

Greater Cambridge Shared Planning

## **Strategic Heritage Impact Assessment**

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Approved

A handwritten signature in black ink, appearing to read 'A. Croft', is written over the printed name 'Andrew Croft'.

Andrew Croft

Position

Director

Date

19<sup>th</sup> May 2021

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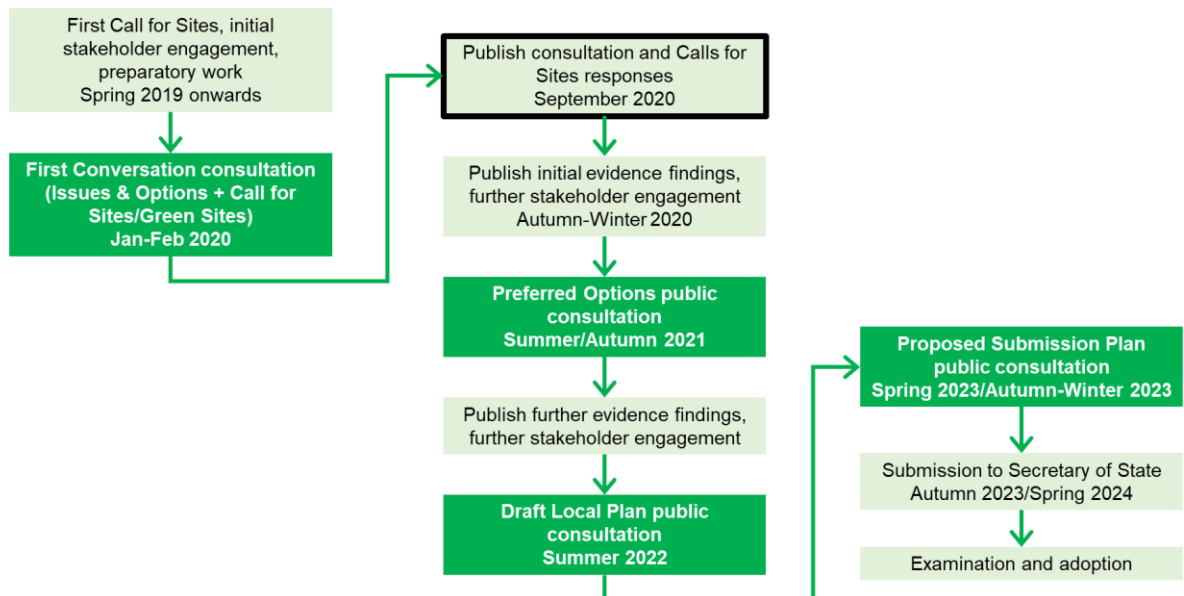
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## 1.0 INTRODUCTION

### 1.1 Background

1.1.1 As part of the Local Plan preparation process, Cambridge City Council (CCC) and South Cambridgeshire District Council (SCDC) completed public consultation on the Greater Cambridge Local Plan First Conversation (Issues and Options) in early 2020. Building on the initial options set out in the First Conversation, the Councils have identified three growth level options for homes and jobs and eight strategic (non-site specific) spatial options for further testing. The process of Local Plan preparation is set out below.

### Process of Local Plan preparation



1.1.2 Description of the options and explanation of how they were developed is set out in the Greater Cambridge Local Plan: strategic spatial options for testing – methodology document (2020)<sup>1</sup>.

1.1.3 As part of the evidence base for the Local Plan, these growth options are being assessed against a range of factors including potential impact on the historic environment (the subject of this report).

<sup>1</sup> <https://www.greatercambridgeplanning.org/emerging-plans-and-guidance/greater-cambridge-local-plan/document-library/>

1.1.4 The initial evidence findings will be reported to the Joint Local Plan Advisory Group to inform further engagement with stakeholders. Preferred Options public consultation is planned for Summer / Autumn 2021, including a preferred strategy and draft allocations.

## **1.2 Background to the strategic options**

1.2.1 The three Growth Options identified by the Councils and tested in this assessment are:

- **Minimum** – standard method homes-led
- **Medium** – central scenario employment-led
- **Maximum** – higher employment-led

1.2.2 The eight Spatial Scenarios identified by the Councils and tested in this assessment are:

**Scenario 1 - Densification of existing urban areas:** This approach would focus new homes and jobs within Cambridge, because it is the main urban area and centre for services and facilities. The primary location for development would be at North East Cambridge (NEC) as this is the last major brownfield site in the urban area. This site is being taken forward separately via an Area Action Plan.

**Scenario 2 - Edge of Cambridge – outside the Green Belt:** This approach would create new homes and jobs in extensions on the edge of Cambridge, using land not in the green belt. The only large site on the edge of Cambridge not in the Green Belt is Cambridge Airport.

**Scenario 3 - Edge of Cambridge – Green Belt:** This approach would create new homes and jobs in extensions on the edge of Cambridge, involving release of land from the Green Belt

**Scenario 4 - Dispersal - new settlements:** New settlements would establish a whole new town or village, providing homes, jobs and supporting infrastructure in a new location, and would need to be supported by strategic transport infrastructure connecting to Cambridge.

**Scenario 5 - Dispersal – villages:** This approach would spread new homes and jobs out to the villages.

**Scenario 6 - Public transport corridors:** This approach would focus homes and jobs along key public transport corridors and around transport hubs, extending out from Cambridge. This could be by expanding or intensifying existing settlements, or with more new settlements.

**Scenario 7 - Supporting a high-tech corridor by integrating homes and jobs – southern cluster:** This approach would focus new homes close to existing and committed jobs within the life sciences cluster area around the south of Cambridge, including homes at existing villages and at new settlements.

**Scenario 8 - Expanding a growth area around transport nodes:** This approach would focus new homes at Cambourne and along the A428 public transport corridor, on the basis that Cambourne is due to be served by a new East West Rail station and that Cambourne and the villages along the corridor are due to be served by the Cambridgeshire Autonomous Metro (CAM).

- 1.2.3 The combination of Spatial Scenarios and Growth Options generate 24 different potential approaches (three Growth Options for each of the 8 Spatial Scenarios)

## 1.3 Methodology

### Overview

1.3.1 The assessment has been undertaken in accordance with the agreed methodology (CBA 2020 – see Appendix 1). The methodology has taken into account the following policy and guidance:

- NPPF<sup>2</sup>
- Historic England’s Good Practice Advice Note 1: The Historic Environment in Local Plans
- Historic England’s Good Practice Advice Note 3: The Setting of Heritage Assets<sup>3</sup>
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans<sup>4</sup>
- Historic England Advice Note 4: Tall Buildings

1.3.2 The approach sets out key risks and issues and identifies potential harm on both Cambridge and its historic core, and other groupings of heritage assets in the wider area.

1.3.3 The assessment has been undertaken for each Spatial Scenario and the Growth Options and reported in a structured tabular form (see Section 3.0).

1.3.4 The key steps for the assessment of each Spatial Scenario are:

- Step 1: Describe the potential impact of the Minimum Growth Option for the Scenario on the characteristics of Cambridge and its setting as defined

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<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>3</sup> <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>4</sup> <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

in the Strategic HIA Baseline Report (CBA 2021). This includes the definition of Critical / Important, Contributory and Minor elements of setting / character (see Section 4 of the Baseline Report).

