regulation Orders)~~
- ~~Are narrow (and may have no or limited footpath provision as a result)~~
- ~~Are in close vicinity to facilities which naturally attract visitors to attend by car and there is inadequate on-site provision (e.g. schools, shops, doctors' surgery, community buildings).~~

Suggested modification 4

With the addition of a new map in this section there will need to be a consequential change in the map numbering after Map 9 as the Restricted Road Map will be Map 10.

South Cambridgeshire District Council Representation 67943

Policy HIM05 Parking Provision for cars and cycles

There is a conflict of interest with encouraging more parking in the commercial core (Policy HIM06) and this policy which is restricting it; there is a finite amount of land available.

Parish Council Response

Amend text to ensure intended flexibility is more easily understood. As South Cambridgeshire District Council note, reference to parking being provided within the curtilage is unnecessarily restrictive therefore suggest that this is replaced with the term "off the running carriageway" to allow the flexibility of shared / communal parking. Looking at the Manual for Streets page 111, "running carriageway" is the term used for the part of the road (or carriageway) which carries traffic and hence is the area where the parish council is aiming to prevent parking occurring.

It is understood that "curtilage" is normally used specifically with reference to dwellings. With "off the running carriageway" there is no discrimination between dwellings and other premises.

South Cambridgeshire District Council Response

Welcome amends to provide clarity.

Outcome/ Action

Agreement – Suggested changes to policy wording.

Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Add wording after the first sentence of Policy HIM05 as follows:</p> <p>In addition to the indicative car parking standards and the minimum cycle parking standards set out in Local Plan Policy T1/3 and Figure 11 the following requirements must also be met.</p> <p><u>Moreover, car and cycle parking in and around both the Commercial Core and Station Site shall be provided so as to complement Policies’ HIM06 and HIM19 to support the vibrancy and vitality of these areas.</u></p>

South Cambridgeshire District Council Representation 67943
<p>Policy HIM05 Parking Provision for cars and cycles</p> <p>It would be beneficial to show these restricted streets on a map for those that do not have a local knowledge of the villages.</p>
Parish Council Response
<p>Add new map to show the restricted streets listed in Table 2.</p> <p>Note in Table 2 Glebe Way was incorrectly named Glebe Road (there is no Glebe Road in the villages); Table 2 should be corrected accordingly.</p>
South Cambridgeshire District Council Response
Welcome additional map
Outcome/ Action
Agreement - Map to be added to show location of restricted roads
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>New Map to be added to this section of the Plan to show the restricted roads shown in Table 2.</p> <p>Map to be new Map 10 with consequential amendments needed to rest of maps within the Plan.</p> <p>Table 2 entry to be corrected to “Glebe Way”.</p> <p>A revised map is in Appendix A.</p>

South Cambridgeshire District Council Representation 67943
<p>Policy HIM05 Parking Provision for cars and cycles</p> <p>The Plan refers to Figure 11 having the indicative parking standards in the Local Plan – it is Figure 12 in the Local Plan.</p>

Parish Council Response
See Local Plan Adopted September 2018 Page 231
South Cambridgeshire District Council Response
Accept that mistake in this response as correct figure number included in the Plan
Outcome/ Action
Agreement - No change
South Cambridgeshire District Council Representation 67943
<p>Policy HIM05 Parking Provision for cars and cycles</p> <p>South Cambridgeshire District Council has ongoing concerns about this policy which includes a requirement for all new development (including change of use) to provide parking within their curtilage albeit that there is recognition that this may not always be appropriate. This is placing severe restrictions on the ability for new commercial business uses (including retail) to be able to operate in the commercial core. Such a requirement could have an impact on other objectives e.g. design, heritage. More car parking will impact on the character and layout of places. This could result in unintended consequences with frontages dominated by parking particularly where terraces are proposed. This also precludes shared unallocated parking areas to provide a more efficient parking solution. A design led approach as advocated in the Local Plan could be adopted. This policy will push parking into the street in front of dwellings therefore created a car dominated space. The policy should state where parking can be achieved or point to the Village Design Guide Supplementary Planning Document, District Design Guide 2010 or similar guidance (Manual for Streets) as well as where it shouldn't be placed i.e. to the side of structures, within structures as appropriate to the site.</p>
Parish Council Response
<p>Remove potential ambiguity over visitor parking in non-restricted streets;</p> <p>Add alternative to curtilage parking where off-road shared parking is provided; include reference to Village Design Guide Supplementary Planning Document and District Design Guide 2010 etc.</p> <p>Policy allows for appreciable flexibility; however, South Cambridgeshire District Council have a point that it is too restrictive on options used to achieve overall objectives</p>
South Cambridgeshire District Council Response
Welcome amendments to policy
Outcome/ Action
Agreement - Amendments to be made to policy wording.

Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Amend first section of Policy HIM05 as follows:</p> <p>In addition to the indicative car parking standards and the minimum cycle parking standards set out in Local Plan Policy T1/3 and Figure 11 the following requirements must also be met. <u>In doing so, due reference shall be made to provisions of the District Design Guide [ref 1] and the Histon & Impington Village Design Guide Supplementary Planning Document 2019 [ref 2].</u></p> <p>Ref 1 is to be a footnote linking to the District Design Guide – https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/district-design-guide-spd/</p> <p>Ref 2 is a footnote linking to the Village Design Guide Supplementary Planning Document - https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/village-design-guides/</p>
South Cambridgeshire District Council Representation 67943
Policy HIM05 Parking Provision for cars and cycles
<p>The policy's consideration of garage dimensions could be confusing as it sets a particular size for driveway and type of door - it may have been simpler to say that the driveway is suitable for a standard vehicle to park on rather than stating it should be 5m long. 4x4 cars are often longer 5.5m.</p> <p>The dimensions for a garage included in this Plan are smaller than that included in the Local Plan Policy T1/3. Would this allow sufficient space for the wider shape of new cars? The District Design Guide refers to garages in Chapter 6 – the adequate size being a minimum of 3.3 x 6.0m with additional allowance of 1.0m at the end or 650-750cm at the side to allow for cycles. (https://www.scambs.gov.uk/media/6683/adopted-design-guide-spd-final-chapters-4-5-6.pdf) the Cambridge Local Plan page 427(https://www.cambridge.gov.uk/media/6890/local-plan-2018.pdf) sets out dimensions for useable garages including circulation space; the dimensions given in this Plan are too small.</p>
Parish Council Response
<p>Agree to amend dimension of garage and text relating to the driveway and door size</p> <p>Provide cross reference to District Design Guide (2010) sizes or Figure L.1: Garage dimensions of Cambridge Local Plan 2018?</p>
South Cambridgeshire District Council Response
<p>Suggest that the cross reference be that to the District Design Guide / South Cambridgeshire Local Plan rather than to the Cambridge City Local Plan. The South Cambridgeshire Local Plan states at the end of Policy T1/3: Parking Provision that the minimum size for a garage should be 3.3m x 6m for a car with an additional 1m at the end and /or 650-750mm at the side of a garage to park cycles.</p>
Outcome/ Action
<p>Amend Policy HIM05 to use garage dimensions from Local Plan and to amend wording relating to the driveway and garage door size.</p>

Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Amend Policy HIM05 – specifically the section entitled Dimensions: to read as follows: Dimensions: Garage - minimum size to be that included in the adopted Local Plan. preferred width for doors not less than 2.35m; minimum acceptable 2.25m. Where the The driveway is to be counted as a parking space, it should be of a sufficient size to accommodate an average sized car. at least 5.0m long and make due allowance whilst allowing for the garage door to be opened.</p>

South Cambridgeshire District Council Representation 67943
Policy HIM05 Parking Provision for cars and cycles For parking spaces how would it be determined whether the space was for a car or van?
Parish Council Response
Agree to amend policy
State assume van unless developer explicitly says car (or vice versa)?
South Cambridgeshire District Council Response
Welcomes amendment to the policy.
Outcome/ Action
Agreement - Amend Policy HIM05 wording to state in dimensions section of policy that assume van
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Policy HIM05 to be amended in the section entitled Dimensions as follows:</p> <p>Parking spaces - cars, minimum size 5m x 2.5m; vans⁴⁸, minimum size 7.5m x 3.5m. Developer to specify within a proposal where a parking space will be required for a van.</p>

South Cambridgeshire District Council Representation 67943
Policy HIM05 Parking Provision for cars and cycles Publicly accessible charging points for electric vehicles will only be provided to meet demand but there could be latent demand for such facilities.
Parish Council Response
No action
South Cambridgeshire District Council Response
Note comments

Outcome/ Action
This is a developing area of public need for charging points for electric cars that will be considered in the preparation of the Greater Cambridge Joint Local Plan. Further details could be considered in a review of this Plan

South Cambridgeshire District Council Representation 67943

<p>Policy HIM05 Parking Provision for cars and cycles In the cycle parking section, the Sheffield or Rounded A stand is specifically mentioned which by putting within a policy could be inflexible if other alternative stands are appropriate at a future date. Other more bespoke solutions may be more in keeping with the context.</p>
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Parish Council Response

<p>Amend</p> <p>There are some good and some poor twin level racking systems - which might be suitable for commercial or multiple occupancy properties - so maybe we need to allow more flexibility - eg "The security and stability shall be no less than provided by Sheffield....." Similarly stand spacing might be addressed on similar basis.</p>

South Cambridgeshire District Council Response

Welcome change to the wording in the policy

Outcome/ Action

<p>Partial agreement - Amendment made to the policy to take into account the comment made by South Cambridgeshire District Council. (Suggested modification 1)</p> <p>Also, additional changes are being proposed by the Parish Council regarding single tier and two tier stands which South Cambridgeshire District Council consider to be making a significant change to the policy that has not been consulted upon and are not directly related to the comment made by the District Council. (Suggested modification 2). The examiner may wish to consider whether this change is appropriate.</p>

Suggested modification to Plan

The examiner may wish to consider the following suggested modifications -

Suggested modification 1

Amend Policy HIM05 in cycle park section third section to read as follows

The space between cycle stands and the positioning of stands must allow for ease of use and access and not put cyclists in conflict with either pedestrians or vehicles. Cycle racks or stands shall not be inferior to the design and dimensions provided in the Cambridge City Council Cycle Parking Guide for New Residential Developments⁴⁹.

- **The stands shall give the security and stability that is no less than provided by Sheffield or Rounded A stands shall be used.**

Suggested modification 2

Single tier stands shall be not less than 1 000mm apart

- **Two tier stands shall not be inferior to single tier stands in terms of security, stability and accessibility as provided for under this Policy, shall be easily used safely, and shall otherwise comply with the London Cycling Design Standards for such stands [footnote reference: <http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf> paragraph 8.2.6].**

South Cambridgeshire District Council Representation 67943

Policy HIM05 Parking Provision for cars and cycles

The fourth bullet point in the cycle section states that cycle parking should be 'Covered, fit for purpose and attractive'. This could be ambiguous as it does not state that such facilities should be designed to fit into the character of their local area.

Parish Council Response

Agree to amend policy wording.

Change to "Covered, fit for purpose, attractive and designed to fit into the character of their local area"

South Cambridgeshire District Council Response

Welcome change to the wording in the policy

Outcome/ Action

Agreement - Amend the wording of the policy

Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification -</p> <p>Amend Policy HIM05 in cycle parking section to read as follows</p> <p>Safe and secure cycle parking shall be provided for residents, visitors / customers and employees.</p> <p>Specifically, cycle parking shall be:</p> <ul style="list-style-type: none"> • Conveniently sited - All residential cycle parking shall be sited in a manner that encourages the use of a cycle as the first choice for short trips. • Accessible and easy to use - The facilities provided shall be easy to use by all members of the community at all life stages, ideally without the need to lift or drag the cycle to park it.
<ul style="list-style-type: none"> • Safe and Secure - Cycle parking must always be secure and give cyclists the confidence that their cycle will still be there when they return. The location should help users feel personally secure with good lighting and natural surveillance. • Covered, fit for purpose and attractive and designed to fit into the character of their local area.

