

200181

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Essex County Council

**Date received:** 09/01/2025 via Email

**Summary:**

Thank you for consulting Essex County Council on the above Neighbourhood Plan.

The County Council has no comments to make.

**Full text:**

Dear Jonathan

Thank you for consulting Essex County Council on the above Neighbourhood Plan.

The County Council has no comments to make.

Kind regards

Matthew Jericho  
Spatial Planning and Local Plan Manager  
Planning Service / Policy, People, Economy & Public Health  
Ph: 0333 01 30557 | M: 07730 61 6933  
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**Attachments:** None

200184

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** Cambridgeshire Constabulary**Date received:** 14/01/2025 via Email**Summary:**

Security and Crime prevention measures should be considered at the earliest opportunity as an integral part of any initial design for a proposed development. It should incorporate the principles of 'Secured by Design' (SBD) and demonstrate how the development proposals address the following issues, to design out and reduce the incidence and fear of crime:

- Physical protection: Places that include necessary, well-designed security features.
- Access and movement: Places with well-defined routes, spaces and entrances that provide for convenient movement without compromising security.
- Safe routes: Creating safe routes that are as straight as possible, wide, well lit, without hiding places and well-maintained and overlooked for security and provide a sense of security for all users.
- Structure: Places that are structured so that different uses do not cause conflict.
- Lighting: Ensuring appropriate and non-obtrusive lighting levels are achieved.
- Private space: Creating a clear separation between public and private spaces, avoiding public routes next to back gardens.
- Surveillance: Places where all publicly accessible spaces are overlooked.
- Ownership: Places that promote a sense of ownership, respect, territorial responsibility, and community.
- Activity: Places where the level of human activity is appropriate to the location reduces the risk of crime and always creates a sense of safety and territoriality.
- Management and maintenance: Places that are designed with management and maintenance in mind, to discourage crime in the present and the future.

In practice this means that Secured by Design status for new developments can be achieved through careful design. Developers should, at an early stage, seek consultation and advice from the Police Designing out Crime Officers at Cambridgeshire Police Headquarters.

It is recommended that "Secured by Design" forms part of the conditions of any proposed planning application or re-development.

**Full text:**

Good morning,

Thank you for the opportunity to comment on the "Harston Neighbourhood plan".

Regarding Policy - we would like to refer you to the following and recommend these are included within the revised "Harston" neighbourhood plan:

National Planning Policy Framework (NPPF) - Section 12 Paragraph 135 (f) which states: -

Planning policies and decisions should ensure that developments: create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In relation to the design and layout of new developments including homes, commercial space, schools, hospitals, and sheltered accommodation we make the following comment:

Security and Crime prevention measures should be considered at the earliest opportunity as an integral part of any initial design for a proposed development. It should incorporate the principles of 'Secured by Design' (SBD) and demonstrate how the development proposals address the following issues, to design out and reduce the incidence and fear of crime:

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In practice this means that Secured by Design status for new developments can be achieved through careful design. Developers should, at an early stage, seek consultation and advice from the Police Designing out Crime Officers at Cambridgeshire Police Headquarters.

It is recommended that "Secured by Design" forms part of the conditions of any proposed planning application or re-development.

We would appreciate if the above could be taken into consideration.

Kind regards

Jules Hanrahan and Clare Darbyshire

Jules Hanrahan & Clare Darbyshire

Designing Out Crime Officers  
Designing Out Crime Team (Estates)

Office Email: [DOCO@cambs.pnn.police.uk](mailto:DOCO@cambs.pnn.police.uk)

**Attachments:** None

200202

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** Sport England**Date received:** 14/01/2025 via Email**Summary:**

Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Parts 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing\\_fields\\_policy](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy)

Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

[https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning\\_applications](https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications)

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Part 104 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

#### Full text:

Thank you for consulting Sport England on the above neighbourhood plan.

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(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely,

Planning Technical Team

E: [planning.central@sportengland.org](mailto:planning.central@sportengland.org)

**Attachments:** None

200564

Support

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Mrs Julie Seekings

**Date received:** 01/02/2025 via Web

**Summary:**

☒ I agree with the details laid out in the HNP

**Full text:**

☒ I agree with the details laid out in the HNP

**Attachments:** None

200637

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Jesus College

**Agent:** Bidwells

**Date received:** 19/02/2025 via Web

**Summary:**

■ Please see attached letter.

