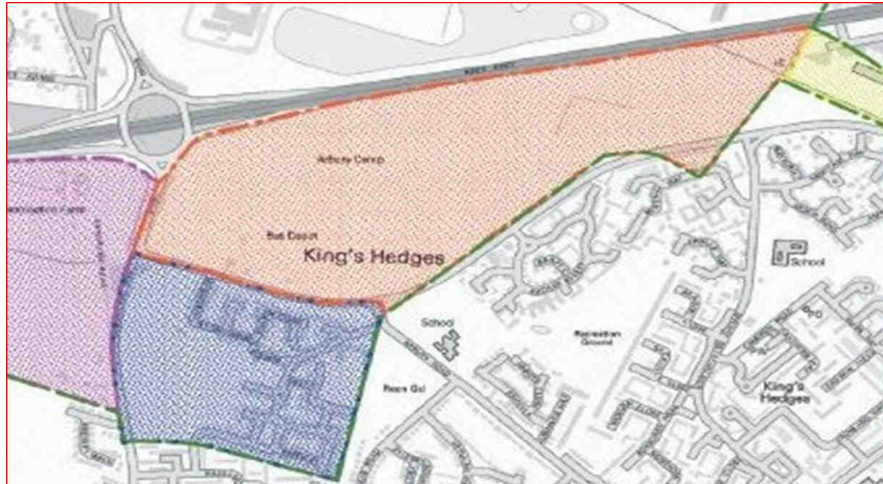


# Impington Council - Spring 2008

## Parish Review – What's in it for Us?



South Cambridgeshire District Council is proposing to create a new parish for Arbury Park (the light shaded area!).

The Parish Council is the most local level of Government, so is responsible for reviewing planning applications, providing local services (play areas, open spaces, community centres, sports and recreation) and working with other organisations to represent the residents.

The Parish Council has members who are elected, raises its money through the Council Tax system, takes decisions for the Parish residents and often owns land/property in the Parish.

As Arbury Park is currently part of Impington Parish, these decisions are currently being made by Impington Parish Council.

### Why change anything?

The growth of Arbury Park has created a number of issues that need to be recognised, reviewed and addressed by both Impington Parish Council and Arbury Park residents. Arbury Park has already grown to 250 residences, which is equivalent to just under 15% of Impington Village, and is growing fast – by the end of 2009, it will be around 900 residences or about 50% the size of Impington. With this increase in size comes a whole lot more responsibilities, residents to consider and decisions to be made. In fact, just managing this growth (planning applications, handover of community facilities etc) is already taking a disproportionate amount of council time, and this is likely to continue for several years as all the commercial planning has yet to even start! Impington Parish Council (IPC) currently has no additional councillors to help share this extra workload!

Impington Village is a well established semi-rural community with a range of community issues and needs that are vastly different to those faced by the new urban development of Arbury Park. A new Parish Council for Arbury Park would be more appropriate and better placed to serve this new community



### Highway Boundary Hedges

We have been asked by Cambridgeshire County Council to publish the following:

“Owners of highway boundary hedges, trees and other vegetation are required by law to maintain these, so as to prevent obstruction or hazard. Owners are liable for any accidents caused by or involving this vegetation, such as falling tree limbs or ripped clothing on a thorn bush. Obstructions can be just as dangerous, forcing a wheelchair user into the carriageway for example or blocking light from a street lamp down a dark footpath which could have otherwise revealed a potential hazard. We are therefore requesting that residents be considerate and mindful of others and maintain and cut back boundary trees and hedges if necessary. If you have any concerns or issues please feel free to contact Cambridgeshire County Council Highways on 08450 455 212.”



April 2008

### Contacts

[www.impington.net](http://www.impington.net)

Clerk: Angela Young  
The Parish Office  
Recreation Ground  
New Road, Impington  
Cambridge CB24 9LU

Telephone/fax:  
01223 235906

Email:  
[clerk@hisimp.net](mailto:clerk@hisimp.net)

Recreation Ground  
Clerk: Lynda Marsh

Telephone:  
01223 232423

Email:  
[rec.clerk@hisimp.net](mailto:rec.clerk@hisimp.net)