South Cambridgeshire District Council Representation 67943
<p>Policy HIM05 Parking Provision for cars and cycles</p> <p>South Cambridgeshire District Council has not had sight of the evidence base for the additional cycle provision for different activities and classes as provided in table 3? South Cambridgeshire District Council is concerned about the implications of land requirements which may have detrimental effects to the overall design. Large areas of cycle parking need careful consideration.</p>
Parish Council Response
<p>No action - but agree cycle parking (as cars) needs careful consideration</p> <p>The transport system needs to be balanced in favour of sustainable modes (Local Plan): therefore need to recognise implications</p>
South Cambridgeshire District Council Response
Note comments from the parish council
Outcome/ Action
No change proposed

Policy HIM06 Commercial Core

South Cambridgeshire District Council Representation 67944
<p>Policy HIM06 Commercial Core</p> <p>The second bullet point mentions the glossary to the NPPF for main town centre uses. South Cambridgeshire District Council consider that it would be helpful to include these uses in the supporting text to the policy / in the policy.</p>
Parish Council Response
Agree to include these as a footnote to the Policy
South Cambridgeshire District Council Response
Welcome change
Outcome/ Action
Agreement - Adding a footnote to the Policy
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification -</p> <p>The following amendment to be made to Policy HIM06:</p> <p>Add a footnote link at the end of the brackets in the second paragraph of the Policy</p> <ul style="list-style-type: none"> The proposals are for retail and other use categories (as defined in the Glossary to the NPPF under main town centre uses” ¹) that support and strengthen the existing diverse nature of the High Street. <p>Footnote 1 : NPPF Glossary (2019) – Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</p> <p>Amend the wording in Paragraph 5.85 as follows: The Policy refers to main town centre uses which is defined in the glossary of the NPPF (see footnote in the policy which lists these uses). https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)</p> <p>The footnote number will need to be added sequentially with other footnotes included throughout the Plan</p>

South Cambridgeshire District Council Representation 67944
<p>Policy HIM06 Commercial Core</p> <p>The second sentence of this policy mentions the Plan supporting proposals that ‘diversity and enhance’ the range of shops etc. South Cambridgeshire District Council thinks that these terms are very open and could catch everything which may not be the intension of the parish council.</p>

Parish Council Response
Local Plan Policy HQ/1: Design Principles provide considerable safeguards in respect of all developments
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
No change proposed

South Cambridgeshire District Council Representation 67944
Policy HIM06 Commercial Core South Cambridgeshire District Council consider that the fourth and fifth bullet points are outside the scope of a neighbourhood plan so should be deleted. There is very limited land available to achieve this.
Parish Council Response
Wish these to remain in the policy but recognise minor rewording would be helpful
South Cambridgeshire District Council Response
Welcome change to policy
Outcome/ Action
Agreement - Suggested change to Policy to help its implementation
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – Amend the wording of Policy HIM06 as follows: <ul style="list-style-type: none"> • Improve the organisation of car parking on the site (for example by increasing....)

South Cambridgeshire District Council Representation 67944
Policy HIM06 Commercial Core This policy could have made reference to the impact of signage and advertising which can make a significant impact upon the character of the locality and street scene. A criterion could have been added to consider a high standard of quality and design within the commercial core.
Parish Council Response
Local Plan Policy HQ/1: Design Principles provide considerable safeguards in respect of all developments
South Cambridgeshire District Council Response
Note the comments
Outcome/ Action
No change proposed

South Cambridgeshire District Council Representation 67944
<p>Policy HIM06 Commercial Core</p> <p>This policy appears to be driven by increasing parking provision which would be detrimental to the street scene rather than creating a good public realm which is a space that is people friendly as advocated by a walkable neighbourhood; well landscaped and defined areas for pedestrians and cyclists, including opportunities to enhance the street scene with trees.</p>
Parish Council Response
The Village Design Guide covers the streetscape aspect; the Policy is not pro-car but recognises underused assets
South Cambridgeshire District Council Response
Note the comments
Outcome/ Action
No change proposed

South Cambridgeshire District Council Representation 67944
<p>Policy HIM06 Commercial Core</p> <p>The draft Village Design Guide Supplementary Planning Document considers this whole area. It would strengthen the policy and provide wider consideration for the future public realm within the core area if reference was made to the Village Design Guide – ‘...that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide Supplementary Planning Document and any documents which supersede this.</p>
Parish Council Response
Agree to add reference to Village Design Guide Supplementary Planning Document in the policy.
South Cambridgeshire District Council Response
Welcome change
Outcome/ Action
Amend policy to add about Village Design Guide Supplementary Planning Document.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification -</p> <p>Amend Policy HIM06 by adding after the first sentence of the policy</p> <p>'...This policy will to be informed by the design guidance included in the Histon & Impington Village Design Guide Supplementary Planning Document and any documents which supersede this.</p>

Policy HIM07 The School Hill Site

South Cambridgeshire District Council Representation 67945
<p>Policy HIM07 The School Hill Site</p> <p>It would be helpful if the town centre uses referred to in the first bullet point in the policy were included in the supporting text to the policy and within the policy wording to assist the user of the Plan to fully understand the policy.</p>
Parish Council Response
Agree to add these to the policy
South Cambridgeshire District Council Response
Welcome change to policy
Outcome/ Action
Agreement - Add a footnote within the policy to set out the town centre uses.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Amend the first bullet point in Policy HIM07 as follows:</p> <ul style="list-style-type: none"> Retail-led redevelopment incorporating other main town centre uses (as defines in the Glossary of the NPPF²) <p>Footnote 2 : NPPF Glossary (2019) – Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</p> <p>The footnote number will need to be added sequentially with other footnotes included throughout the Plan</p>

South Cambridgeshire District Council Representation 67945
<p>Policy HIM07 The School Hill Site</p> <p>It is not usual to use a term such as ‘thoughtful’ public realm strategy plan. The supporting paragraphs refer to requiring a “high quality” public realm. Consideration should be given as to whether the requirement is used in the policy.</p>
Parish Council Response
Agree to amendment
South Cambridgeshire District Council Response
Welcome change
Outcome/ Action
Agreement - Amend wording in the policy

Suggested modification to Plan
The examiner may wish to consider the following suggested modification – Amend the third bullet point of Policy HIM07 as follows: <ul style="list-style-type: none"> Improve the relationship of the buildings with the associated green space and surrounds with a thoughtful high-quality public realm strategy plan.
South Cambridgeshire District Council Representation 67945
Policy HIM07 The School Hill Site This policy would have benefited from having design criteria included in it. Such criteria could have set out how the area would be enhanced by the development of this site and how it would fit into the High Street / character of the local area
Parish Council Response
Consider that if this was to have been included within the Plan the local community should have had the opportunity to be consulted upon it; this could be done ahead of a Review of the Plan.
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
No change proposed

South Cambridgeshire District Council Representation 67945
Policy HIM07 The School Hill Site The draft Village Design Guide Supplementary Planning Document considers this site. It would strengthen the policy if reference was made to the Village Design Guide Supplementary Planning Document – ‘...that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide Supplementary Planning Document and any documents which supersede this
Parish Council Response
Agree to add reference to the policy
South Cambridgeshire District Council Response
Welcome change
Outcome/ Action
Agreement - Additional wording to be added to the policy to mention the Village Design Guide Supplementary Planning Document
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – Amend Policy HIM07 by adding after the first two bullet points the following ' The policy will be informed by the design guidance included in the Histon & Impington Village Design Guide Supplementary Planning Document and any document which supersede this.'

Update on current planning application. Determination expected 18 October 2019.
[S/1793/19/FL](#)

Policy HIM08 The Jam Factory

South Cambridgeshire District Council Representation 67946
<p>Policy HIM08 The Jam Factory</p> <p>There is an arrow on Map 12 which states 'High Street'. This is presumably indicating that "improve direct and safe access" to the High Street is via Home Close which is bullet point one of the policy. There is no key to explain this on the map. The road already has pavements either side and it is therefore not clear what improvements could be achieved as a result of the development of this site as a result of this policy.</p>
Parish Council Response
<p>Agree to clarify that arrow indicates general direction of High Street.</p> <p>Currently there is no access from this site to Somerset Road, Home Close, Saffron Road or New School Road</p>
South Cambridgeshire District Council Response
Welcome clarification to Map 12
Outcome/ Action
Agreement - Amend Map 12.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Add note on Map 12 that the arrow indicates the general direction of the High Street.</p> <p>A revised map is in Appendix A.</p>

South Cambridgeshire District Council Representation 67946
<p>Policy HIM08 The Jam Factory</p> <p>It is not apparent from the wording in the policy how "small-scale" residential development could be accommodated on this site. The opening line of the policy seeks to maintain or increase the level of employment. It also seeks to retain the open area between the site and Home Close. As such, there would not appear to be any opportunities for acceptable small-scale residential development that would have acceptable amenity given the manufacturing use of the site.</p>
Parish Council Response
The Policy does not limit the form of activity, and hence employment on the site; current employment levels might be achieved on a smaller footprint.
South Cambridgeshire District Council Response
It has been realised through discussion with the parish council the intentions of the policy. South Cambridgeshire District Council do not consider that the policy is worded clearly enough to explain that it would only be if the site were redeveloped that small-scale housing would be proposed on the site and that the employment use would have a smaller footprint.
Outcome/ Action
Suggested amendments to the wording of the policy to make its intentions clear.

Suggested modification to Plan
The examiner may wish to consider the following suggested modification - Amend the first part of Policy HIM08 as follows –
Land shown on Map 12 is safeguarded for employment use. Development proposals will be supported where they maintain or increase the level of employment and where residential amenity in the Proposals for development on the site will be supported where they maintain or increase the current levels of employment , and where residential amenity in the adjacent residential areas is maintained unless it can be demonstrated that the site is no longer viable for employment uses.
South Cambridgeshire District Council Representation 67946
Policy HIM08 The Jam Factory This area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.
Parish Council Response
The current owners have not indicated that they envisage changes on the site at present. Developing a design framework would be contentious and presumptuous.
South Cambridgeshire District Council Response
After discussions with the parish council South Cambridgeshire District Council is now aware of the intention of the policy.
Outcome/ Action
Agree that it would be too early for a design framework to be prepared for the site.

Priority - Vibrant Community

South Cambridgeshire District Council Representation 68080
There are several policies relating to protecting open space within the Plan. South Cambridgeshire District Council considers that it would have helped the user of the Plan to have one comprehensive map showing all the different designations proposed in the Plan and those included in the Local Plan for the villages. Consideration could have been given to including a Green Infrastructure / Green Corridor strategy with a policy in the Plan to prepare such a scheme. Table 4 does list all the open spaces referenced in the plan, but a list does not show how they may be spatially linked together. This could have helped identify where there are gaps in this network and the importance of green corridors in and around the two villages. Whilst recognising that Map 17 has been added to the Submission version of the Plan it does not include all the green space policies for the villages.
Parish Council Response
The data obtained from the proposed biodiversity project could feed into a Green Infrastructure / Green Corridor strategy incorporated when the Plan is reviewed.
South Cambridgeshire District Council Response
Note comments and recognise that further work on this topic could be for a review of the Plan.
Outcome/ Action
No changes being proposed.

Policy HIM10 Bypass Farm

South Cambridgeshire District Council Representation 68083
Policy HIM10 Bypass Farm This site is allocated in the new Local Plan. The safeguarding element of the policy is a repeat the policy of the adopted Local Plan and could have been deleted.
Parish Council Response
Propose no change
South Cambridgeshire District Council Response
South Cambridgeshire District Council consider it is for the examiner to decide whether the safeguarding element of the policy should remain in the policy.
Outcome/ Action
No change proposed - it is for the examiner to decide whether the safeguarding element of the policy should remain in the policy.

South Cambridgeshire District Council Representation 68083
Policy HIM10 Bypass Farm There are a number of criteria included in the policy relating to the facility with % figures attached to them – it is not clear how these figures were decided upon and whether they are reasonable. There does not appear to be evidence to support and justify them. a) Building space is no more than 2% of the total – b) Car parking is not more than 4% - c) Cycle provision – 120 spaces

Parish Council Response
No change proposed
South Cambridgeshire District Council Response
South Cambridgeshire District Council consider that there needs to be evidence to justify the % figures being included in the policy – It is for the examiner to decide whether this policy should be amended.
Outcome/ Action
No change proposed. It is for the examiner to decide whether this policy should be amended.