**Full text:**

■ Please see attached letter.

**Attachments:**

200180

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** Forestry Commission**Date received:** 09/01/2025 via Email**Summary:**

Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan, Unfortunately we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.

Forestry Commission and Neighbourhood Planning

Existing trees in your community

The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more here. Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are resources available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.

Ancient Woodland

If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "there are wholly exceptional reasons and a suitable compensation strategy exists" (National Planning Policy Framework paragraph 180).

The Forestry Commission has prepared joint Standing Advice for the treatment of Ancient Woodland

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The Forestry Commission has prepared joint Standing Advice with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.

The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England's Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts.

Deforestation

The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.

Woodland Creation

The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.

**Full text:**

Thank you for inviting the Forestry Commission to respond to the consultation on the Neighbourhood Plan, Unfortunately we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.

Forestry Commission and Neighbourhood Planning

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#### Kind Regards

Forestry Commission | Santon Downham | Brandon | Suffolk | IP27 0TJ

eandem@forestrycommission.gov.uk

Switchboard: 0300 067 4574

**Attachments:** None

200639

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** Mr R Gould**Date received:** 19/02/2025 via Web**Summary:**

The plan stops short of completing an employment and land use survey or profile. In the absence of these aspects there is concern that the key characteristics and mixed use in the village will be lost.

There would be a strong preference to adopt this plan as an interim step but leave the door open for a further review with SCDC support when such surveys are completed and EWR has completed its DCO submission.

There should be a plan for a core area, after EWR's road diversions are known. Possible core area locations should take priority over possible development sites.

**Full text:**

Harston  
Cambridge CB22 7NP

To the Examiner

South Cambridgeshire District Council ("SCDC")

Subject: Harston Neighbourhood Plan ("NP" or "HNP")

I live in one of the oldest houses in Harston and it has a Grade II\* listing. The original setting of this house stretched from the Newton boundary in the East to Hoffers Brook in the South West; and therefore I have a close interest in the integrity and development of the village, as I have ever since my arrival here some 38 years ago.

The submitted plan has done an excellent analysis of the history and character of the residential buildings in the village. However, as I have pointed out, it has done little to analyse the commercial and land use aspects. I am particularly concerned that if there is more residential infilling that Harston will start to lose the characteristics of a rural village. In fact it has two aspects that will have a high impact on Harston over the next 5 years one way or another and these might alter what can be planned and how the land is developed.

a) The current proposal is for a National Infrastructure Project to put a new East West Railway through the middle of the Plan Area and within 150m of the core of Harston village; with up to 4 additional tracks (making 6 train tracks in total at one location) and in the process moving and elevating the existing railway line to London that runs along the Eastern side of Harston.

b) The recent revelation that there is "water scarcity" in this area and that the local "effluent treatment plant" at Haslingfield needs upgrading. That and the fact that the nearest treatment plant upstream is also having capacity problems adds to the growth and environmental problems. Harston is blessed by two chalk streams, on the West and South sides, and there should be plans to protect these rare environments.

So I believe that the following issues should be addressed in the HNP.

#### 1 The Rural Village Dichotomy

The Local Plan describes Harston as a "rural village" as also do many others including the Draft Village Plan. However to be "rural" there has to be quite distinct features including

a) Local employment and businesses opportunities providing inter alia local services eg builders and plumbers etc.

b) Local people who work to maintain the local land, usually farmers.

c) A relatively small close knit community with its own facilities such as village hall, sports areas and shops so that there is in effect a local economy.

Without these attributes the village would become an urban dormitory town or part of a larger conurbation. However whilst many local policies clearly work to protect the "rural nature", the objectives and new policies listed in the draft do not help retain and develop this "rural character".

New Objective: Plan for a village hub, space for commercial service and shops and space for amenities and hospitality/relaxation. Also house / residential density should be maintained at current averages for the village.