Chairman Denis Payne  
Impington Lane 233577

Vice-Chairman  
Josephine Teague  
Milton Road 561861

Councillors  
Hooda Abdullah  
South Road 235989

Mark Cope  
Milton Road 235207

Philip Gooden  
Impington Lane 515823

Brian Ing  
Woodcock Close 234291

Vanessa Kelly  
The Crescent 700660

Pene Nudds  
Clay Close Lane 237155

Geoffrey Payne  
Ambrose Way 510546

Nick Warren  
Iceni Way 423998

Cambridgeshire Direct  
County 0845 045 5200  
District 0845 045 0500

### Contributors

Brian Ing  
Denis Payne  
Geoff Payne  
Nick Warren



## The Guided Bus Marches On

The construction of the guideway for the guided bus continues, if slowly. The picture shows the guideway between Longstanton and Oakington, looking North. There have been several delays caused by the wet weather and other construction difficulties related to the nature of the terrain along the route.



The very long closure of Gatehouse Lane over the winter had a marked negative effect on the businesses in Histon and Impington. There have also been problems with construction traffic not using the approved routes to and from the bus-way construction sites and all the Parish Councils affected have complained to the County Council about this. We are particularly keen to ensure that better controls are placed on traffic for Northstowe when construction of the new town starts.



## On our Doorstep

### The New Town Of Northstowe

Most of you will be aware of the long-running planning application for the new town of Northstowe. Following a government inspector's report, it is clear that a new settlement for some 9,500 new houses, a retail park and commercial properties will be built between Longstanton and Oakington. It has recently been announced by the Government that it will be a "prototype Eco Town" - though the exact meaning of this is not clear. Whether the design and construction standards currently meet the required specifications is not yet known. Those interested in the full details should visit the South Cambs web-site. We should warn you, however, that the outline planning application is too much paper for two strong people to lift, or, if this is more meaningful to you, fills three 700MB CD-Roms (this is one more than is required for all the material in the Encyclopaedia Britannica). Histon and Impington Parish Councils have together submitted a reasoned response to the application with respect to the proposals themselves as well as highlighting the implications this new development will have for us, which will be significant - after all the nearest boundary of the new settlement is only a mile away from some of the houses in Histon. This article discusses the main issues identified so far.

#### Traffic

The application makes bold statements about the new development enabling a "modal shift in transport" from private cars to public transport (mainly the Guided Bus as the proposals for other bus services are meagre) and use of bicycles and pedestrian access. The initial development of 1000 houses, in the northern section of

the site, will, however, be without any local employment opportunities or major retail outlets, which will result in a "car culture" for residents in the early stages of the development. This will coincide with the peak of the construction traffic. The millions of tonnes of building materials will most probably not come from quarries north of the development, but with many of the dwellings using factory fabrication techniques, wherever possible, a considerable number of HGVs will be added to the A14 traffic. This increase will coincide with the early works to upgrade the A14.

We are all aware of the number of HGVs which cut through the village from Butt Lane, Milton to avoid the congestion at the Milton and Girton Interchanges on the A14. Most of the factory units will be imported into the East Coast ports and we are concerned that the village will become a rat run for hundreds of HGVs a week. The developers would prefer deliveries to site early in the morning, so many of these HGVs will arrive during the morning rush hour increasing congestion, which will probably lead to more accidents, as well as increased unreliability in the use of the A14 and local roads such as the B1049.

Once built, even using the developers' most optimistic estimates, the settlement will generate thousands of extra car journeys a day. We are particularly concerned at plans to provide a south-eastern access from Northstowe into Oakington. With the A14 problems not being solved in the short term, this will lead inevitably to considerable rat running through the village onto the B1049, and past the Junior school and IVC to Butt Lane. No degree of traffic calming or road improvements will mitigate the impact on the already congested centre of the village. The hope that the Guided Bus will alleviate this is probably overly optimistic.

#### Type of Development

Northstowe will be a high density development in comparison to the nearby settlements. The highest density will be at the south-east corner; probably five storey blocks of flats which will ruin the view across the green belt from our village and its environs. The retail park will be three-quarters of the size of the retail capacity of Cambridge City centre (for a population in the settlement of one quarter that of Cambridge). This will inevitably affect the viability of the retail facilities in our village and this will be exacerbated by plans to move some of our larger employers from the Vision Park to Northstowe, which will further reduce the level of retail trade locally, and so affect the sustainability of our village.

For these reasons, Impington and Histon Parish Councils have asked South Cambs District Council to suspend their Rural Centre policy with respect to the settlements of Impington and Histon. As this policy allowed full development of new housing wherever that was possible within the village envelope, to proceed with this policy would compound the impact of Northstowe and potentially reduce the ratio of local employment opportunities to the number of economically active adults in the settlement.