South Cambridgeshire District Council Representation 68083
Policy HIM10 Bypass Farm The final criterion looks to provide a safe and direct off-road access, but it is not clear whether this access is achievable.
Parish Council Response
Options exist to achieve such access. For example, an extension to the footway on the road adjacent to this site.
South Cambridgeshire District Council Response
Welcome clarification
Outcome/ Action
Agreement - Amend policy to clarify about safe access to the site.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification - Amend final bullet point to Policy HIM10 as follows: <ul style="list-style-type: none"> • Safe and direct off-road pedestrian / cyclist access is provided.

South Cambridgeshire District Council Representation 68083
Policy HIM10 Bypass Farm South Cambridgeshire District Council consider that a design brief outlining the spatial parameters could help explain the policy.
Parish Council Response
Consider that if this was to have been included within the Plan the local community should have had the opportunity to be consulted upon it; this could be done ahead of a Review of the Plan
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
No changes proposed to the policy

Policy HIM11 School Hill Garden

South Cambridgeshire District Council Representation 68087
<p>Policy HIM11 School Hill Garden</p> <p>South Cambridgeshire District Council welcomes this policy but suggests it could be more clearly worded if the following wording had been used ... 'In accordance with Policy NH/11 in the adopted Local Plan this site is designated as a Protected Village Amenity Area ...'</p> <p>It may have been simpler if Map 15 had showed only the new Protected Village Amenity Area rather than all those within the villages.</p>
Parish Council Response
Agree to amendment to wording of policy but consider having all of the Protected Village Amenity Areas on one map may be seen by some as simpler than referring to both this Plan and the Local Plan
South Cambridgeshire District Council Response
Welcome change to wording and notes comments on changes to the map.
Outcome/ Action
Agreement - Amendment to wording of policy to link it to the Local Plan.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification -</p> <p>Policy HIM11 to be amended as follows:</p> <p>In accordance with Policy NH/11 in the adopted Local Plan School Hill Garden is designated as a Protected Village Amenity Area as shown on Map 15.</p>

Policy HIM12 Local Green Space

South Cambridgeshire District Council Representation 68088
<p>Policy HIM12 Local Green Space</p> <p>South Cambridgeshire District Council welcomes this policy but suggests it could be more clearly worded if the following wording had been used..... 'In accordance with Policy NH/12 in the adopted Local Plan these sites are designated as Local Green Space'</p> <p>The sites could then be listed within the policy.</p>
Parish Council Response
Agree to recast text along lines indicated but to keep the table separate.
South Cambridgeshire District Council Response
Welcome change to the policy
Outcome/ Action
Agreement - Amend the wording of the policy to link it to the Local Plan
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Amend Policy HIM12 as follows:</p> <p>In accordance with Policy NH/12 in the adopted Local Plan the sites identified in Table 5 and which are identified on Map 16 are designated as Local Green Space:</p>

Particular Local Green Sites designated

South Cambridgeshire District Council Representation 68089
<p>V4 north Buxhall Farm: This site is adjacent to the area that is to be developed for a new primary school. South Cambridgeshire District Council had asked the parish council to liaise with the County Council to ensure that the requirement for the development of the school had been allowed for in designating this Local Green Space. Once a Local Green Space is included in a made neighbourhood plan it does not allow for flexibility of its boundary and can only be reviewed as part of the review of a neighbourhood plan or local plan. South Cambridgeshire District Council in designating Local Green Space in the Local Plan had a principle whereby it did not identify school playing fields as this could cause problems in the future if a school wished to expand. Should this have been proposed as a Protected Village Amenity Area to allow for flexibility?</p>
Parish Council Response
The proposed Local Green Space allows ample room for the school to expand in the southern part of Buxhall Farm. Given the biodiversity value, reclassification as Protected Village Amenity Area is potentially detrimental.
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
For the examiner to determine whether this site should be included in the Plan as a Local Green Space or Protected Village Amenity Area.

South Cambridgeshire District Council Representation 68090
V14 Infant school field: South Cambridgeshire District Council has similar concerns regarding designating this as a Local Green Space if it impacts on the future development of the school. Should this have been proposed as a Protected Village Amenity Area to allow for flexibility?
Parish Council Response
It is proposed the Infant School moves from this site; therefore, no need to designate as PVAA
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
For the examiner to determine whether this site should be included in the Plan as a Local Green Space or Protected Village Amenity Area.

South Cambridgeshire District Council Representation 68092
V33 Cawcutt's Lake and adjacent land: It is unclear from the description given in Table 4 the boundaries of this site. It would appear to have a number of separate areas which are not contiguous. Map 16 needs to clearly show a precise boundary line for this Local Green Space. As shown currently it would appear that this site comprises of a number of parcels of land. Do they all have the same character? Would this Local Green Space benefit from being considered as more than one area and would all meet the tests for Local Green Space? South Cambridgeshire District Council has concerns that the boundaries of these areas may overlap with the red line boundary of the Development Control Order for the A14 upgrading scheme being carried out by Highways England. Once within a made neighbourhood plan a Local Green Space designation would have an impact on any future development works alongside the A14
Parish Council Response
The boundaries of the site match to the red line boundary of the Development Control Order - which results in several parcels of land on what formerly was a contiguous area. The character of the areas vary (eg lake, trees and grassland) but collectively it is a coherent site with all areas identified contributing value to the whole. Plans are being developed by the community, with the support of the landowners, to plant over 1 000 trees on the western part of the site, to complement the planting Highways England will carry out immediately next to the A14. A mass tree planting event is envisaged; the Woodland Trust will fund much of the cost of the trees and guards.
South Cambridgeshire District Council Response
Comments noted.
Outcome/ Action
No changes proposed

Policy HIM13 Important Natural Habitats

South Cambridgeshire District Council Representation 68093
Policy HIM13 Important Natural Habitats Table 6 sets out a schedule of all the important natural habitats. South Cambridgeshire District Council welcomes the evidence of this detailed assessment but considers that it would be better placed in an evidence document rather than within the Plan.
Parish Council Response
We were advised to include within the document. We could put separately.
South Cambridgeshire District Council Response
The table 6 would be better used as an evidence document to support this policy
Outcome/ Action
Agreement - Remove the detailed survey work from Table 6 in the Plan but retain it to include a list of Important Natural Habitats.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – Replace Table 6 with a list of Important Natural Habitats. Table 6 – Schedule of Important Natural Habitats V2 Croft Close Set Aside V4 Northern Buxhall Farm V5 Rowley’s Field (Long Meadow) V12 Manor Park Field and Histon Wood V13 Girton Wood V22 Crossing Keeper’s Copse V26 Impington Coppice V28 Western Woodland on Feldsted Farm V29 Central Woodland on Feldsted Farm V33 Cawcutt’s Lake and adjacent land V34 Land alongside the A14/B1049 near the interchange (north east quadrant). Remove the details about key habitat and species recorded and Key Connectivity from Table 6 and use as the evidence document to support this policy. Create a document relating to Important Natural Habitats

Particular Important Natural Habitat sites designated

South Cambridgeshire District Council Representation 68094
V33 Calcutt’s Lake and adjacent land: It is not clear why it has been necessary to include this area within the protection of this policy as it already is within the Green Belt and is proposed as LGS.
Parish Council Response
If the Local Green Space designation for this site is allowed, then the parish council is willing to remove this Important Natural Habitat designation for this site.

South Cambridgeshire District Council Response
Note comments
Outcome/ Action
It will be for the examiner to decide whether this site meets the tests for Local Green Space.

South Cambridgeshire District Council Representation 68097
V33 & V34: South Cambridgeshire District Council has concerns that it is not clear on Map 18 which parcels of land belong to which of these two sites. It would appear that some parts of the sites are within the red line boundary of the DCO of the A14 upgrading scheme. Although this is stated in Table 4 for V34ii) South Cambridgeshire District Council is confused by the boundaries. Map 18 needs to have clear boundary lines so there is no doubt to the user of the Plan as to the exact extent of each site. Having separate parcels of land is very confusing.
Parish Council Response
Suggested providing additional maps or inset to clarify the boundaries. There are issues of scale which makes understanding confusing.
South Cambridgeshire District Council Response
Welcome changes to the map but still remain concerned about the clarity of the boundaries of the sites.
Outcome/ Action
Partial agreement - The map has been revised by the inclusion of an inset. Suggest that it will be for the examiner to decide whether the boundaries are now clearly shown or further revisions are required.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification - Amend Map 18 to show clearly the boundaries of V33 and V34. A revised map is in Appendix A.

Policy HIM14 Maximising Recreational Space

South Cambridgeshire District Council Representation 68098
Policy HIM14 Maximising Recreational Space South Cambridgeshire District Council considers that the management initiative set out in the second paragraph of this policy is beyond the scope of policy planning and could be deleted;
Parish Council Response
Some initiatives may be outwith planning policy; however, this informs potential development proposals and is thus a valid expression
South Cambridgeshire District Council Response
Understand the position presented by the parish council
Outcome/ Action
Suggest that it is for the examiner to determine whether wording should stay in the policy.

South Cambridgeshire District Council Representation 68098
Policy HIM14 Maximising Recreational Space It is not clear how a green linkage will be established as there is no explanation in the supporting text to the policy. It would help the user of the Plan if it were to be illustrated on Map 19
Parish Council Response
We do not wish to artificially constrain ideas for a green linkage.
South Cambridgeshire District Council Response
Understand the position presented by the parish council
Outcome/ Action
Suggest that it is for the examiner to determine whether Map 19 should be amended to illustrate where the green linkage could be established.

South Cambridgeshire District Council Representation 68098
Policy HIM14 Maximising Recreational Space The policy does not need to include the final section as the Local Plan has policies to consider this (Policy SC/8: Protection of Existing Recreation Areas, Playing Fields, Allotments and Community Orchards and Policy NH/8: Mitigating the impact of development in and adjoining the Green Belt). If this section is retained South Cambridgeshire District Council suggests that it be reworded. ' .. schemes that encroach on the playing field will be assessed in respect of the level of harm to the playing field'.
Parish Council Response
Agree to amendment by South Cambridgeshire District Council
South Cambridgeshire District Council Response
Welcome change to policy

Outcome/ Action
Policy to be amended
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification -</p> <p>Amend the final section of Policy HIM14 as follows:</p> <p>A minor encroachment into the IVS playing field area by Morris Education Trust, having no material impact on recreational activities, would not be constrained by this Policy.</p> <p>Schemes that encroach on the playing field will be assessed in respect of the level of harm to the playing field.'</p>

Policy Priority – Getting Around

Policy HIM15 Walking and Cycling Routes

South Cambridgeshire District Council Representation 68099
<p>Policy HIM15 Walking and Cycling Routes</p> <p>Whilst the policy is entitled walking and cycling routes it would appear from table 7 and Maps 20 & 21 that these concentrate on existing walking routes and bridleways for horse riders or are some cycle paths? It would need local knowledge to understand the linkages. Are the cycle paths along main highways? Given that safer cycling links was a top answer in the parish's Big Community Survey it is not clear from the policy and supporting text how this Plan makes a difference.</p>
Parish Council Response
<p>No action –</p> <p>The two bullet points in the Policy refer to walking and cycle routes which either link to the two community centres or facilitate access through the built-up area (new and existing). These directly address “safer cycling links” and are considered key to the Policy.</p> <p>The last sentence of the Policy refers to walking and cycling routes that are generally outside the development framework. The details of these cover four pages and in terms of “column inches” somewhat dominate the section on HIM15.</p> <p>To the extent practicable the aspirational routes follow public rights of way – notably footpaths, bridleways and byways. (The “cycleway” alongside the Guided Busway, is a bridleway.) No route follows a sole-use cycle path.</p>
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
Proposing no change unless the examiner considers that further explanation is required or that it would be beneficial for the maps to show walking routes, cycle and bridleways within the development framework and public rights of way outside this.
South Cambridgeshire District Council Representation 68099
<p>Policy HIM15 Walking and Cycling Routes</p> <p>The draft Village Design Guide Supplementary Planning Document has highlighted the importance of connecting the villages with the countryside – the policy could include mention of the VDG and its guidance.</p>
Parish Council Response
Add reference to Village Design Guide Supplementary Planning Document
South Cambridgeshire District Council Response
Welcome addition to the policy
Outcome/ Action
Agreement - Could include in the supporting text to the policy the Village Design Guide Supplementary Planning Document ..