- Step 2: Identify other forms of non-designated and designated heritage assets (e.g. villages, conservation areas, designed landscapes etc) that may be affected by the Scenario and describe the potential impact of the Minimum Growth Option.
- Step 3: Describe the additional impacts that are likely to occur as a result of the Medium and Maximum Growth Options.
- Step 4: Score the likely risk of significant harm for each Growth Option and prepare a short narrative statement summarising the outcome.

1.3.5 In terms of assessing the potential risk of harm, it has been assumed that a level of mitigation would be incorporated into the design of any development e.g. appropriate landscape screening, large tree planting, drainage, control of building heights, massing and materials etc. It will be important, when bringing forward allocations and developments, to ensure that sufficient land is allowed within any boundary to enable this mitigation.

1.3.6 In terms of the scores for the risks the following broad terms have been used:

- **High Risk** – likely to affect the key characteristics of Cambridge or other assets to a degree that results in significant conflict with national and local policy, and which is unlikely to be fully addressable through design-based mitigation measures.
- **Moderate Risk** – likely to affect the key characteristics of Cambridge or other assets to a degree that results in some conflict with national and local policy, but which may be wholly or partially addressed through design-based mitigation measures.



- **Low Risk** - unlikely to affect the key characteristics of Cambridge or other assets to a degree that results in notable conflict with national and local policy, and any impacts are likely to be wholly or partially addressed through design-based mitigation measures.

### **Information sources**

1.3.7 The following datasets and information have been used to inform this assessment:

- Strategic HIA Baseline Report (CBA 2021)
- Designated Heritage Asset data
- VuCity – to review viewpoints
- Information from site visits undertaken as part of the Strategic HIA Baseline Report
- Reference images collated as part of the Strategic HIA Baseline Report

## **2.0 SUMMARY OF FINDINGS**

### **2.1 Overview**

2.1.1 The following provides a short summary of the potential issues and risks of each of the Spatial Scenarios and the Growth Options. Further detail can be found in Section 3.0.

#### **Scenario 1 - Densification of existing urban areas**

2.1.2 This scenario would focus growth within the boundaries of Cambridge. For the Minimum Growth Option risks are limited due to the concentration of development at the NEC site and the lower density of development elsewhere in the City.

2.1.3 Risk of conflict with policy increases with the Medium Growth Option due to the addition of a site on the edge of Cambridge (location to be confirmed), the inclusion of the Airport site and an increase in densities elsewhere. These risks can probably be managed through design and the appropriate choice of development sites.

2.1.4 With the Maximum Growth Option, the risks increase primarily due to the need for greater density, and hence height, for development across Cambridge. This is likely to lead to conflicts with policy both in terms of the character and setting of Cambridge and other assets. Given the scale of development required it is unlikely that all conflicts can be avoided through design and choice of location.

#### **Scenario 2 - Edge of Cambridge – outside the Green Belt**

2.1.5 This approach focuses development on the edge of Cambridge and on sites not in the green belt, including some village sites.

- 2.1.6 The Minimum Growth Option carries some risk, but these are limited by the concentration of development at the NEC and Airport Sites, where appropriate design responses (e.g. height, massing, landscape etc) should be able to limit impacts on Cambridge and other assets. The choice of the one proposed village site will however be important in terms managing overall risks.
- 2.1.7 The Medium and Maximum Growth Option differ from the Minimum due to the addition of c. 4,500 and c. 9,000 unit settlements located outside the Green Belt area at a distance from Cambridge. These would not add risk of impact to Cambridge (due to location) but there is an increase of risk of conflict with policy due to impacts on other assets given the size of the settlements – choice of location and appropriate design will therefore be important to managing risk.

### **Scenario 3 - Edge of Cambridge – Green Belt**

- 2.1.8 This Scenario would involve development on the edge of Cambridge including release of land from the Green Belt. All three Growth Options pose risks for the setting of Cambridge and other assets. Risks increase as the growth options increase in scale.
- 2.1.9 The Low / Moderate risk associated with the Minimum Growth Option can probably be managed through the selection of an appropriate locations and design measures (e.g. height, massing, landscaping etc). The increased scale of development for the Medium and Maximum Options pose increased risks as the scale of development makes it much less likely that sufficient locations can be identified to avoid harm.

### **Scenario 4 - Dispersal - new settlements**

- 2.1.10 Scenario would involve the establishment of new settlements away from Cambridge and its greenbelt – the scale of these would reflect the Growth Option.

2.1.11 Given the location a way from Cambridge, all Growth Options would pose no or limited risk to Cambridge and its setting. The risk in relation to other assets would increase significantly for the Medium and Maximum Growth Options compared to the Minimum Growth option due to the scale of development required and the likelihood that assets would be affected. Choice of location for the new settlements and their design and landscape mitigation would be critical to managing these risks, however their scale means it is unlikely that they can be delivered without policy conflict.

### **Scenario 5 - Dispersal – villages**

2.1.12 This approach would spread new homes and jobs out to the villages around Cambridge and beyond. For all Growth Options, there would be limited risk of harm to Cambridge and its setting, assuming that key areas to the west and southwest are avoided for growth.

2.1.13 In terms of other assets, all Growth Options have the potential to harm village conservation areas, listed buildings and other assets – the risk of harm increases as the scale of development increases.

### **Scenario 6 - Public transport corridors**

2.1.14 Development for all Growth Options would include the NEC site, a new large settlement (c 4,500 units for the Minimum Option and c. 9,000 for the Medium and Maximum Options) and smaller sites in and around settlements in the area. The Medium and Maximum Options differ only in terms of the speed of delivery.

2.1.15 Assuming that the new, large settlements would be situated away from Cambridge and that heights on the NEC site are managed, then there is limited risk to the setting of Cambridge for all options. In terms of other assets, the Medium and Maximum Options have an increased risk compared to the Minimum Option given the need to accommodate a significantly larger quantum of development both in terms of the scale of the new single

settlement and the need to disperse further development across settlements in the area. Choice of location (relationship to existing settlements, topography, elevation etc.) and design of development, including landscape mitigation, will be critical to managing these risks.

### **Scenario 7 - Supporting a high-tech corridor by integrating homes and jobs – southern cluster**

- 2.1.16 Approach would focus development to the south of Cambridge and would include new settlements plus extensions / additions to existing settlements. It has been assumed that development would not extend west of Trumpington.
- 2.1.17 The Minimum Growth Option poses a degree of risk to the setting of Cambridge and other assets, but the choice of an appropriate location and design / mitigation measures should enable these risks to be largely managed, although the concentration of development in the area may limit opportunities to avoid all harm. The Medium Option is similar to the Minimum, but with an increase in risk due to the increased level of development.
- 2.1.18 Risks increases further with Maximum Growth Option due to significant increase in the quantum of development – including the NEC and Airport sites. The increases in scale of development reduces opportunities for mitigation and avoidance of harm.

### **Scenario 8 - Expanding a growth area around transport nodes**

- 2.1.19 This approach would focus development near Cambourne (Minimum and Medium Option), with additional development at the NEC and Airport site for the Maximum Option.
- 2.1.20 The Minimum and Medium Option would have no impact on the setting and character of Cambridge. In terms of other assets, there is some risk that the options may affect these assets and this risk is larger for the Medium Option given the increased amount of development. However, Cambourne has a

lower sensitivity to change in terms of the historic environment than some other areas, and the choice of appropriate locations and appropriate design with mitigation should enable development to avoid significant harm.

2.1.21 The Maximum Growth Option includes the Airport and NEC Sites, in addition to the Medium option. Appropriate design and mitigation e.g. building heights, landscaping etc should enable development to avoid significant harm.