#### 2 Village Hub

In line with any expansion, many residents have suggested that the village needs a core. Therefore I suggest that existing possible development sites should not be used for piecemeal residential development if they can or could be used as part of a new core. If this requires partial use of green belt land then perhaps this could be a rural exception site. This could create a meaningful core and should be located close to the centre of the current village and may be close to the old core. This may require a new objective:—

New Objective: Plan for a new core to the village with the inclusion of affordable housing maybe as part of an (rural) exception site, especially given the new housing targets

New Objective: Plan for a "rural exception" site near village hub to enable local and younger buyers to live in the village.

#### Policy HAR 14

#### 3 Commercial and Employment Use

I also strongly believe that there needs to be a more detailed analysis of land uses (including water use) and how commercial, industrial uses and leisure activities fit within the parish. There has only been a limited attempt at analysing the commercial and employment uses. As part of the HNP, new policies should be introduced to protect local businesses including the opportunities for local employment and the opportunities for the establishment of small businesses to maintain the overall ambience of employment for a rural village (with limited travel required). This could be achieved by either

A) modifying the proposed policies to further protect existing commercial areas and create appropriate areas for expansion for new commercial areas to support the expected growth of the Cambridge area in line with national policies;

or

B) Adding in new objective to enable small commercial and industrial developments or leisure activities etc

It has been noted that the Button End Industrial Estate has spread from that originally intended when built ; for instance it now includes a brewery and a fitness center.

New Objective; Protect existing commercial sites and enable new activities that will generate employment activities as long as they fit within other policies. There should be no restriction as to location and type of activity for smaller developments or change of use.

#### 4 East-West Rail and Land

East West Railway is identified as a strategic planning issues beyond the scope of the Neighbourhood Plan. To ensure consistency over the planning Horizon of this NP I believe that it needs to cover the impact of EWR being built and the consequent effect on all aspects of the village. As such the call for sites etc would need to be updated; and other sites would clearly become inappropriate. The NP should be modified or noted accordingly – the EWR impact area is now on all Planning Sites and planning is therefore constrained.

In addition the PC may also need to look at what land can be used as an exception site or returned to farming or other practical use for food production – in particular I note that green houses are being developed for residential purposes. I would recommend a Policy to maintain agricultural and food production sites and the default should not be residential use.

Insert new objective: To review the HNP in the light of any determination by EWR

#### 5 Service Provisions and Primary Healthcare inter alia including employment

The NP acknowledges the aging demographic within the Plan area. While current primary healthcare provision is adequate, there is no attempt to rectify potential capacity constraints or health risks by the provision of geriatric care. This risk applies to both general practice healthcare and NHS dentistry. I would recommend that the NP includes a policy proposal to address this anticipated imbalance in healthcare provision.

Objective: To maintain service levels for core supplies and facilities, particularly food and health care so as to match expected demographics.

#### 6 Character of the Plan Area regarding Employment

I suggest that the HNP clearly states its position on employment growth within the Plan area, as the current assumption appears to be that employment opportunities will only be along the high street and retail. Harston should look to develop and expand a wide range of industrial and employment opportunities outside of the existing narrow corridor or planning constraints. Otherwise job opportunities will develop largely outside of the village and require transport corridors to connect residents with their places of employment. The plan needs a policy to Protect and Develop sites for employment and especially small units –

Objective 18 (para 13.1) which should be drafted more widely and amend Policy HAR26.

#### Farming and Employment

Farming seems to take place from outside of Harston and is being more driven by contractors most of whom live outside of Harston. Alternatives employment roles for water or land management have yet to be developed. I think we need a new policy to protect land and environmental management

New policy: Harston should enable workers and employees in new sectors such as environmental services including farming to live and work in Harston as key skill workers.

#### 7 A10 and Traffic Management

The NP does not comment on increases in road traffic as Cambridge expands. This will affect the A10 and the traffic through the feeder roads across Harston. I believe that we need a policy to cope with increased A10 trunk traffic and also traffic trying to access neighbouring villages such as Gt Shelford, Little Shelford, Hauxton and Haslingfield . This would need to be integrated into a broader strategic initiative across South Cambridgeshire, involving other villages that would also be impacted by the proposed route and would need space around Harston for connections.