Suggested modification to Plan
The examiner may wish to consider the following suggested modification – Add a sentence to the start of Policy HIM15 to read as follows:
The policy will reflect the importance of connectivity within the villages and connecting the villages with the countryside and neighbouring communities as highlighted in the Histon & Impington Village Design Guide Supplementary Planning Document.
Development proposals shall:

South Cambridgeshire District Council Representation 68098
Policy HIM15 Walking and Cycling Routes A map showing desire lines (direct linkages) might assist, when considering this that explains where people want to travel and which routes need linking. Maps at different scales (within and outside the village) showing existing cycle and footpath routes (including along highways) with annotations explaining key centres where people want to go may assist this process i.e. direct routes to the city centre/ shopping/ health provision/ employment and education centres. This would help show where linkages could be made.
Parish Council Response
No action This would require a major effort and at this stage would require consulting as the local community would wish to have an input into this process. (The community have already had input during consultations earlier in the Plan's development). Hold over for when Plan is reviewed?
South Cambridgeshire District Council Response
Note comments and understand the level of work that would be involved in preparing such a revised map
Outcome/ Action
No change proposed

Policy Priority - Safe, Secure and Successful

Policy HIM16 A14 mitigation sites

South Cambridgeshire District Council Representation 68100
<p>Policy HIM16 A14 mitigation sites</p> <p>Some of the sites listed in green infrastructure in the policy are already protected as Local Green Space or are within the Green Belt. Much of the land is within the Green Belt and South Cambridgeshire District Council is unclear what development may come forward within these areas to the south of the parish that would contribute towards environmental enhancement work of the green infrastructure.</p>
Parish Council Response
<p>No action</p> <p>Such developments may come forward during the life of the Plan.</p>
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
No changes proposed to the wording of the policy

South Cambridgeshire District Council Representation 68100
<p>Policy HIM16 A14 mitigation sites</p> <p>There is no recognition in the policy that as part of the major works on the A14 Highways England will be carrying out two for one replanting on land alongside the A14.</p>
Parish Council Response
<p>No action</p> <p>The planting referred to in the comment is consistent with the statements in the Policy; it is therefore not necessary to specifically mention HE's planting in the Policy. (Though this planting is welcomed.)</p>
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
No change proposed to this policy

Particular sites

South Cambridgeshire District Council Representation 68101
<p>Policy HIM16 A14 mitigation sites See comments made for Policy HIM12 LGS and HIM13INF relating to sites V33 and 34</p> <p>V32 South Cambridge Road Wood and Fields: Part of this site appears to be within the red boundary line of the DCO for the A14 scheme. It is worth mentioning in the Plan that Highways England is in discussion with the local community for a planting scheme on the eastern part of the site as part of mitigation.</p>
Parish Council Response
<p>The V32 site boundary is coincident with the DCO red boundary line.</p> <p>The planting referred to in the comment is consistent with the statements in the Policy; it is therefore not necessary to specifically mention HE's planting in the Policy.</p>
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
No change proposed

Policy HIM17 The Infant School Site

South Cambridgeshire District Council Representation 68102
<p>Policy HIM17 The Infant School Site</p> <p>South Cambridgeshire District Council welcomes that the Plan has considered the future of this building for community use particularly for the provision of health facilities. There is no specific time scale included in the policy wording if the health facility does not come forward other than stating '...If during the Plan period it becomes evident..' South Cambridgeshire District Council considers that it would reduce the risk of the building remaining empty if a time scale is set for safeguarding of say 10 years to allow for the preferred use to be achieved. It would then allow for other uses as set out in the policy to come forward after this time.</p>
Parish Council Response
Amend as suggested
South Cambridgeshire District Council Response
Welcome amendment
Outcome/ Action
Agreement – changes to be made to the policy
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Amend last section for Policy HIM17 by amending the existing text as follows:</p> <p>If during the Plan period, it becomes evident that there is no demand for community facilities on this site, then alternative uses of benefit to the community, including an affordable housing scheme to meet prevailing Community needs, will be supported.</p> <p>The site will be safeguarded for ten years to allow for the preferred use to be achieved. It would then allow for other uses as set out in the policy to come forward after this time. The alternative uses that would be supported are those that would benefit the community, including affordable housing schemes.</p>

South Cambridgeshire District Council Representation 68102
<p>Policy HIM17 The Infant School Site</p> <p>The current criteria in the policy are exclusively related to transport needs and it is a missed opportunity to not have mentioned design criteria. How would any redevelopment of the site impact on the character of the local area? Would the parish council wish to retain all of the existing buildings as it has been identified as an 'Interesting Building (site 26)? This fact is mentioned in paragraph 5.123 but not how this may impact on the future development of the site. This policy could mention the Village Design Guide to provide guidance for the design of development in this site.</p>
Parish Council Response
<p>Add reference to Village Design Guide.</p> <p>Not clear why statement "exclusively related to transport needs" has been made. If we add design criteria we might need to consult.</p>

South Cambridgeshire District Council Response
The opportunity could be taken to include the fact that part of the building has been designated as an Interesting building in Policy HIM02 of the Plan and recognised as an important community place in the Village Design Guide Supplementary Planning Document.
Outcome/ Action
Agreement - Add reference to the Village Design Guide Supplementary Planning Document in the supporting text and mention the interesting building designation within the Policy.
Suggested modification to Plan
<p>The examiner may wish to consider the following suggested modification –</p> <p>Include an additional paragraph after 5.214 which states:</p> <p>5.215 Any development of the site should respect the character of the area and make full use of the design guidance provided in the Histon & Impington Village Design Guide Supplementary Planning Document.</p> <p>Amend the wording of Policy HIM17 as follows:</p> <p>Development proposals will be supported where:</p> <ul style="list-style-type: none"> • Principal use of the site for community facilities is maintained • Parking provision for cycles and cars meets Policy HIM05 standards • It is accessible for the community mini-bus. • The development respects/ incorporates and enhances the Infant School building and its setting, including taking account of Policy HIM02. • They respect the character of the area by following the guidance provided within the Histon & Impington Village Design Guide Supplementary Planning Document.

South Cambridgeshire District Council Representation 68102
<p>Policy HIM17 The Infant School Site</p> <p>Alternatively, this area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.</p>
Parish Council Response
Consider that if this was to have been included within the Plan the local community should have had the opportunity to be consulted upon it; this could be done ahead of a Review of the Plan.
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
No change proposed

Policy Priority – Housing for all

Policy HIM18 Meeting Local Needs – Housing mix

South Cambridgeshire District Council Representation 68103
Policy HIM18 Meeting Local Needs – Housing mix It is not clear whether this policy applies to housing developments of all scales.
Parish Council Response
There is no reference to scale so Policy must apply to all scales. Having no scale limit means we avoid introducing artificial incentives which run counter to overall objective.
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
No change proposed

South Cambridgeshire District Council Representation 68103
Policy HIM18 Meeting Local Needs – Housing mix It is not clear whether this policy does anything more than the Local Plan Policy H/9 Housing Mix – if it does not it could be deleted
Parish Council Response
The Policy provides focus on local needs whilst avoiding contradicting Local Plan H/9. The Neighbourhood Plan and Local Plan cover similar ground but say different things so retaining the NP Policy is justified.
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
Suggest that it is for the examiner to decide whether this policy should be amended/ deleted.

Policy HIM19 Station Site

South Cambridgeshire District Council Representation 68104
Policy HIM19 Station Site The first section of this policy can be deleted as it repeats the adopted policy in the Local Plan – Policy E/8 Mixed-use development in Histon & Impington Station area.
Parish Council Response
Remove first sentence; move reference to Map 24.

South Cambridgeshire District Council Response
Welcome change to the policy
Outcome/ Action
Agreement - Amend policy
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – Amend Policy HIM19 by deleting first sentence of the policy.
The Neighbourhood Plan supports Policy E/8 in the Local Plan which allocates the site shown on Map 24 for mixed use development in the Histon & Impington station area. Development on the Histon & Impington station area as shown on Map 24 site must accord with Local Plan Policy E/8 and the following additional requirements shall all also be met:

South Cambridgeshire District Council Representation 68104
Policy HIM19 Station Site Additional requirements have been included in the policy to that of the Local Plan Policy E/8. Bullet 2 indicates a through footpath/cycleway to allow access to Vision Park – was this indicated in the Policy HIM14 [sic] and shown on the relevant map? It would help the user of the Plan if this was illustrated on Map 24.
Parish Council Response
Add arrows to Maps 13 and 24. Reference should be to HIM09.
South Cambridgeshire District Council Response
Note and welcome changes
Outcome/ Action
Amendments to be made to maps
Suggested modification to Plan
The examiner may wish to consider the following suggested modification - Additional information to be included on Maps 13 and 24 to show the through footpath/ cycleway to Vision Park A revised map is in Appendix A.

South Cambridgeshire District Council Representation 68104
Policy HIM19 Station Site The draft Village Design Guide Supplementary Planning Document considers this site. It would strengthen the policy if reference was made to the Village Design Guide Supplementary Planning Document – ‘...that the policy be informed by the design guidance included in the Histon & Impington Village Design Guide Supplementary Planning Document and any documents which supersede this.

Parish Council Response
Add reference to Village Design Guide Supplementary Planning Document.
South Cambridgeshire District Council Response
Welcome addition to policy
Outcome/ Action
Agreement - Amend policy wording to include Village Design Guide.
Suggested modification to Plan
The examiner may wish to consider the following suggested modification – Amend Policy HIM19 by adding at the end of the policy the following
This policy will be informed by the design guidance included in the Histon & Impington Village Design Guide Supplementary Planning Document and any documents which supersede this.

South Cambridgeshire District Council Representation 68104
Policy HIM19 Station Site Alternatively, this area would benefit from a design framework or brief which sets out a spatial design strategy. This would enable community involvement throughout the process, including scoping ideas with the aim of creating a set the design parameters for developers. This would be required as part of the development and planning process.
Parish Council Response
Consider that if this was to have been included within the Plan the local community should have had the opportunity to be consulted; this could be done ahead of a Review of the Plan. Issue already covered by Village Design Guide Supplementary Planning Document.
South Cambridgeshire District Council Response
Note comments
Outcome/ Action
Already proposing to change policy to include mention of Village Design Guide Supplementary Planning Document
Suggested modification to Plan
The examiner may wish to consider the following suggested modification - For proposed change to policy wording see section above.