## 2.2 Summary of risk scores

2.2.1 The following sets out the summary scores for the 8 Spatial Scenarios and their Growth Options:

### Scenario 1 - Densification of existing urban areas

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
<b>Min</b>	Low Risk	Low Risk	Low Risk
<b>Med</b>	Moderate Risk	Moderate Risk	Moderate Risk
<b>Max</b>	Moderate / High Risk	Moderate / High Risk	Moderate / High Risk

### Scenario 2 - Edge of Cambridge – outside the Green Belt

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
<b>Min</b>	Low / Moderate Risk	Low / Moderate Risk	Low / Moderate Risk
<b>Med</b>	Low / Moderate Risk	Moderate Risk	Moderate Risk
<b>Max</b>	Low / Moderate Risk	Moderate Risk	Moderate Risk

### Scenario 3 - Edge of Cambridge – Green Belt

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
<b>Min</b>	Low / Moderate Risk	Low / Moderate Risk	Low / Moderate Risk
<b>Med</b>	Moderate / High Risk	Moderate Risk	Moderate / High Risk
<b>Max</b>	High Risk	Moderate / High Risk	High Risk

### Scenario 4 - Dispersal - new settlements

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
<b>Min</b>	No Risk	Low / Moderate Risk	Low / Moderate Risk
<b>Med</b>	Low Risk	Moderate / High Risk	Moderate / High Risk
<b>Max</b>	Low Risk	Moderate / High Risk	Moderate / High Risk

### Scenario 5 - Dispersal – villages

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
<b>Min</b>	Low Risk	Moderate Risk	Moderate Risk
<b>Med</b>	Low Risk	Moderate / High Risk	Moderate / High Risk
<b>Max</b>	Low Risk	Moderate / High Risk	Moderate / High Risk

### Scenario 6 - Public transport corridors

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
<b>Min</b>	Low Risk	Low / Moderate Risk	Low / Moderate Risk
<b>Med</b>	Low Risk	Moderate Risk	Moderate Risk
<b>Max</b>	Low Risk	Moderate Risk	Moderate Risk

**Scenario 7 - Supporting a high-tech corridor by integrating homes and jobs – southern cluster**

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
<b>Min</b>	Low / Moderate Risk	Low / Moderate Risk	Low / Moderate Risk
<b>Med</b>	Low / Moderate Risk	Moderate Risk	Moderate Risk
<b>Max</b>	Moderate Risk	Moderate / High Risk	Moderate / High Risk

**Scenario 8 - Expanding a growth area around transport nodes**

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
<b>Min</b>	No Risk	Low Risk	Low Risk
<b>Med</b>	No Risk	Low / Moderate Risk	Low / Moderate Risk
<b>Max</b>	Low / Moderate Risk	Low / Moderate Risk	Low / Moderate Risk

**2.3 Ranking of Risks**

2.3.1 In terms of the three Growth Options (Minimum, Medium and Maximum) the eight Spatial Scenarios perform differently. The following ranks the Spatial Scenarios for each Growth Option.

<b>Growth Option</b>	<b>Ranking</b>	<b>Spatial Scenario</b>
<b>Minimum</b>	1 ( <i>most preferred</i> )	1 and 8
	2	2, 3, 4, 6 and 7
	3	5
	4 ( <i>least preferred</i> )	-
<b>Medium</b>	1 ( <i>most preferred</i> )	8
	2	1, 2, 6, and 7
	3	3, 4 and 5



<b>Growth Option</b>	<b>Ranking</b>	<b>Spatial Scenario</b>
	<i>4 (least preferred)</i>	-
<b>Maximum</b>	<i>1 (most preferred)</i>	8
	2	2 and 6
	3	1, 4, 5 and 7
	<i>4 (least preferred)</i>	3

- 2.3.2 All Growth Options and Spatial Scenarios pose risks to the historic environment. Spatial Scenario 8 - Expanding a growth area around transport nodes has the greatest capacity to accommodate development, with other Spatial Scenarios able to potentially accommodate different level of growth.
- 2.3.3 There is lower risk of delivery associated with the Minimum Growth Option and 7 of the 8 Spatial Scenarios are able to deliver this level of growth at Low or Low / Moderate level of risk. With only Scenario 5 - Village Dispersal, posing a greater Moderate Risk.
- 2.3.4 For the Medium Growth Option only Spatial Scenario 8 - Expanding a growth area around transport nodes can deliver this at a Low / Moderate level of risk, with Spatial Scenarios 1, 2, 6 and 7 all offering a Moderate level of risk. Scenarios 3, 4 and 5 all carry Moderate / High risks for this Growth Option.
- 2.3.5 For the Maximum Growth Option only Spatial Scenario 8 can deliver this at a Low / Moderate level of risk, with Spatial Scenarios 2 - Edge of Cambridge – outside the Green Belt and 6 - Public transport corridors offering a Moderate level of risk. All other scenarios carry a Moderate / High or High risk of policy conflict.

## **2.4 Conclusions**

- 2.4.1 All Growth Options have the potential to result in a degree of harm. For the Minimum and Medium Growth Options it should be possible to accommodate

that scale of change and reduce the risk of significant harm through the choice of locations, management of building heights / densities and design and mitigation measures depending on the chosen Spatial Scenario.

- 2.4.2 For the Minimum Growth Option all Scenarios are likely to be achievable (although Scenario 5 - Dispersal – villages carries a Moderate Risk). For Medium levels of growth, Scenario 8 - Expanding a growth area around transport nodes offers the opportunity for least conflict with Scenarios 1, 2, 6 and 7 all leading to Moderate levels of risk. The scale of development required for the Maximum Growth Option is more difficult to accommodate without significant policy conflict although Scenario 8 is likely to be achievable and Scenarios 2 and 6 offer some potential for managing risk.
- 2.4.3 The choice of location at a strategic level will also be critical to shaping Cambridge and its environs over the coming decades. In the broadest terms three headline approaches are available:
- 2.4.4 Firstly, a policy of increasing density within the boundary of Cambridge. This would enable Cambridge to remain a comparatively small and through densification, an increasingly compact city, reflecting its historic spread and scale. Inevitably, increased density would lead to increase in heights which may affect the appreciation and setting of the historic core.
- 2.4.5 Secondly, a policy focused on edge of Cambridge expansion (at lower densities) would continue the 20<sup>th</sup> century trend of lower density “suburban” style development, potentially utilising the treed character of the City. This expansion would need to be focused away from the west / southwest to retain the important relationships between the core and the countryside. This form of expansion would however diminish the sense of Cambridge’s small and compact nature.
- 2.4.6 Finally, development could be focussed away from the City (e.g. Scenario 8 near Cambourne). This would enable Cambridge to retain its small size and relatively compact form and would reduce risk of impacts on Cambridge.

2.4.7 All of these approaches could affect other aspects of the historic environment e.g. scheduled monuments, historic villages, registered parks and gardens etc. These potential impacts will influence the allocation of sites for development at the next stage of the plan making process.

## **3.0 ASSESSMENT**

### **3.1 Introduction**

3.1.1 The following provides an assessment of each Spatial Scenario and the three Growth Options. The findings are necessarily limited by the degree of detail available regarding the location and extent of proposed development.

### **3.2 Key Assumptions for each Scenario**

3.2.1 The following highlights a small number of key assumptions that have underpinned the assessment of some Scenarios:

#### **Scenario 2 - Edge of Cambridge – outside the Green Belt**

The new c. 4,500- and 9,000-unit settlements are assumed to be located outside the Green Belt area at a distance from Cambridge

#### **Scenario 3 - Edge of Cambridge – Green Belt**

Sites are smaller than the proposed new settlements for Option 4.