The high density of the proposed new town will dramatically affect the drainage system to the north-west of our village. We depend on it as an outlet for draining our surface water. Problems created by Northstowe will inevitably back up into our village, which already has its own drainage challenges.

## Local Infrastructure

The demographics used for planning the facilities for Northstowe are based on statistical averages for this area. These same averages were used for planning Cambourne. We are all aware of how dramatically these figures underestimated the number of young children who would be living in Cambourne and many young children have to be "bussed" to schools outside Cambourne as the school provision in Cambourne is inadequate. Despite this, similar estimates are being applied to the estimating for Northstowe. The effect on our village schools - of having to bail out the planners' errors - could be considerable. Our sports facilities and medical general practice could face the same strains. On the other hand, the new settlement will have many new facilities provided by the developers, as is required by law, and these facilities will be available to residents in the area, including us in the future.

### Next steps

The Parish Councils have commented on the initial outline planning application. A revised application is expected in the summer and again the same issues will need to be considered. We will keep all informed through the Newsletter (and on [www.hisimp.net](http://www.hisimp.net)). Your views and assistance are, of course, most welcome. We will need to work very hard to maintain the character and independence of our village, sandwiched as it will be between the ever growing city of Cambridge and the New Town of Northstowe.

If the go-ahead were to be given to the proposed new town at Mereham (eight miles to the north) or the Waterbeach Eco-Town (five miles to the north-east) by the Department of Communities and Local Government (in both cases against the wishes of all the tiers of local government in the area) the knock on effect would be even more serious. The Government has set a target of 47,000 new dwellings in the Cambridge area by 2016: the achievement of this target should not be at our expense.



## The Impington Annual Parish Meeting

7.00 pm on 19 May 2008

St Andrew's Church Hall, Burgoyne's Road, Impington.

Throughout the year the Council holds monthly meetings to discuss matters affecting the Parish. Additionally, smaller groups (committees) meet to concentrate on specific areas such as planning, environment etc. All meetings are open to members of the public but there is often only a limited amount of time for questions or more open discussion.

On Monday, 19<sup>th</sup> May we shall be holding the Annual Parish Meeting and this is rather different. So just what makes it different to a normal Council meeting?

Well, it's not a Parish *Council* meeting. It's the **Parish Meeting** - and though it's chaired by the Parish Council Chairman, it's the annual opportunity for residents to attend, make their views known on current issues concerning the parish and ask questions of Parish Councillors.

The Council Chairman gives a report on the activities of the Council over the last year, there's a presentation of the accounts, and an open session for questions.

So, it's **your** meeting, and gives you an opportunity to have your say that you don't get at District or County level - do come along and raise your concerns - if the Council knows what they are, it's got a chance to do something about them!

## Parish Land Ownership

Did you know that Histon and Impington Parish Councils own or are responsible for over 30 acres of land in the villages?

Most people know that we run the Recreation Ground - about 15 acres, half of which is on lease from Chivers Farms. Additionally, there's also land at Ambrose Way, South Road, Doctors Close, Clay Close Lane, the Cemetery, Coppice, Copse and Homefield Park and, of course, Histon Village Green. Both Councils also manage allotments.

Much of this land came to the Council from the generosity of local landowners (South Road, Doctors Close and, indirectly the Cemetery and half of the Recreation Ground). Some came as part of a planning agreement, a Section 106 agreement (S106) to provide open space - Homefield Park, Clay Close Lane and Ambrose Way all come under that heading. The Copse was purchased recently in order to retain it for public access.

What does this mean?

- the land is maintained for your use and enjoyment;
- we ask that you use and enjoy it appropriately - taking care of it so that others can also enjoy it; there are By-laws that govern appropriate use of the land.
- the Councils maintain the land and trees, and if there are any problems (such as fallen trees) please do get in touch - they will be sorted. If you have any ideas, suggestions, or could help to maintain and improve this land please contact the Parish Office. The Enviro Volunteers, who have done much recently to make improvements to some areas, also welcome help and support; again, please contact the Parish Office



## Tackling Anti-Social Behaviour (ASB)

Reported incidents of anti-social behaviour have fallen in the last month.

Following concerns raised by local residents at the Neighbourhood Policing Panel, two Problem Solving meetings were held. Hosted by the Parish Council, the ASB Caseworker and representatives from Parish, District and County Councils, Police, Youth Service and Neighbourhood Watch met to identify what the problems were and identify what action should be taken.