Note the planning application for the Station sidings mentioned in paragraph 5.251 of the Plan has been approved

Appendix A

Revised Maps for inclusion in the Histon & Impington Neighbourhood Plan

Map 7

Map 8

Map 10

Map 11

Map 12

Map 13

Map 15

Map 16

Map 17

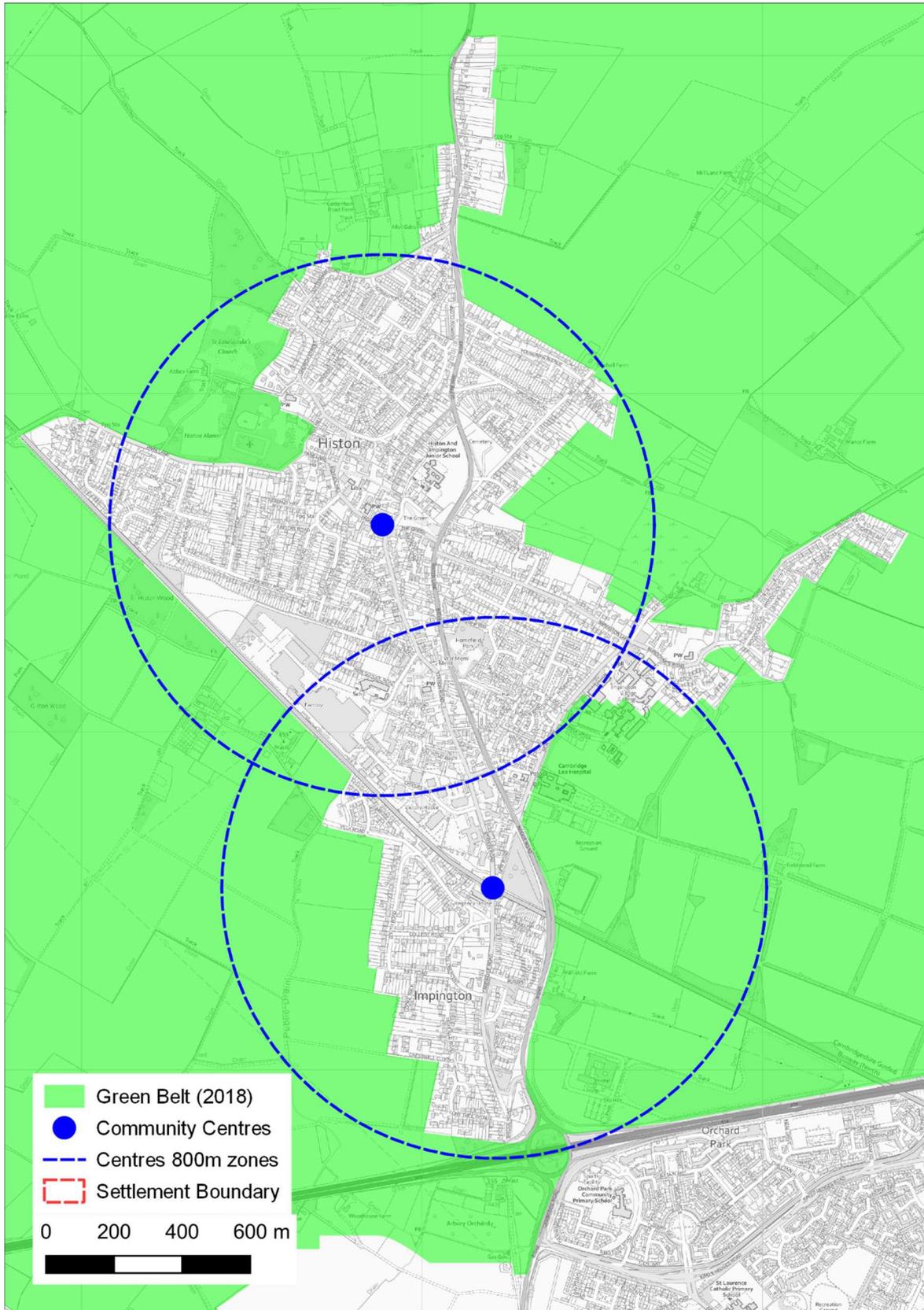
Map 18

Map 19

Map 22

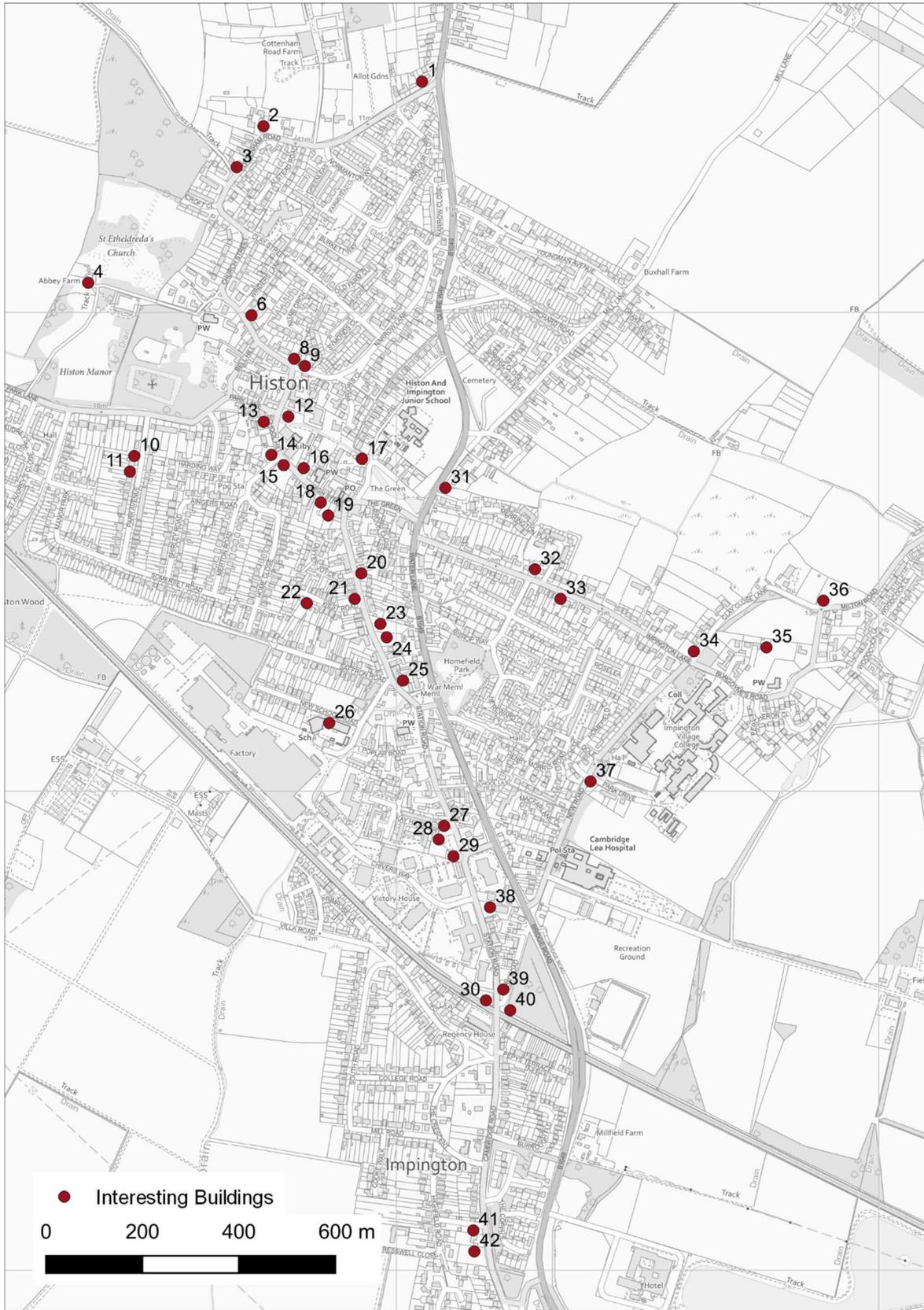
Map 24

Map 7 - Histon & Impington Community Centres and Settlement Boundary



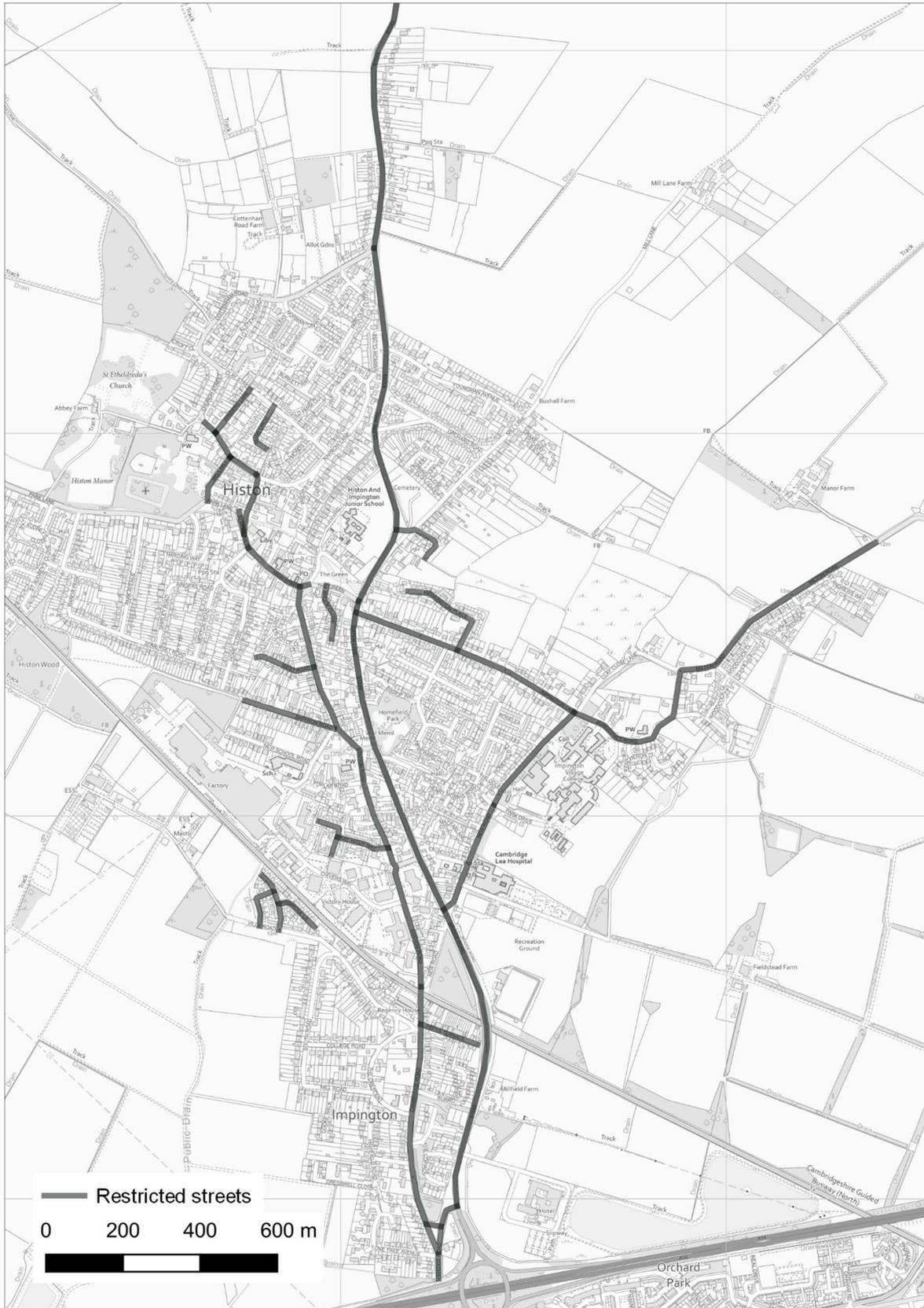
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Map 8 - HIM02 - Interesting Buildings (as of 2019)