#### **Scenario 4 - Dispersal - new settlements**

No development to take place in the Green Belt around Cambridge.

#### **Scenario 6 - Public transport corridors**

The new c. 4,500- and 9,000-unit settlements are assumed to be located outside the green belt area at a distance from Cambridge

#### **Scenario 7 - Supporting a high-tech corridor by integrating homes and jobs – southern cluster**

Assumed scenario would not extend west of Trumpington.

3.2.2 Additionally, the potential impacts associated with supporting infrastructure e.g. transport linkages, utilities etc, have not been considered.

### 3.3 Scenario 1: Focus on densification of existing urban areas

3.3.1 This approach would focus new homes and jobs within Cambridge as it is the main urban area and centre for services and facilities. The primary location for development would be at North East Cambridge (NEC) as this is the last major brownfield site in the urban area. This site is being taken forward separately via an Area Action Plan.

#### Minimum Growth Option

3.3.2 This includes North East Cambridge (NEC) and Cambridge Urban Area (low density)

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>Low density development within the Cambridge Urban Area would be reflective of the current nature of development across the Urban Area in terms of density, height etc. As such it is unlikely to result in a significant degradation of the character of Cambridge and its setting.</p> <p>High density development of the NEC site, including taller buildings, has the potential to affect the character and setting of Cambridge in a number of ways particularly in terms of impacts on the</p>	<p>Low density development within the Cambridge Urban Area may affect designated and non-designated assets including, most likely, conservation areas, listed buildings and local listed buildings. Given the low-density nature of development, considered design responses for allocated sites should reduce potential conflict.</p> <p>Tall development on the NEC site has the potential to affect the setting and significance of a number of assets including Fen Ditton with its conservation</p>	<p>With appropriate design responses at the NEC, in terms of building heights and layout, no significant issues are anticipated.</p> <p><b>Low Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>character of the Cam Corridor and views from it, and potentially appearing in backdrops of key views particularly VP1 and VP3. It could also change the character of views and approaches to Cambridge from the north and east and the relationship between the City, Girton, Milton and Histon although these are a lesser issues.</p> <p>Potential conflicts at the NEC site could be largely addressed through management of the height of buildings and the careful placement and design of any tall buildings.</p> <p><b>Low Risk.</b></p>	<p>area and listed buildings. Initial analysis has indicated that any such impacts would be limited and could be addressed through design measures.</p> <p><b>Low Risk</b></p>	

### Medium Growth Option

- 3.3.3 This includes North East Cambridge, Cambridge Urban Area (medium density), Cambridge Airport and Edge of Cambridge in Green Belt (one site / broad location).

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>NEC site as described in Minimum option above.</p> <p>Medium density development within the Cambridge Urban Area would, depending on location, likely to result in an increase in development density and potential local height. This may affect the character of Cambridge and its setting, potentially affecting aspects such as the physical separation between the major modern developments and the historic core, and the sense of separation between the settlements of Fen Ditton, Coton and Teversham and the City. Potential impacts would be largely location dependant but and increase in density increases the risk of impact.</p> <p>Development of the Airport site may have both positive and negative impacts depending on scale compared to the current hanger buildings.</p> <p>Development is however likely to affect the sense of separation between Teversham and the City (a contributory element); as well as affecting less</p>	<p>NEC site as described in Minimum option above.</p> <p>Medium density development within the Cambridge Urban Area is more likely (compared to low density) to result in impacts on designated and non-designated assets. The level of density may also reduce the opportunity for design responses to reduce potential conflict.</p> <p>Development of Cambridge Airport may affect the Teversham Conservation Area and listed buildings in it, as well as the LB in the airport and others in the environs. There may also be risks with impact on the setting of the Anglesey Abbey RHPGRPG.</p> <p>The green belt location could affect the setting of outlying village conservation areas and LBs, designed landscapes, archaeological remains etc depending on location and form.</p> <p>Design responses, including location, heights and landscaping, are likely to be able to address many of</p>	<p>Increased risk over Minimum option due to inclusion of Airport Site, greenfield site and increase in density.</p> <p><b>Moderate Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>important views from along the A14 and A1303 towards the city.</p> <p>Impacts of a green belt edge of Cambridge site would be largely location dependent for example, a site to the southwest would be more harmful than others. In all cases developments would see Cambridge grow, affecting its perception as a small city. Greenbelt development may also affect relationships with other villages (contributory) and some views of the city – however it is unlikely to affect elements deemed to be “Important / Critical” (unless it occurred along the Cam).</p> <p>Overall, the increase in density and the spread of development to greenfield and the airport increases the risk of conflict.</p> <p><b>Moderate Risk</b></p>	<p>the potential heritage issues, which reduced the risk of major policy conflict.</p> <p><b>Moderate Risk</b></p>	



## Maximum Growth Option

3.3.4 This includes North East Cambridge, Cambridge Urban Area (high density) and Cambridge Airport.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>NEC site and Airport Site as described in Medium Growth Scenario above.</p> <p>High density development within the Cambridge Urban Area would involve a considerable increase in taller development in currently undetermined locations. This would affect the character of Cambridge and its setting – although it would also enable the city to remain small while growing. Potential impacts would be largely location, height and design dependent, but the higher density (and height) increases risk of impact. Key aspects that could be affected include the physical separation between the major modern developments and the historic core, the prominence of historic and other landmark buildings, the sense of separation</p>	<p>NEC site and Airport Site as described in Medium Growth Scenario above.</p> <p>High density development within the Cambridge Urban Area is very likely to result in impacts on designated and non-designated assets. The level of density will reduce the opportunity for design responses to reduce potential conflict.</p> <p>For the NEC and Airport, design responses, including layout, heights and landscaping, are likely to be able to address many of the potential heritage issues however the higher density development approach would offer fewer opportunities for mitigation.</p> <p><b>Moderate / High Risk</b></p>	<p>Higher density development is likely to affect both the setting / character of Cambridge and other assets with limited opportunities for mitigation through design and location.</p> <p><b>Moderate / High Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>between the settlements of Fen Ditton, Coton and Teversham and the City, the character of the Cam corridor, and the view from Castle mound (VP1).</p> <p>Overall, the significant increase in density and the spread of development to the airport increases the risk of conflict.</p> <p><b>Moderate / High Risk</b></p>		

### 3.4 Scenario 2 - Edge of Cambridge – outside the Green Belt

3.4.1 This approach would create new homes and jobs in extensions on the edge of Cambridge, using land not in the green belt. The only large site on the edge of Cambridge not in the Green Belt is Cambridge Airport.