New objective: Allow and plan for new roads to enable Cambridge expansion including new developments in neighbouring villages eg the new Discovery Park in Hauxton

#### 8 General: Protecting the Environment and Amenity Land

Any new amenity land and nature reserves should be protected by “conservation covenants”; these can be enduring covenant and can become a registered on land titles. This may be particularly relevant for land that is used temporarily or permanently by East West Railway but not required as permanent ownership by EWR eg balancing ponds.

Land that is required to be compulsory purchased to achieve and is returned to amenity use should be registered to a “village charity” should one exist

Also any development requiring upgrades of the Water Treatment facilities should also ensure that pipework is replaced as part of a village wide upgrade and so avoid future pollution problems.

Policy HAR 7 could be amended accordingly

#### Summary

I appreciate the opportunity to provide input on the Neighbourhood Plan directly to the Planning Authority as many of these points come under their authority and not just that of the Parish Council.

I trust that these suggestions will be considered in the final drafting before it is voted on by the residents. Please do not hesitate to contact me should you require any further clarification or information on these points.

Regards

**Attachments:** None

200641

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Greater Cambridge Shared Planning

**Date received:** 20/02/2025 via Email

**Summary:**

Please see attached the Council's formal response to the Harston Neighbourhood Plan Regulation 16 submission consultation.

**Full text:**

Dear Neighbourhood Planning,

Please see attached the Council's formal response to the Harston Neighbourhood Plan Regulation 16 submission consultation.

Kind Regards,

Alfie

**Attachments:**

200721

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Andy Lawson

**Date received:** 20/02/2025 via Email

**Summary:**

Please find attached some brief comments on the Plan.

**Full text:**

Please find attached some brief comments on the Plan.

**Attachments:**

200198

Support

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Anglian Water Services Ltd

**Date received:** 17/01/2025 via Web

**Summary:**

Anglian Water has previously submitted comments on the pre-submission version (Reg 14) of the neighbourhood plan. We welcome the amendments in the submission version of the neighbourhood plan, following our comments and recommended changes. I can confirm, Anglian Water has no further comments to make on the document.

**Full text:**

Anglian Water has previously submitted comments on the pre-submission version (Reg 14) of the neighbourhood plan. We welcome the amendments in the submission version of the neighbourhood plan, following our comments and recommended changes. I can confirm, Anglian Water has no further comments to make on the document.

**Attachments:** None

200203

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** National Highways**Date received:** 15/01/2025 via Email**Summary:**

Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.

National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).

It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.

Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.

**Full text:**

Dear Sir/Madam

Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.

National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).

It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.

Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.

Kind Regards

Alice Lawman MRTPI

Spatial Planner

Operations (East) | National Highways

Woodlands | Manton Lane | Bedford | MK41 7LW

Mobile: +44 (0)7874 884387

Web: [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk)

**Attachments:** None

200204

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Cambridgeshire Local Access Forum

**Date received:** 17/01/2025 via Email

**Summary:**

Please find the attached letter which I have sent on behalf of the local access forum.

**Full text:**

Email sent on behalf of Cambridgeshire Local Access Forum

Please find the attached letter which I have sent on behalf of the local access forum.

Many Thanks

Annette

Annette Reader | Executive Assistant to Frank Jordan, Executive Director for Place and Sustainability

Cambridgeshire County Council | Facebook | Twitter

Tel: 01223 715660

New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE

**Attachments:**

200597

Support

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Cambridge Past, Present and Future

**Date received:** 10/02/2025 via Web

**Summary:**

Cambridge Past, Present & Future support the reference to the Cambridge Nature Network and the identification of the Rive Cam corridor priority area, and the stepping stone sites within the Neighbourhood Plan area.

We support policy HAR 10 and the requirement for development to seek opportunities to create or strengthen links between existing and/or new habitats, with particular reference to River Cam corridor, Hoffer Brook and the Floodplain fields.

**Full text:**

Cambridge Past, Present & Future support the reference to the Cambridge Nature Network and the identification of the Rive Cam corridor priority area, and the stepping stone sites within the Neighbourhood Plan area.

We support policy HAR 10 and the requirement for development to seek opportunities to create or strengthen links between existing and/or new habitats, with particular reference to River Cam corridor, Hoffer Brook and the Floodplain fields.