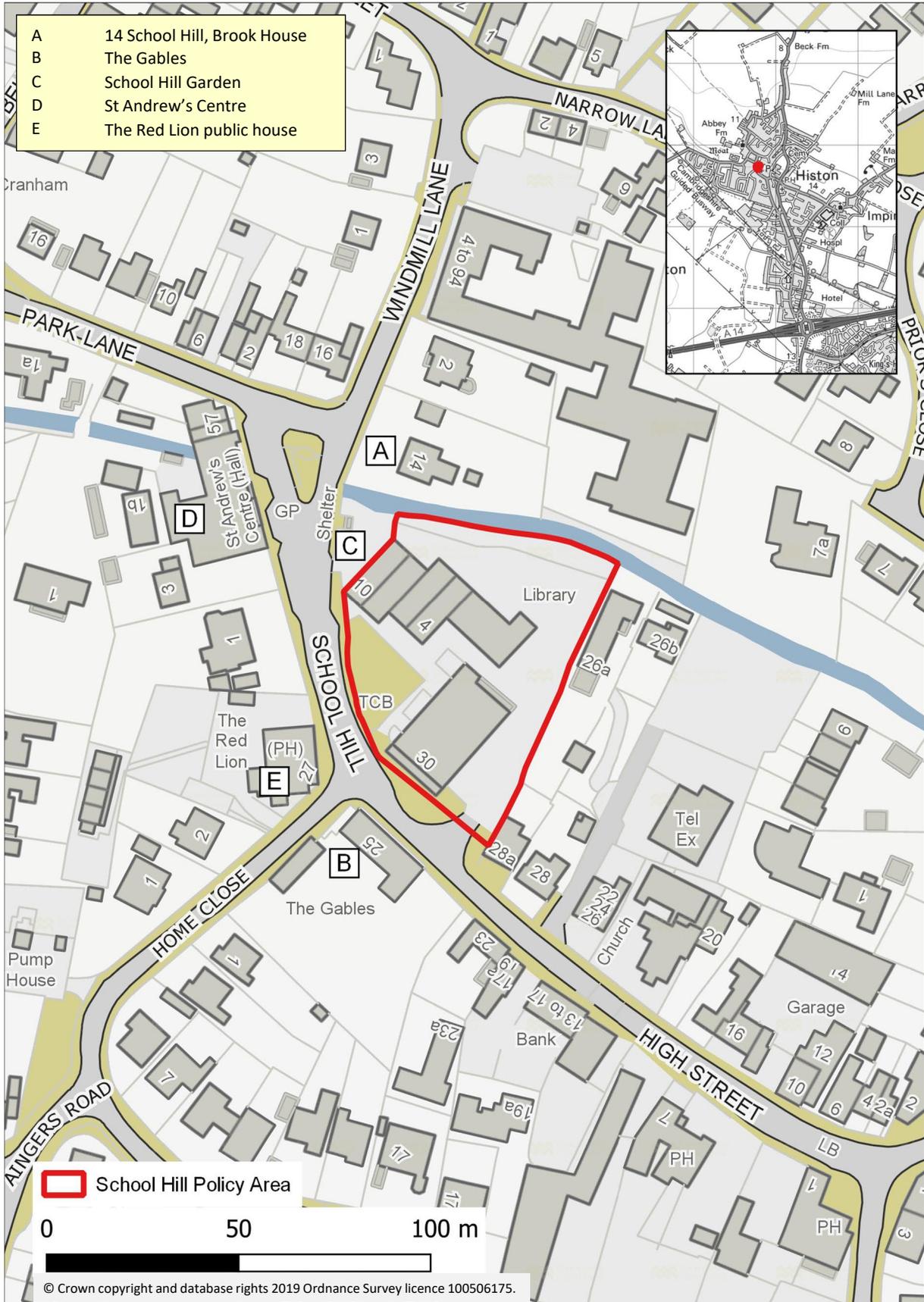
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Map 10 - HIM05 – Restricted Streets

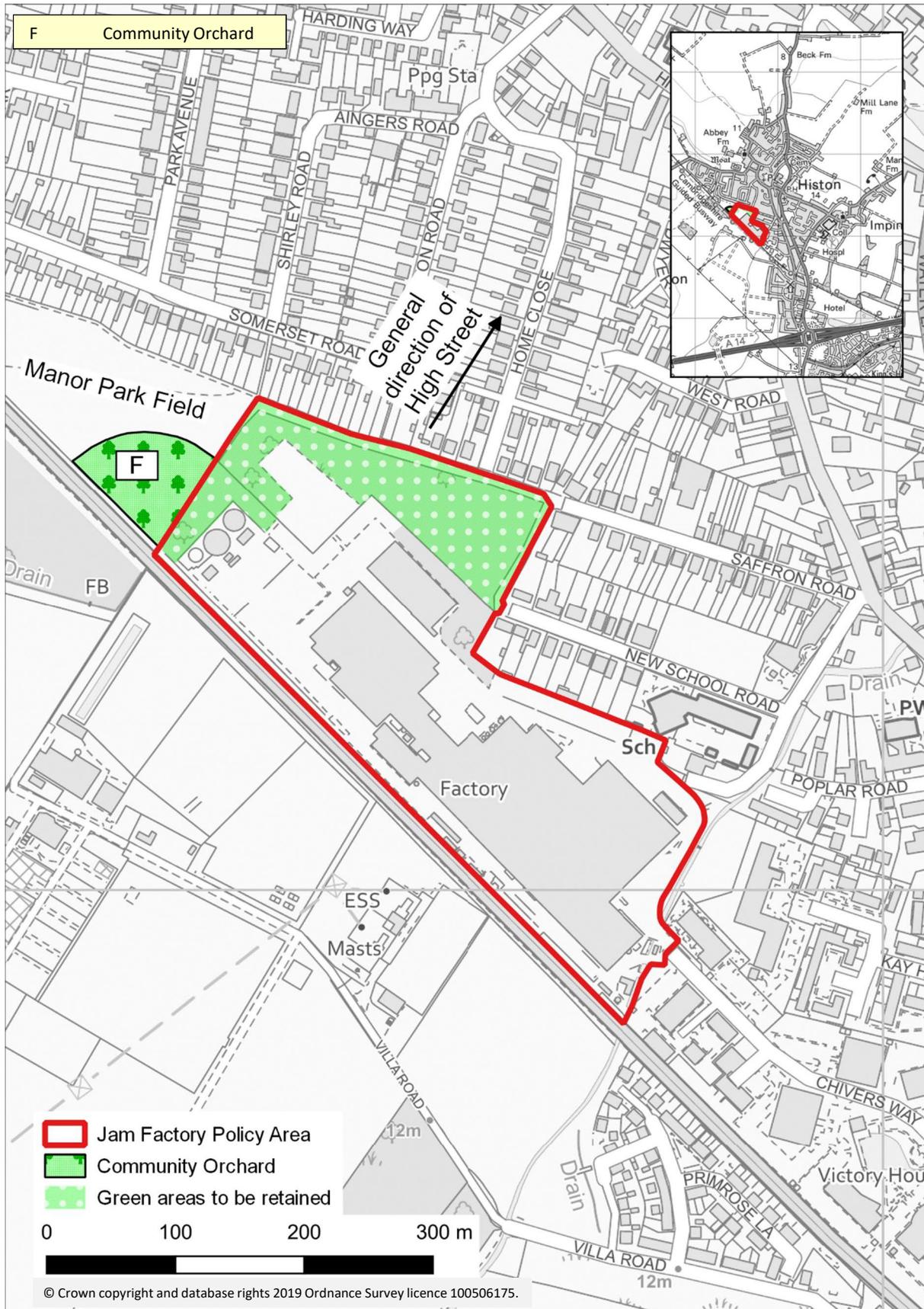


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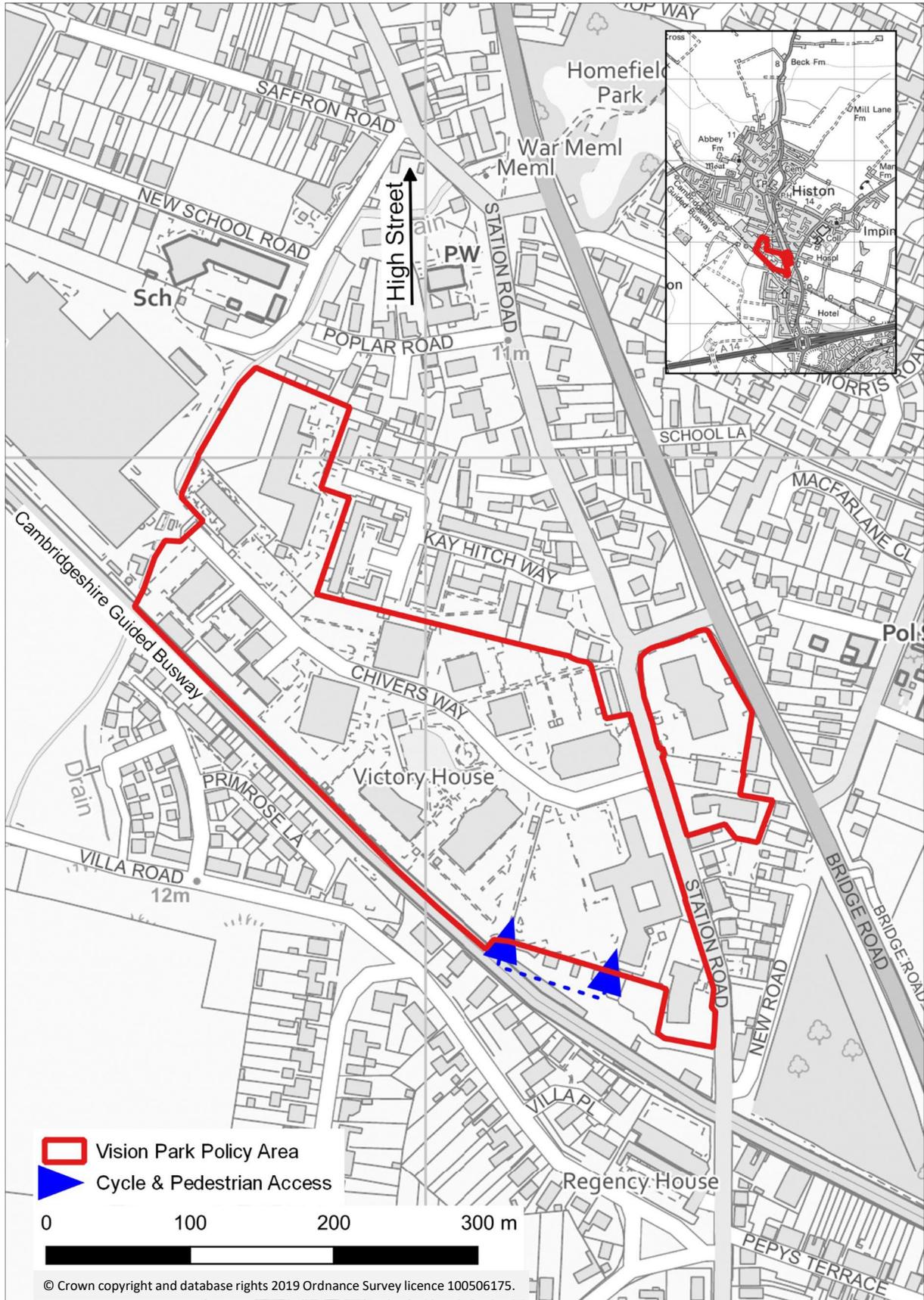
Map 11 - HIM07 - The School Hill Site Policy Area