#### Minimum Growth Option

3.4.2 This includes Cambridge Airport, North East Cambridge and one village site.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>Development of the Airport site may have both positive and negative impacts depending on scale compared to the current hanger buildings. Development is however likely to affect the sense of separation between Teversham and the City (a contributory element); as well as affecting less important views from along the A14 and A1303 towards the city.</p> <p>High density development of the NEC site, including taller buildings, has the potential to affect the character and setting of Cambridge in a</p>	<p>Tall development on the NEC site has the potential to affect the setting and significance of a number of assets including Fen Ditton with its conservation area and listed buildings. Initial analysis has indicated that any such impacts would be limited and could be addressed through design measures.</p> <p>Development of Cambridge Airport may affect the Teversham Conservation Area and listed buildings in it, as well as the LB in the airport and others in the environs. There may also be risks with impact on the setting of the Anglesey Abbey RPG.</p>	<p>With appropriate design responses, particularly in terms of building heights and locations, and an appropriate location for the village site, risks are considered to be manageable.</p> <p><b>Low / Moderate Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>number of ways particularly in terms of impacts on the character of the Cam Corridor and views from it, and potentially appearing in backdrops of key views particularly VP1 and VP3. It could also change the character of views and approaches to Cambridge from the north and east and the relationship between the City, Girton, Milton and Histon although these are lesser issues.</p> <p>Potential conflicts at the NEC site could be largely addressed through management of the height of buildings and the careful placement and design of any tall buildings.</p> <p>The scale of risk associated with the development of the village site largely depend on the chosen location and scale of development, with greater risks for areas to the west / southwest of Cambridge.</p> <p><b>Low / Moderate Risk</b></p>	<p>Development of the village site has the particular potential to affect conservation area(s), listed buildings and non-designated assets. Scale of risk would depend on location and scale of development.</p> <p>Design responses, including location, heights and landscape, are likely to be able to address many of the potential heritage issues, which reduced the risk of major policy conflict.</p> <p><b>Low / Moderate Risk</b></p>	

## Medium Growth Option

3.4.3 This includes Cambridge Airport, North East Cambridge, two smaller new settlements of 4,500 dwellings on public transport corridors with balance spread across the Rural Centre (30%) and Minor Rural Centres (70%) outside of the Green Belt.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>Cambridge Airport and North East Cambridge as Minimum option above</p> <p>The two new c. 4,500 unit settlements are assumed to be located outside the green belt area at a distance from Cambridge. As such, no risks have been identified.</p> <p>Smaller development sites across the Rural Centres (inc. Minor) very unlikely to notably affect setting of Cambridge.</p> <p>Similar in risk to the Minimum option, assuming 4,500 unit settlements located away from Cambridge</p> <p><b>Low / Moderate Risk</b></p>	<p>Cambridge Airport and North East Cambridge as Minimum option above</p> <p>The two new c. 4,500 unit settlements are assumed to be located outside the green belt area. Their scale means that they may affect a range of designated and non-designated assets, depending on location and design. With only moderate possibility of mitigation.</p> <p>Smaller development sites across the Rural Centres (inc. Minor) may have impacts on designated and non-designated assets but design and siting mitigation should address these.</p>	<p>Locations and designs for the c. 4500 unit settlements are key to managing risk.</p> <p><b>Moderate Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
	<p>Design responses, including location, heights and landscape, are likely to be able to address some of the potential heritage issues.</p> <p><b>Moderate Risk</b></p>	

### Maximum Growth Option

3.4.4 This includes Cambridge Airport, North East Cambridge, one larger new settlement of 9,000 dwellings on a public transport corridor and one smaller new settlement of 4,500 dwellings on a public transport corridor.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>Cambridge Airport and North East Cambridge as Minimum option above</p> <p>The new c. 4,500 and c. 9,000 unit settlements are assumed to be located outside the green belt area at a distance from Cambridge. As such, no risks have been identified.</p> <p><b>Low / Moderate Risk</b></p>	<p>Cambridge Airport and North East Cambridge as Minimum option above</p> <p>The new c. 4,500 and c. 9,000 unit settlements are assumed to be located outside the green belt area. Their scale means that they may affect a range of designated and non-designated assets, depending on location and design. With only moderate possibility of mitigation.</p>	<p>Locations, designs and landscape mitigation for the c. 4,500 / 9,000 unit settlements are key to managing risk.</p> <p><b>Moderate Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
	<p>Design responses, including location, heights and landscape, are likely to be able to address some of the potential heritage issues.</p> <p><b>Moderate Risk</b></p>	

### 3.5 Scenario 3: Focus on Edge of Cambridge - Green Belt

3.5.1 This approach would create new homes and jobs in extensions on the edge of Cambridge, involving release of land from the Green Belt.

#### Minimum Growth Option

3.5.2 This includes edge of Cambridge Green Belt development (equivalent to three sites/broad locations).

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>The scale of risk associated with the option depends entirely on the chosen locations and scale of development. Areas of greatest risk include greenfield land to the west / southwest of Cambridge, land along the Cam and elevated land overlooking Cambridge. Other areas pose less risk but there may be issues with reduction in separation between villages and City, degradation of the relationship between the urban areas and rural landscape, and impact on some views and approaches.</p>	<p>The scale of risk depends entirely on the chosen locations and scale of development. It is likely that new significant development would affect designated and non-designated assets, particularly listed buildings and conservation areas given their number and spread.</p> <p>As only three areas are required it is likely that significant harm can be avoided through choice of location and design.</p> <p><b>Low / Moderate Risk</b></p>	<p>Risks primarily relate to the location and scale of development. It may be possible to overcome these given that only three sites are required.</p> <p><b>Low / Moderate Risk</b></p>



Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>Give that only three areas are required it is likely that significant harm can be avoided through choice of location and design.</p> <p><b>Low / Moderate Risk</b></p>		

### Medium Growth Option

3.5.3 This included edge of Cambridge Green Belt development (equivalent to five sites/broad locations), and balance within Cambridge urban area

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>Issues are as described for minimum scenario and largely relate to location and design. However, risk is increased due to increase in number of sites and likelihood therefore of significant impacts.</p> <p><b>Moderate / High Risk</b></p>	<p>Issues as per minimum scenario but increased risk due to increase in number of sites</p> <p><b>Moderate Risk</b></p>	<p>Risks relate to location and scale of development, but the increase in numbers increases risk compared to the Minimum Scenario.</p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
		<b>Moderate / High Risk</b>

### Maximum Growth Option

3.5.4 This includes edge of Cambridge Green Belt development (equivalent to five sites/broad locations)

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
Issues are as described for minimum scenario and largely relate to location and design. However, risk is increased due to increase in number of sites and assumed increase in number of units (compared to Medium option)  <b>High Risk</b>	Issues as per minimum option but increased risk due to increase in number of sites  <b>Moderate / High Risk</b>	Risks relate to location and scale of development, but the increase in numbers increases risk compared to the Minimum and Medium options.  <b>High Risk</b>

### 3.6 Scenario 4: Focus on New settlements

3.6.1 New settlements would establish a whole new town or village, providing homes, jobs and supporting infrastructure in a new location, and would need to be supported by strategic transport infrastructure connecting to Cambridge.