Following the meetings, action taken has included:

- using reports of ASB to schedule policing shifts
- leaflet dropping local homes advising residents how to report ASB
- resolving environmental issues such as fixing damaged cable boxes
- meeting with students at Impington Village College to talk about ASB
- issuing two section 59 vehicle warnings for persons riding motorcycles on footpaths
- additional youth work
- an individual being arrested for breach of ASBO on 30/01/08, and subsequently given a conditional



### **Impington's Daffodils in the snow**

I'm dreaming, of a white, erm, *Easter?*

discharge by Cambridge Magistrates Court

- 3 persons dealt with for possession of cannabis since 16/01/08.
- 3 offenders arrested on suspicion of theft from Histon Infant School on 26/01/08
- over 450 additional hours worked by officers in Histon & Impington on specific ASB patrols (both high-visibility and plain clothes)
- drugs warrant executed at an address in Impington and premises searched

In addition warning letters were sent to 13 parents, informing them that their son/daughter had been identified as part of a group thought to be responsible for incidents of ASB in Histon and Impington. The parents were urged to speak with their child to explain the impact ASB can have on residents' quality of life and how serious the situation had become. As a result of these interventions reports of anti-social behaviour have significantly decreased.

Insp Paul Ormerod said "This is an excellent example of how Police, partner agencies and local residents can work together to deal with problems of crime and disorder in their neighbourhoods. The problem of anti-social behaviour and associated criminal behaviour in Histon & Impington was identified as a priority through the Histon Neighbourhood Panel Meeting. The activity undertaken and results achieved since the time of that meeting show how Neighbourhood Policing Teams working with partners are making a real difference to local communities in South Cambridgeshire."

Remember if you experience anti-social behaviour you should report it to the Police on 0845 4564564



### **Unwin's Site Planning Application**

Many of you will be aware of the recent planning application submitted for development of the old Unwin's site. The Parish Council Planning Committee meeting at which the application was discussed was attended by about 40 parishioners who contributed to the discussions very effectively, many

wrote to the District council individually to voice their concerns.

The Parish Council recommended refusal of the application to the South Cambs Planning Department and submitted a comprehensive document giving detailed reasons in support of this recommendation. The SCDC Planning Officers also recommended refusal of the application, with many of the Parish council's objections being echoed by the Planning Department. The Environment Agency, the Highways Agency and the County Council's Highways Department also raised objections, and the Planning Officers sought delegated refusal of the application.

The good news is that On 2 April, the SCDC Planning Committee granted refusal on the following grounds:

- The built form, scale, and density of the scheme is out of keeping with the local area and will have a detrimental impact upon it, including harm to the Conservation Area and Green Belt contrary to policies P1/3 of the Cambridgeshire and Peterborough Structure Plan, 2003 and DP/2 and DP/3 of the South Cambs Local Development Framework, 2007.*
- The nature of the development fails to achieve a layout and design that is sufficiently permeable or legible, or that is inclusive and sustainable in terms of its design and as such fails to meet the requirements of policy DP/2 of the South Cambs Local development Framework, 2007*
- The traffic assessment fails to adequately identify that no harm to the public highway will result from the development.*
- Insufficient information has been submitted to enable an assessment of the biodiversity impact contrary to PPS9 and policy NE/6 of the South Cambs and Local Development Framework 2007*
- The proposed housing mix does not meet the identified local need as required by policy HG/2 of the South Cambs Local Development Framework, 2007.*
- The proposed affordable housing is located in large groups contrary to policy HG/3 of the South Cambs Local development Framework*
- Insufficient provision for public open space within the development.*
- Loss of employment site, contrary to Policy EM/8 of the South Cambs Local Development Framework, 2007.*
- Inadequate provision for car parking and cycle parking within the scheme contrary to Policy TR/2 of the South Cambs Local Development Framework, 2007.*
- Contrary to Policy DP/5 of the South Cambs Local Development Framework, 2007, the development would prejudice the development of the neighbouring land within Impington 1 housing allocation.*

The applicants could of course appeal against this decision, and we will try to keep you all apprised of developments as they occur.

## **What do you think?**

The feedback we've had from previous issues has been greatly appreciated and very valuable - we've done our best to act on it and take up issues with the relevant

authorities. We'd be delighted to hear from you on any topics raised, or other matters of concern. Do remember also that **all** Parish Council meetings are open to the public.