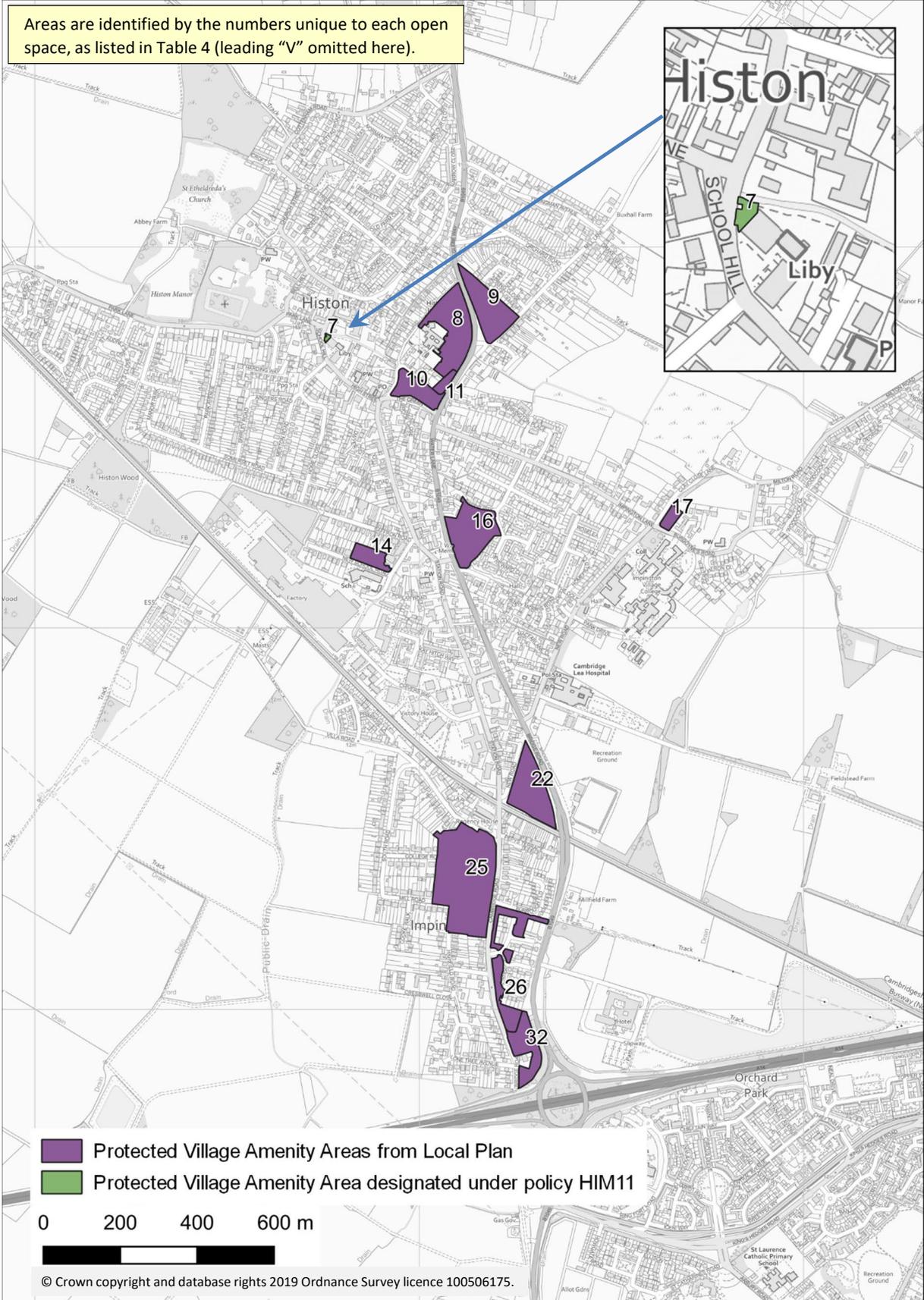
Map 12 - HIM08 - The Jam Factory Policy Area



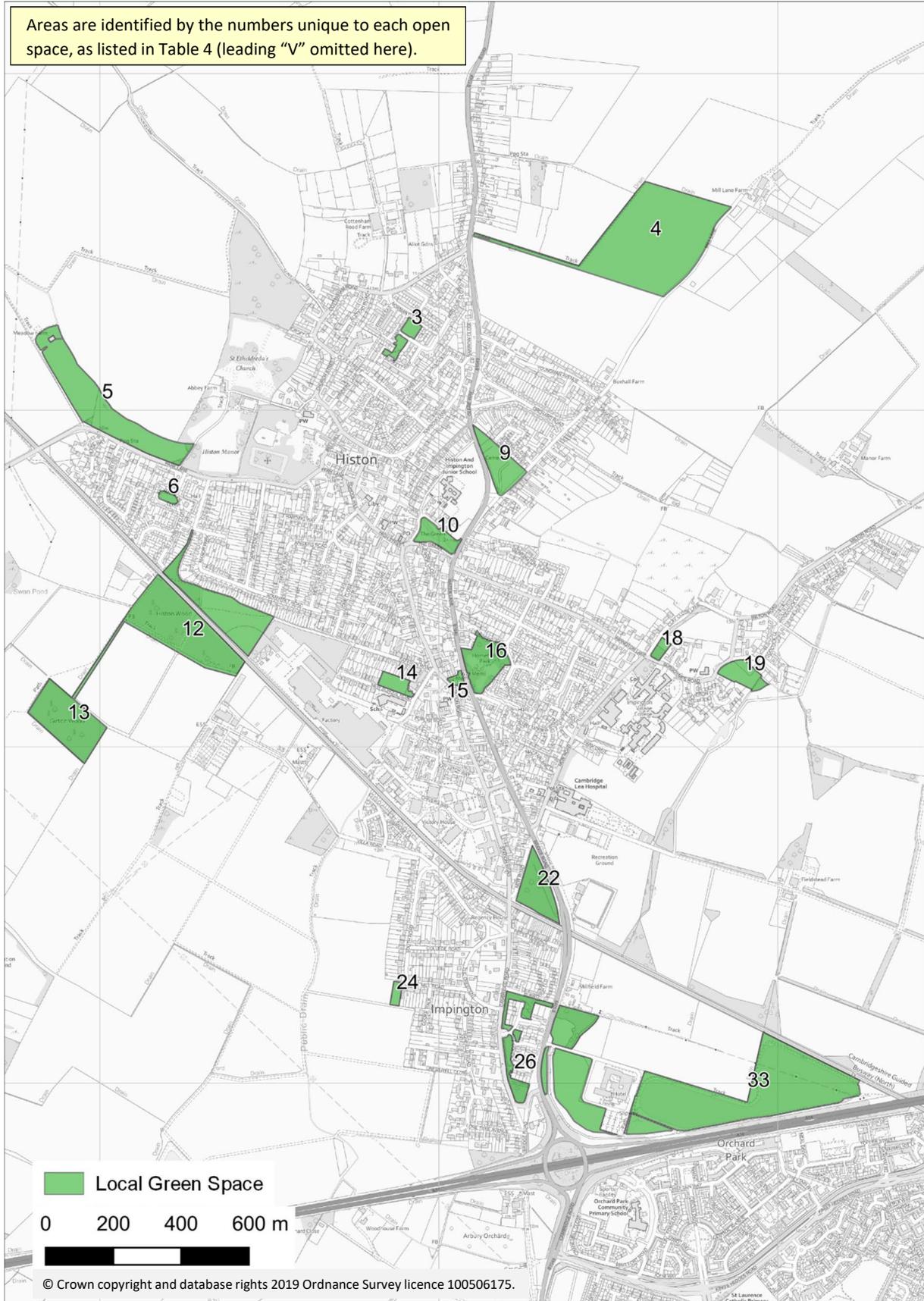
Map 13 - HIM09 – Vision Park Policy Area



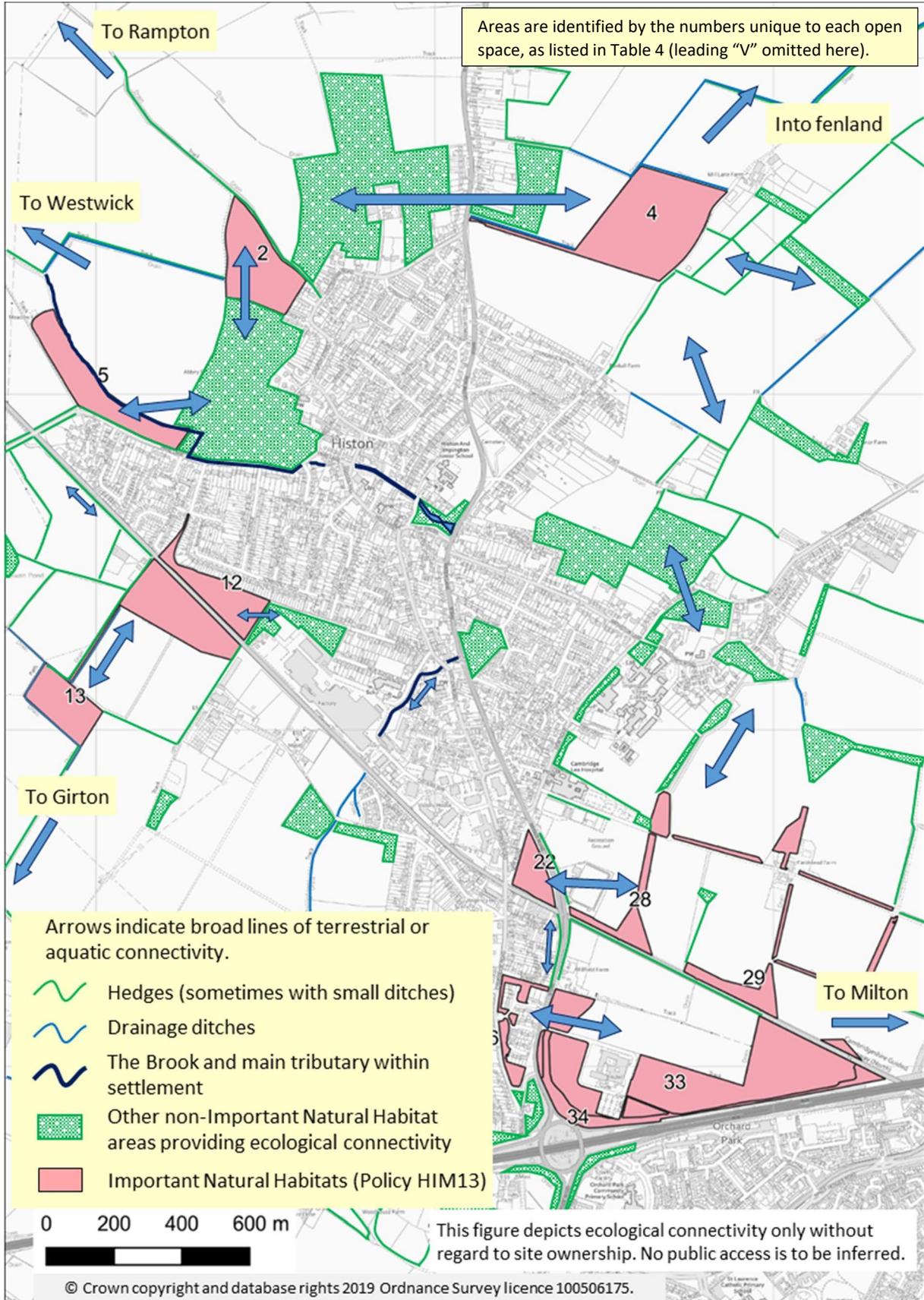
Map 15 – HIM11 – School Hill Garden Policy Area



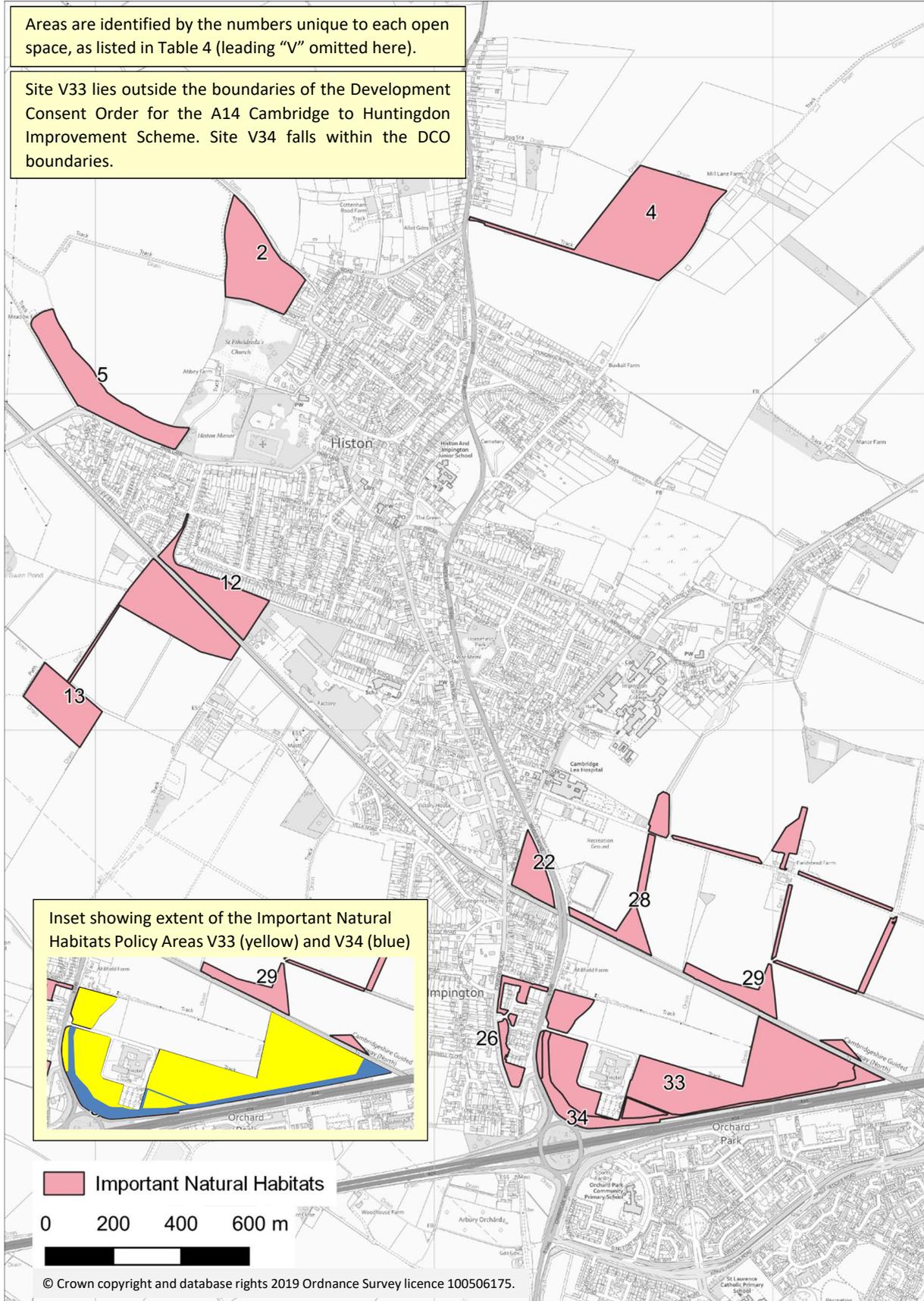
Map 16 – HIM12 – Local Green Space Policy Area