#### Minimum Growth Option

3.6.2 This included two smaller new settlements of 4,500 dwellings on a public transport corridor

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>It is assumed that the two new settlements are located outside the green belt area at a distance from Cambridge, as such there would be no notable risk.</p> <p><b>No Risk</b></p>	<p>The scale of risk depends entirely on the chosen locations. It is likely new settlements would affect designated and non-designated assets, particularly listed buildings and conservation areas given their number and spread.</p> <p>It is however possible significant harm can be avoided through choice of location and design.</p> <p><b>Low / Moderate Risk</b></p>	<p>Location of settlements is critical to scale of risk, with well-located settlements likely to result in less policy conflict.</p> <p><b>Low / Moderate Risk</b></p>

### Medium Growth Option

3.6.3 This includes three new settlements on public transport corridors (two larger new settlements of 9,000 dwellings and one smaller new settlement of 4,500 dwellings) and one smaller new settlement of 4,500 dwellings on the road network.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>As per the Minimum option above, but slight increase in risk given increase in numbers and scale of settlements.</p> <p><b>Low Risk</b></p>	<p>The increase in numbers and scale of settlement increases the risk that there would be significant impacts on designated and non-designated assets.</p> <p><b>Moderate / High Risk</b></p>	<p>The numbers and scale of settlements increase risk compared to Minimum option, particularly for other assets.</p> <p><b>Moderate / High Risk</b></p>

### Maximum Growth Option

3.6.4 This included three new settlements on public transport corridors (two larger new settlements of 9,000 dwellings and one smaller new settlement of 4,500 dwellings), one smaller new settlement of 4,500 dwellings on the road network but all built at a higher delivery rate than the medium growth scenario.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>As per the Medium option</p> <p><b>Low Risk</b></p>	<p>As per the Medium option</p> <p><b>Moderate / High Risk</b></p>	<p>As per the Medium option</p> <p><b>Moderate / High Risk</b></p>

### 3.7 Scenario 5: Focus on Dispersal – villages

3.7.1 This approach would spread new homes and jobs out to the villages.

#### Minimum, Medium & Maximum Growth Options

3.7.2 All Growth options include:

- 40% of balance at Rural Centres
- 40% of balance at Minor Rural Centres
- 17% of balance at Group villages
- 3% of balance to find at Infill villages

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>Growth in the wider villages and rural centres is unlikely to have a significant direct impact on Cambridge and its setting. For individual sites there are risks associated with the loss of separation between the city and villages, loss of rural environment around the city and potential impacts on the River Cam corridor.</p>	<p>Villages and rural centres in the area contain a diverse range of designated and non-designated assets. The delivery of the growth options will result in impacts on these. In many cases the choice of appropriate locations, limits on scale, and sensitive design measures will reduce impacts. However, the overall scale of development required will probably</p>	<p>Volume of development likely to lead to significant impacts in a number of locations.</p> <p><b>Minimum Option: Moderate Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>Given the scale of growth it is likely that at least some of the development sites will have an impact on Cambridge and its setting to a lesser or greater degree.</p> <p>Choice of appropriate locations and design responses should however reduce the risk of significant impact</p> <p><b>Low risk (all scenarios)</b></p>	<p>mean that development in a number of locations will result in significant policy conflict that cannot be fully addressed through mitigation.</p> <p><b>Minimum Option: Moderate Risk</b></p> <p><b>Medium and Max Options: Moderate / High Risk</b></p>	<p><b>Medium and Maximum Option: Moderate / High Risk</b></p>

### 3.8 Scenario 6: Focus on public transport corridors

3.8.1 This approach would focus homes and jobs along key public transport corridors and around transport hubs, extending out from Cambridge. This could be by expanding or intensifying existing settlements, or with more new settlements.

#### Minimum Growth Option

3.8.2 This includes North East Cambridge, one smaller new settlement of 4,500 dwellings on a public transport corridor and balance spread across 18 villages sited along existing or proposed public transport corridors

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>High density development of the NEC site, including taller buildings, has the potential to affect the character and setting of Cambridge in a number of ways particularly in terms of impacts on the character of the Cam Corridor and views from it, and potentially appearing in backdrops of key views particularly VP1 and VP3. It could also change the character of views and approaches to Cambridge from the north and east and the</p>	<p>Tall development on the NEC site has the potential to affect the setting and significance of a number of assets including Fen Ditton with its conservation area and listed buildings. Initial analysis has indicated that any such impacts would be limited and could be addressed through design measures.</p> <p>The new c. 4,500 unit settlement is assumed to be located outside the green belt area. Its scale means that it may affect a range of designated and non-designated assets, depending on location and design.</p>	<p>Location of 4,500 unit development and balancing development is critical to addressing risks.</p> <p><b>Low / Moderate Risk</b></p>



Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>relationship between the City, Girton, Milton and Histon although these are lesser issues.</p> <p>Potential conflicts at the NEC site could be largely addressed through management of the height of buildings and the careful placement and design of any tall buildings.</p> <p>The new c. 4,500 unit settlement is assumed to be located outside the green belt area at a distance from Cambridge. As such, no risks have been identified.</p> <p>Growth in the villages is unlikely to have a significant direct impact on Cambridge and its setting. For individual sites there are risks associated with the loss of separation between the city and villages, loss of rural environment around the city and potential impacts on the River Cam corridor</p>	<p>Mitigation in the form of choice of location and design could reduce these impacts.</p> <p>Villages in the area contain a diverse range of designated and non-designated assets. Delivery of the balance of units may result in impacts on these. However, these impacts should be largely mitigatable through choice of appropriate locations, limits on scale, and sensitive design measures.</p> <p><b>Low / Moderate Risk</b></p>	

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
Given the assumptions and potential design measures this scenario is considered to be <b>Low Risk</b>		

### Medium Growth Option

3.8.3 This includes North East Cambridge, one larger new settlement of 9,000 dwellings on a public transport corridor and balance spread across 18 villages sited along existing or proposed public transport corridors

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>North East Cambridge and balance of development in villages as per Minimum Option</p> <p>The c. 9,000 unit settlement is assumed to be located outside the green belt area at a distance from Cambridge. As such, no risks have been identified.</p> <p>Given the assumptions and potential design measures this scenario is considered to be <b>Low Risk</b></p>	<p>North East Cambridge and Balance of development in villages as per Minimum Option</p> <p>The c. 9,000 unit settlement is assumed to be located outside the green belt area. Its scale means that it would probably affect a range of designated and non-designated assets, depending on location and design.</p> <p>Mitigation in the form of choice of location and design could reduce these impacts but its scale mean that some impacts would remains. <b>Moderate Risk</b></p>	<p>Location of 9,000 unit development and balancing development is critical to addressing risks.</p> <p><b>Moderate Risk</b></p>

### Maximum Growth Option

3.8.4 This includes North East Cambridge, one larger new settlement of 9,000 dwellings on a public transport corridor and balance spread across 18 villages sited along existing or proposed public transport corridors; built at a higher delivery rate than the Medium Growth Option.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
As per the Medium option above  <b>Low Risk</b>	As per the Medium option above  <b>Moderate Risk</b>	As per the Medium option above  <b>Moderate Risk</b>

### 3.9 Scenario 7: Supporting a high-tech corridor by integrating homes and jobs – southern cluster

3.9.1 This approach would focus new homes close to existing and committed jobs within the life sciences cluster area around the south of Cambridge, including homes at existing villages and at new settlements.

