



Mr Bob Yuille
Independent Examiner

Sent by Email

Contact: Neil Martyn
Direct Line
E-mail:

Our Ref: NM/2628
Your Ref:
Date: 21st October 2019

Dear Mr Yuille,

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

I am writing on behalf of Hain Daniels and McCarthy & Stone in relation to the examination of the Draft Histon & Impington Neighbourhood Plan and the manner in which Policy Allocation HIM08 'The Jam Factory' takes into account future opportunities for the site.

Hain Daniels and McCarthy & Stone have been working together for the past 12 months on future plans for the site. By way of background I enclose a copy of a briefing note which was shortly due to be issued to local stakeholders for their consideration. As you will see, this sets out proposals which will safeguard the Jam factory as an important local employer but also deliver much needed housing for older people on surplus land adjacent to the factory along with a number of other local benefits which include;

- Delivering transport improvements including a potential new bus stop on the guided busway to serve the northern area of Histon.
- Delivering environmental improvements including mitigation schemes for odour and noise which will benefit both new and current residents.
- Providing natural habitats which will be properly managed to deliver biodiversity benefits
- Maintaining a more effective 'buffer' between the factory and existing residential areas and improvements to local pedestrian links.

The submission version of the Neighbourhood Plan (May 2019) contained flexibility in the wording of Policy HIM08 which would have allowed development to take place on the site providing certain criteria were met. We therefore didn't consider it necessary to make further comment on the plan at the submission stage. However, there are now a number of changes proposed to Policy HIM08 which have been set out in the Statement of Common Ground between South Cambridgeshire District Council and Histon & Impington Parish Council (October 2019). This includes a new policy map (Map 12) which is more prescriptive in terms of where new development can be located.



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These changes have been made without input from the landowner, nor informed by detailed technical studies. For example the area proposed to be retained as green space currently has low ecological value, is poor aesthetically and does not benefit from public access. It is therefore unclear of the reasoning for this designation, particularly in light of the future plans for the site which have the opportunity to deliver a number of local benefits and support several of the Neighbourhood Plan objectives.

We are mindful that the Neighbourhood Plan is at an advance stage of preparation however the proposed format and wording of Policy HIM08 needs to be fully considered in light of these proposals.

We strongly oppose the proposed changes and wish to make further representations on the plan to explain why they would not be appropriate. We would welcome your thoughts on how best this can be achieved as part of the ongoing examination process.

Yours Sincerely

cc. Councillor David Jenkins, Histon and Impington Parish Council
Alison Talkington, Senior Planning Policy Officer, South Cambridgeshire District Council

Enc.
Land off Home Close, Histon Briefing Note