**Attachments:** None

200632

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Historic England

**Date received:** 10/02/2025 via Email

**Summary:**

Having reviewed the plan and relevant documentation we do not consider it necessary for Historic England to provide detailed comments at this time.

**Full text:**

Dear Mr Dixon,

I am writing in relation to the following:

NDP: Neighbourhood Development Plan  
Harston Neighbourhood Plan 2024 - 2041  
[Case Ref. PL00795756; HE File Ref. HD/P; Your Reference. ]

Please see our response to this consultation attached.

Yours Sincerely

Edward James on behalf of Ross McGivern

**Attachments:**

200633

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** British Horse Society**Date received:** 23/01/2025 via Email**Summary:**

It is suggested that the definition of active travel should be changed to: 'Making journeys in physically active ways – like walking, wheeling (using a wheelchair or mobility aid), cycling, scootering, riding or driving a horse.' Please note that should the definition of Active Travel within this document be changed in any way to exclude equestrians, the BHS would object to the Plan. There is no reference anywhere in this document to NPPF 105 about protection and enhancement of the public rights of way for all users, only reference to restrictive cycling and walking under the CCC's Active Travel plans. This excludes walkers, dog walkers, runners, off road cyclists and equestrians, all of whom wish to access the benefits of the countryside on natural, soft surfaces which do not impact on the environment. Tarmac adds to our climate and environmental problems. The RoWIP is not referenced anywhere as a local policy. There is no mention of opportunities or requirements to enhance the PROW network. This is a serious omission as it brings a local aspect to NPPF 105. The Cambridgeshire Green Infrastructure Strategy is not included in the policies although referred to. Vision zero should be included. The BHS requests that the NP supports their view that provision of cycling paths should be 'in addition' to existing rural rights of way not instead of them. We very much hope that the NP can support this view. Aspirational Routes map 18 - there is no clarification on this map of what status these aspirational routes would have. Again, for them to be inclusive, they would need to be at least bridleway status. The BHS would be very happy to work with Harston NP and Parish Council and other Stakeholders in seeking the best possible mitigation to the impact of the EW Rail proposals on the rights of way network and ensuring that the project provides enhancement and protection of the rural rights of way as required by NPPF 105.

**Full text:**

Attached please find comments on behalf of the British Horse Society.

Lynda Warth  
County Access & Bridleways Officer - Cambridgeshire  
British Horse Society

**Attachments:**

200634

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** Cambridge Group of the Ramblers**Date received:** 13/02/2025 via Email**Summary:**

We consider that an opportunity has been missed to state clearly that there is the need for an improved network of public rights of way (PRoWs).

The draft Plan is constrained by relegating the discussion of all recreational walking, horse-riding and off-road cycling routes to the heading 'Active Travel'.

It is of great concern that no mention at all is made of the same County Council's 'Rights of Way Improvement Plan'.

We recommend changing the heading of Chapter 12 to 'Active Travel and Recreational Routes', reflecting the discussion and proposals.

When considering the 'aspirations' for rural routes, as shown on Map 18 and detailed in Policy HAR 21, it is clear that only some of these are underpinned by the 'active travel' objective – routes (1), (3), (4) and route (6). Routes (2), (5), (7) and (8) are all about recreation! So PLEASE make it clear that Chapter 12 is about far more than reducing car use; it should promote the use of appropriate off-road, non-motorised paths for recreation.

It would be very helpful if local landowners with 'permissive paths' and who are unwilling to support new public rights of way could be encouraged to enter into agreements with the Highways Authority (Cambridgeshire County Council), to provide permissive paths for a specified length of time.

We suggest that it would be useful if Map 17 could show Public Rights of Way in adjacent parishes, for example the public footpath to Barrington. Could the dead-end public footpath to St Margaret's Mount and the Obelisk be continued as a circular path back to Harston?

Finally, it is of concern that 'aspirational rural route 3', on the road verge to Newton, has been allowed by Cambridgeshire County Council to get into a poor state of repair.

**Full text:**

Dear Planners

I'm not sure if the attached comments on the Harston draft Neighbourhood Plan have been emailed to you successfully; apologies if this is a duplicate.