#### Minimum Growth Option

3.9.2 This includes one smaller new settlement of 4,500 dwellings on a public transport corridor within the southern cluster area and balance distributed equally across the five villages located within the southern cluster area that are on public transport corridors.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>The rural landscape to the southwest and west of Cambridge is of particular importance to the character and setting of the City. It has been assumed that this option would not extend west of Trumpington and would avoid this landscape particularly around Grantchester.</p> <p>Depending on location, the c. 4,500 unit settlement could result in loss of rural landscapes that contribute to the setting of the city, affect quality of</p>	<p>The villages in the southern cluster and the landscape around them contain a diverse range of designated and non-designated assets including scheduled monuments, listed buildings, registered parks and gardens and conservation areas. The development of a new 4,500 unit settlement and growth in the villages will probably result in impacts on these. Choice of location and design should address some of these issues, but there are likely to be residual impacts.</p>	<p>New settlement and village growth likely to affect designated assets</p> <p><b>Low / Moderate Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>approaches from the south, may affect separation between Great Shelford and the city, and may affect views from the southeast. These are contributory elements.</p> <p>If the settlement was positioned further south/southeast along the M11, A1301 and A1307 corridors i.e. beyond Great Shelford and Magog Down then there would be no significant risk to the setting of Cambridge.</p> <p>Growth in the villages is unlikely to have a significant direct impact on Cambridge and its setting. For individual sites there are risks associated with the loss of separation between the city and villages, loss of rural environment around the city and impacts on views.</p> <p><b>Low / Moderate Risk</b></p>	<p><b>Low / Moderate Risk</b></p>	

### Medium Growth Option

3.9.3 This includes one smaller new settlement of 4,500 dwellings on a public transport corridor within the southern cluster area with the balance spread equally across five villages sited along existing/proposed public transport corridors within the southern cluster area (70%), and further villages within the southern cluster area not on public transport corridors (including Group villages 20% and Infill villages 10%)

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
As per Minimum option  <b>Low / Moderate Risk</b>	As per Minimum option but with likely increase in risk for villages given increase in unit numbers  <b>Moderate Risk</b>	New settlement and village growth likely to affect designated assets  <b>Moderate Risk</b>

### Maximum Growth Option

3.9.4 This includes Cambridge Airport, North East Cambridge, one larger new settlement of 9,000 dwellings on a public transport corridor within the southern cluster with the balance spread equally across the five villages sited at existing/proposed public transport nodes within the southern cluster.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>The issues associated with the c. 9,000 unit settlement are the same as those for the 4,500 unit settlement i.e. they largely relate to location but the scale of impact is potentially larger given the increase in size.</p> <p>High density development of the NEC site, including taller buildings, has the potential to affect the character and setting of Cambridge in a number of ways particularly in terms of impacts on the character of the Cam Corridor and views from it, and potentially appearing in backdrops of key views particularly VP1 and VP3. It could also change the character of views and approaches to Cambridge from the north and east and the relationship between the City, Girton, Milton and Histon although these are lesser issues.</p> <p>Potential conflicts at the NEC site could be largely addressed through management of the height of</p>	<p>Increased scale of development in southern cluster likely to lead to increased impacts on designated and non-designated assets in the area.</p> <p>Tall development on the NEC site has the potential to affect the setting and significance of a number of assets including Fen Ditton with its conservation area and listed buildings. Initial analysis has indicated that any such impacts would be limited and could be addressed through design measures.</p> <p>Development of Cambridge Airport may affect the Teversham Conservation Area and listed buildings in it, as well as the LB in the airport and others in the environs. There may also be risks with impact on the setting of the Anglesey Abbey RPG</p> <p><b>Moderate / High Risk</b></p>	<p>Increase in quantum of development increases risk of policy conflict</p> <p><b>Moderate / High Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>buildings and the careful placement and design of any tall buildings</p> <p>Development of the Airport site may have both positive and negative impacts depending on scale compared to the current hanger buildings.</p> <p>Development is however likely to affect the sense of separation between Teversham and the City (a contributory element); as well as affecting less important views from along the A14 and A1303 towards the city.</p> <p><b>Moderate Risk</b></p>		



### 3.10 Scenario 8: Expanding a growth area around transport nodes

3.10.1 This approach would focus new homes at Cambourne and along the A428 public transport corridor, on the basis that Cambourne is due to be served by a new East West Rail station and that Cambourne and the villages along the corridor are due to be served by the Cambridgeshire Autonomous Metro (CAM).

#### Minimum Growth Option

3.10.2 Expansion of Cambourne by the equivalent of one smaller new settlement (completions and commitments + 4,500 dwellings = 11,300 dwellings) with balance spread across three villages sited along the A428 public transport corridor.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>No likely impact on Cambridge and its setting.</p> <p><b>No Risk</b></p>	<p>Cambourne itself contain limited designated assets.</p> <p>Nearby villages and the wider landscape are host to a number of conservation areas, listed buildings and registered parks and gardens.</p> <p>Development in and close to Cambourne is less likely to result in impacts on designated assets.</p> <p>Development in the villages around Cambourne may result in impacts on designated assets.</p>	<p>Location of development likely to enable mitigation of impacts</p> <p><b>Low Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
	Location and design will be key to addressing impacts.  <b>Low Risk</b>	

### Medium Growth Option

3.10.3 Expansion of Cambourne by the equivalent of one smaller new settlement (completions and commitments + 4,500 dwellings = 11,300 dwellings) with balance spread across three villages sited along the A428 public transport corridor (60%) and four further Minor Rural Centre/ Group villages within 5km of Cambourne (40%)

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
No likely impact on Cambridge and its setting.  <b>No Risk</b>	Increased risk compared to Minimum option due to increase in quantum of development.  <b>Low / Moderate Risk</b>	Slight increase in risk due to increase in level of development.  <b>Low / Moderate Risk</b>

## Maximum Growth Option

3.10.4 Expansion of Cambourne by the equivalent of one larger new settlement (completions and commitments + 9,000 dwellings = 15,800 dwellings) with balance spread across three villages sited along the A428 public transport corridor (60%) and one Minor Rural Centre and three Group villages within 5km of Cambourne (40%).

3.10.5 Also includes Cambridge Airport and North East Cambridge.

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>As per Minimum and Medium options for development around Cambourne.</p> <p>High density development of the NEC site, including taller buildings, has the potential to affect the character and setting of Cambridge in a number of ways particularly in terms of impacts on the character of the Cam Corridor and views from it, and potentially appearing in backdrops of key views particularly VP1 and VP3. It could also change the character of views and approaches to Cambridge from the north and east and the</p>	<p>As per Medium option for development around Cambourne.</p> <p>Tall development on the NEC site has the potential to affect the setting and significance of a number of assets including Fen Ditton with its conservation area and listed buildings. Initial analysis has indicated that any such impacts would be limited and could be addressed through design measures.</p> <p>Development of Cambridge Airport may affect the Teversham Conservation Area and listed buildings in it, as well as the LB in the airport and others in the</p>	<p>Location of development should enable significant impacts to be avoided.</p> <p><b>Low / Moderate Risk</b></p>

Potential Impacts on Cambridge and its Setting	Potential Impacts on other assets	Summary
<p>relationship between the City, Girton, Milton and Histon although these are lesser issues.</p> <p>Potential conflicts at the NEC site could be largely addressed through management of the height of buildings and the careful placement and design of any tall buildings</p> <p>Development of the Airport site may have both positive and negative impacts depending on scale compared to the current hanger buildings.</p> <p>Development is however likely to affect the sense of separation between Teversham and the City (a contributory element); as well as affecting less important views from along the A14 and A1303 towards the city.</p> <p><b>Low / Moderate Risk</b></p>	<p>environs. There may also be risks with impact on the setting of the Anglesey Abbey RPG</p> <p><b>Low / Moderate Risk</b></p>	

## APPENDIX 1 – METHOD STATEMENT

Greater Cambridge Shared Planning

## **Strategic Heritage Impact Assessment**

Assessment Methodology

March 2021



## Greater Cambridge Shared Planning

# Strategic Heritage Impact Assessment

## Assessment Methodology

Approved

A handwritten signature in black ink, appearing to read 'A. Croft', is written over a horizontal line.

Andrew Croft

Position

Director

Date

09 March 2021

Revision

Final

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## **1.0 INTRODUCTION**

### **1.1 Purpose of this report**

1.1.1 This report presents two separate but inter-related methodologies for testing heritage impacts associated with the Strategic Growth Options and Scenarios, and future site allocations as part of the local plan process (site allocations have not yet been identified). The methodology for site allocations will also be adapted to assess potential development options for the North East Cambridge (NEC) site as part of the plan making process for the NEC Area Action Plan (AAP).