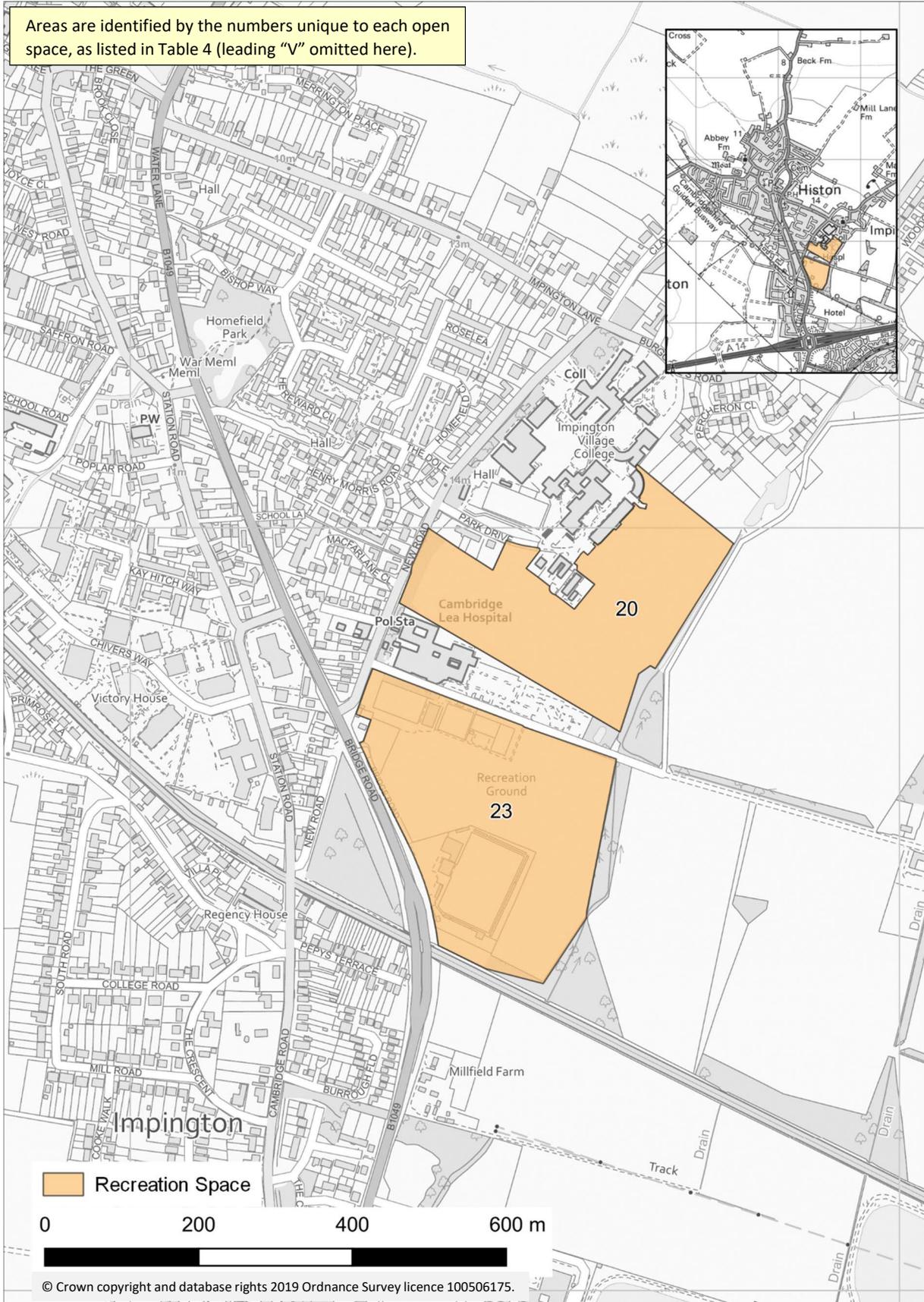
Map 17 – Important Natural Habitat Sites Provide Ecological Connectivity



Map 18 – HIM13 – Important Natural Habitats Policy Area



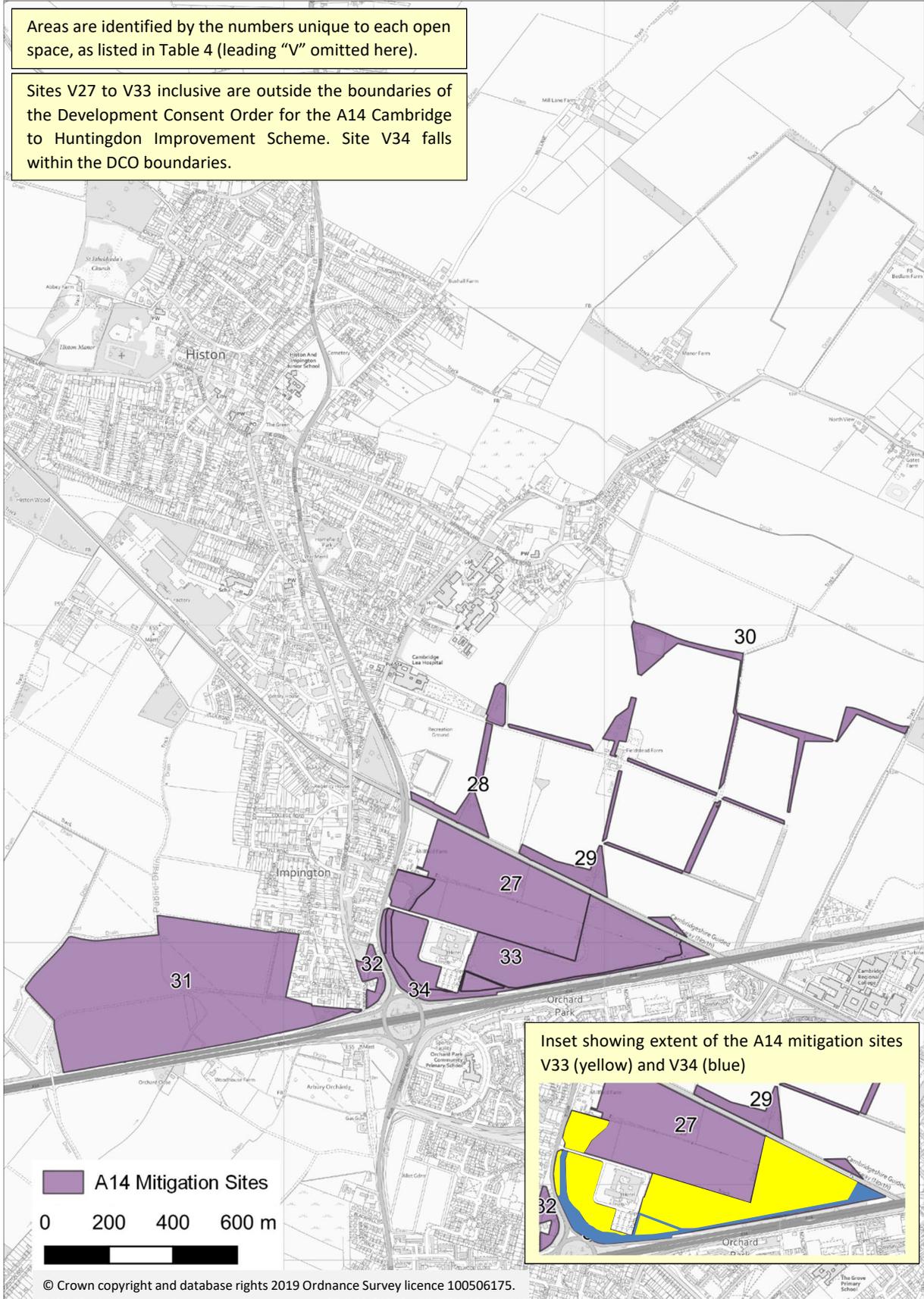
Map 19 – HIM14 – Maximising Recreational Space Policy Area



Map 22 – HIM16 – A14 Mitigation Sites Policy Area

Areas are identified by the numbers unique to each open space, as listed in Table 4 (leading “V” omitted here).

Sites V27 to V33 inclusive are outside the boundaries of the Development Consent Order for the A14 Cambridge to Huntingdon Improvement Scheme. Site V34 falls within the DCO boundaries.



Appendix B

Revised Table 1: HIM02 – List of Interesting Buildings (2019)

Table 1: HIM02 - List of Interesting Buildings (2019)

Interesting Buildings in Histon		Interesting Buildings in Impington	
1	93 Cottenham Road, Orchard House	31	20 Glebe Way, Brookside
2	53 Cottenham Road, Primes House	32	45 Impington Lane, Red House
3	39 Cottenham Road	33	46 Impington Lane, Oakdene
4	Park Lane, Abbey Farm	34	1 Clay Close Lane
6	14 Church Street, Victoria House	35	Burgoyne's House, Burgoyne's Road
8	2 Church Street	36	1 Milton Road, Burgoyne's Farm
9	3 Narrow Lane, Violet Cottage	37	'Concertina' house and gateway New Road
10	1 & 3 Park Avenue	38	135 Station Road, The Red House
11	9 & 11 Park Avenue	39	Station Road, The Railway Vue
12	14 School Hill, Brook House	40	The railway crossing Keeper's Hut, New Road South,
13	3 School Hill; old church school façade	41	40 Cambridge Road, The Palms
14	27 - 32 High Street, The Red Lion	42	44 Cambridge Road, Cawcutt's
15	Wall, fronting the High Street, of the garden of The Gables, 25 High Street		
16	28 High Street, Vine Cottage		
17	7 – 10 Lawson Close,		
18	7 High Street, The Barley Mow		
19	1 High Street: the brew house at The Boot		
20	27 Station Road, Grove Cottage		
21	18 Station Road, Mavis Bank		
22	15 West Road, Avondale		
23	45 Station Road, The Old Surgery		
24	47 Station Road, Aldwyck		
25	63 Station Road		
26	3 New School Road; the Infants' School		
27	76 Station Road: the former coach house		
28	78 Station Road, The Firs		
29	80 Station Road, Firs Cottage		
30	Histon railway station, Station Road		

Note Buildings 5 (9 Church Street: Victorian slaughter house) and 7 (10 Church Street, Bell Cottage and former blacksmith's forge) have been excluded from the List (and Map 8) on the basis that they are covered by a curtilage listing of a Listed Building.