The response has been made on behalf of the Cambridge Group of the Ramblers, a statutory consultee.

Yours sincerely

Jill Tuffnell  
Secretary, Cambridge Ramblers  
62 Beche Road, Cambridge CB5 8HU  
07793077230  
Jill.tuffnell1@virginmedia.com

**Attachments:**

200635

Support

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** Cambridgeshire County Council**Date received:** 14/02/2025 via Email**Summary:**

The LLFA have reviewed the Neighbourhood Plan submitted for review as required by the Town & Country Planning Act 1990 (amended by the Localism Act 2011) and Regulation 16 of Neighbourhood Planning (general) Regulations 2012 (as amended) and have the following comments:

We have reviewed the Harston Neighbourhood Plan and are pleased to see that the updates reflect our previous comments. The plan promotes above-ground open SuDS and encourages interception source control and covers the importance of managing surface water runoff to ensure that best practice principles are required in new developments. The plan also includes surface water flood risk maps and highlights the importance of riparian maintenance of ditches ensuring that development proposals provide access for maintenance.

- It should also be noted that the Cambridgeshire Flood and Water Supplementary Planning Guidance (SPD) is adopted by South Cambridgeshire District Council and promotes the use of SuDS to mimic natural drainage within new developments.
- The Cambridgeshire County Councils Surface Water Planning Guidance also provides technical guidance for developers.
- The LLFA would recommend that Anglian Water, and the Environment Agency as well as any relevant Internal Drainage Board are consulted in relation to flood risk management, to ensure that their comments on this Neighbourhood Plan can be taken into account.

**Full text:**

Good morning

Thank you for consulting the LLFA on the Harston Neighbourhood Plan.

The LLFA have reviewed the Neighbourhood Plan submitted for review as required by the Town & Country Planning Act 1990 (amended by the Localism Act 2011) and Regulation 16 of Neighbourhood Planning (general) Regulations 2012 (as amended) and have the following comments:

We have reviewed the Harston Neighbourhood Plan and are pleased to see that the updates reflect our previous comments. The plan promotes above-ground open SuDS and encourages interception source control and covers the importance of managing surface water runoff to ensure that best practice principles are required in new developments. The plan also includes surface water flood risk maps and highlights the importance of riparian maintenance of ditches ensuring that development proposals provide access for maintenance.

- It should also be noted that the Cambridgeshire Flood and Water Supplementary Planning Guidance (SPD) is adopted by South Cambridgeshire District Council and promotes the use of SuDS to mimic natural drainage within new developments.
- The Cambridgeshire County Councils Surface Water Planning Guidance also provides technical guidance for developers.
- The LLFA would recommend that Anglian Water, and the Environment Agency as well as any relevant Internal Drainage Board are consulted in relation to flood risk management, to ensure that their comments on this Neighbourhood Plan can be taken into account.

Should you wish to further discuss any of the above comments please do not hesitate to contact us.

Kind regards

Jessica Gething  
SuDS and Flood Risk Officer  
M: 07385414596  
Flood Risk Team

**Attachments:** None

200636

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Environment Agency

**Date received:** 18/02/2025 via Email

**Summary:**

We aim to reduce flood risk, while protecting and enhancing the water environment. Having commented previously on this plan we are pleased to see that our previous comments have been taken on board. We therefore have no further detailed comments to make in relation to this plan.

**Full text:**

Dear team,

Please see attached our response to the above consultation.

Kind regards,

Alison Craggs  
Sustainable Places Advisor  
East Anglia Area (West)  
Environment Agency, Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE  
Tel: 02084745242  
Mob: 07467335963  
Direct dial: 02077140285

**Attachments:**

200640

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Mrs Charlotte Clarke

**Date received:** 20/02/2025 via Web

**Summary:**

Given the timing of the Government's proposed national infrastructure project, East West Rail and the seismic effect it will have on the character and future of the village I would propose that the Neighbourhood Plan be noted but that a vote be deferred until EWR has completed its DCO submission and fuller details of proposed road diversions and other environmental and social aspects are clearer. EWR plans will clearly affect future planning decisions and it is not currently possible to have a clear picture of development possibilities and their impact on the village.

**Full text:**

Given the timing of the Government's proposed national infrastructure project, East West Rail and the seismic effect it will have on the character and future of the village I would propose that the Neighbourhood Plan be noted but that a vote be deferred until EWR has completed its DCO submission and fuller details of proposed road diversions and other environmental and social aspects are clearer. EWR plans will clearly affect future planning decisions and it is not currently possible to have a clear picture of development possibilities and their impact on the village.

**Attachments:** None

200638

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version**Respondent:** NHS Property Services Ltd**Date received:** 19/02/2025 via Web**Summary:**

In supporting a healthier population and prioritising good mental, physical and social health, it is necessary to recognise that healthy places and environments are underpinned by a number of factors. We note that Policies HAR11, HAR13, and HAR22 seek to incorporate healthy planning through sustainable design, flood risk management, and active travel. In support of, and further supplementing these, it is our recommendation that the principle and specific requirements of Healthy Planning, are incorporated within the Neighbourhood Plan.

**Full text:**

The wider South Cambridgeshire Local Plan (2018) vision seeks to deliver sustainable growth and facilitate a high standard quality of life for its residents. An objective of this seeks to ensure all new developments provide or has access to services and facilities which support healthy lifestyles and well-being.

There is a well-established connection between planning and health, and the planning system has an important role in creating healthy communities. The planning system is critical not only to the provision of improved health services and infrastructure by enabling health providers to meet changing healthcare needs, but also to addressing the wider determinants of health.

NHSPS and Cambridgeshire & Peterborough ICS support the "Health First" principle (The Healthy City, Key Cities, 2022). In supporting a healthier population and prioritising good mental, physical and social health, it is necessary to recognise that healthy places and environments are underpinned by a number of factors. A holistic vision and approach to health in the built environment therefore needs to be adopted with the purpose of encompassing the central vision of the principle for places which are 'Healthy, Attractive, Accessible, Adaptive, For All'.

We note that Policies HAR11, HAR13, and HAR22 seek to incorporate healthy planning through sustainable design, flood risk management, and active travel. In support of, and further supplementing these, it is our recommendation that the principle and specific requirements of Healthy Planning, as set out below, are incorporated within the Neighbourhood Plan.

Specific policy requirements to promote healthy developments should include:

- Provide access to healthy foods, including through access to shops and food growing opportunities (allotments and/or providing sufficient garden space)
- Design schemes in a way that encourages social interaction, including through providing front gardens, and informal meeting spaces including street benches and neighbourhood squares and green spaces.
- Design schemes to be resilient and adaptable to climate change, including through SUDs, rainwater collection, and efficient design.
- Consider the impacts of pollution and microclimates, and design schemes to reduce any potential negative outcomes.
- Ensure development embraces and respects the context and heritage of the surrounding area.
- Provide sufficient and high quality green and blue spaces within developments.

**Attachments:**

200642

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** Natural England

**Date received:** 19/02/2025 via Email

**Summary:**

Natural England does not have any specific comments on this draft neighbourhood plan.

**Full text:**

For the attention of Jonathan Dixon

Please find Natural England's response in relation to the above mentioned consultation attached.

Kind regards,

Sally Wintle

Officer  
Natural England  
County Hall  
Spetchley Road  
Worcester  
WR5 2NP

**Attachments:**

200643

Comment

**Document Element:** Harston Neighbourhood Plan Submission Version, Harston Neighbourhood Plan Submission Version

**Respondent:** East West Rail Company

**Date received:** 20/02/2025 via Email

**Summary:**

Please find attached a consultation response on the draft Harston Neighbourhood Plan (Regulation 15 Submission Version) on behalf of my client, East West Railway Company Limited (EWR Co).

**Full text:**

Good afternoon,

Please find attached a consultation response on the draft Harston Neighbourhood Plan (Regulation 15 Submission Version) on behalf of my client, East West Railway Company Limited (EWR Co).

I have resent this email as it bounced back the first time. Please can you confirm receipt.

If you have any questions or require any clarification on this representation, please do not hesitate to contact me.

Best regards,

Matthew

**Attachments:**