1.1.2 The methodologies should be applied as part of the process of selecting the strategic growth option(s) to be pursued and as part of selecting sites for allocation.

1.1.3 The outcome is to inform whether a proposed site allocation is appropriate in light of the NPPF's tests of soundness.

### **1.2 Strategic Growth Scenarios and Options**

1.2.1 There are 8 Strategic Spatial Scenarios for growth in the Greater Cambridge area, as follows:

- 1 – Densification of existing urban areas
- 2 – Edge of Cambridge – outside the Green Belt
- 3 – Edge of Cambridge – Green Belt
- 4 – Dispersal – new settlements
- 5 – Dispersal – villages
- 6 – Public transport corridors
- 7 – Supporting a high-tech corridor by integrating homes and jobs
- 8 – Expanding a growth area around transport nodes

1.2.2 Each of these Scenarios has three Growth Options:

- Minimum – standard method homes-led
- Medium – central scenario employment-led
- Maximum – higher employment-led

1.2.3 The scenarios and options are high level and do not include a full suite of geographically defined sites for development.

### **1.3 Overview of methodologies**

1.3.1 The methodologies have been designed to enable a consistency of approach between the different levels of assessment, ensuring that key issues relating to Cambridge and key aspects of the historic environment are addressed at both levels.

1.3.2 Both methodologies consider the distinctive characteristics of the City and its setting (as defined in the Strategic Baseline Report), and sensitivities associated with other heritage designated and non-designated assets.

1.3.3 Given the strategic nature of the Options and future allocations the assessments take a risk-based approach to the identification of any harm that may result from the various growth scenarios or site allocations. Where more information is available (as with the NEC site) then there is greater certainty about the level of risk and likely level of harm.

1.3.4 Methodologies are set out for the Strategic Scenarios and subsequently for allocation sites. These two methodologies are aligned and with very similar considerations and terminology used, but with an extra level of detail and focussed assessment for allocation sites given the less strategic nature of the proposals and the geographic focus.

1.3.5 The methodologies have taken into account the following policy and guidance:

- NPPF<sup>1</sup>
- Historic England’s Good Practice Advice Note 1: The Historic Environment in Local Plans
- Historic England’s Good Practice Advice Note 3: The Setting of Heritage Assets<sup>2</sup>
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans<sup>3</sup>
- Historic England Advice Note 4: Tall Buildings

1.3.6 As set out in NPPF para 193 “*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).*” The methodology set out here will help ensure that the risk of potential impacts can be identified early in the development process and corresponding weight given to them when identifying sites for development.

1.3.7 In developing the methodologies, consideration has also been given to the following evidential documents:

- Relevant Local Plans and supporting evidence documents;
- Strategic Heritage Impact Assessment Baseline (CBA 2021); and Greater Cambridge Local Plan Strategic Spatial Options Assessment: Landscape & Townscape (CBA 2020).

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<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>3</sup> <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

## **2.0 ASSESSMENT OF STRATEGIC GROWTH SCENARIOS AND OPTIONS**

### **2.1 Overview**

2.1.1 The proposed approach will take a largely narrative form reflecting the approach used in the Landscape and Townscape Assessment of Strategic Growth Options (CBA 2020).

2.1.2 It will set out key risks and issues and identify potential harm on both Cambridge and its historic core; and other groupings of heritage assets in the wider area.

2.1.3 The assessment will be undertaken for each Scenario and its 3 Growth Options and reported in a structured tabular form (as per the Landscape and Townscape Assessment of Strategic Growth Options) – the proposed structure of the table can be seen in Section 2.5. The steps for assessment of each Scenario are:

- Step 1: Describe the potential impact of the Minimum Growth Option for the Scenario on the characteristics of Cambridge and its setting as defined in the Strategic HIA Baseline Report (CBA 2021)
- Step 2: Identify other forms of assets (e.g. historic villages, conservation areas, designed landscapes inc. registered parks and gardens, scheduled monuments etc) that may be affected and describe the potential impact of the Minimum Option on them
- Step 3: Describe the additional impacts that are likely to occur as a result of the Medium and Maximum Growth options
- Step 4: Score the likely risk of significant harm for each Growth Option and prepare a short narrative statement summarising the outcome.

2.1.4 Once all 8 Scenarios have been assessed the work will be collated in a single report with a supporting executive summary and clear conclusions on the balance between the different Options and Scenarios.

2.1.5 The following provides more detail on each Step.

**2.2 Step 1: Describe the potential impact of the Minimum Growth Option for the Scenario on the characteristics of Cambridge and its setting**

2.2.1 The Strategic HIA Baseline Report (CBA 2021) has identified a series of key characteristics relating to Cambridge and its setting (these are summarised and weighted in Section 4.0 of that report).

2.2.2 Short narrative text will be prepared for the Scenario to describe the potential impact of the Minimum Growth Option on these characteristics, focussing on those that may be affected. The aim is to identify where significant impacts may occur, e.g. impacts that would be in clear conflict with national and local policy relating to the historic environment.

2.2.3 Mitigation cannot be taken into account at this stage due to the very high-level strategic nature of the assessment and lack of geographic focus or design parameters. It will be assumed that Scenarios would be developed in line with best practice, and national and local guidance.

2.2.4 The description of impacts would also identify high-level principles for mitigation measures that could be employed to address potential impacts, in keeping with approach taken in the Landscape and Townscape Assessment of Strategic Growth Options.

**Step 2: Describe potential impact on other forms of assets**

2.2.5 As well as the impact on Cambridge, development may also affect other designated and significant groupings of non-designated heritage assets in the wider environs of the City and Greater Cambridge area. While geographic extents are not known for all Scenarios at this time, the potential impact and level of risk can be described at a very high level. For example, potential impacts on the historic villages (whether they are designated or not) to the

north of Cambridge could be summarised and highlighted with certain growth scenarios.

### **2.3 Step 3: Describe the additional impacts that are likely to occur as a result of the medium and maximum Growth Options**

2.3.1 Once the Minimum Growth Option has been described and assessed, the process would be repeated for the Medium and Maximum Growth Options, with a focus on the potential additional impacts.

#### **Step 4: Score the likely risk of significant harm for each Growth Option and prepare a short narrative statement summarising the outcome**

2.3.2 For each Growth Option the risk of harm would be identified in relation to potentially significant impacts on Cambridge and on other designated and significant groupings of non-designated heritage assets. The following definitions would be used to describe that risk:

- **High Risk** – Growth Option is likely to affect the key characteristics of Cambridge or other assets to a degree that results in significant conflict with national and local policy, and which is unlikely to be fully addressable through design-based mitigation measures
- **Moderate Risk** – Growth Option is likely to affect the key characteristics of Cambridge or other assets to a degree that results in some conflict with national and local policy, but which may be wholly or partially addressed through design-based mitigation measures
- **Low Risk** - Growth Option is unlikely to affect the key characteristics of Cambridge or other assets to a degree that results in notable conflict with national and local policy, and any impacts are likely to be wholly or partially addressed through design-based mitigation measures

2.3.3 A short narrative summary would then be produced and included in the table for each Scenario and Growth Option, this would include an overall risk description (i.e. the highest level of risk identified for Cambridge or other assets).

## **2.4 Data and information to be used in the assessment**

2.4.1 The following data and information will be used to inform the assessment:

- Strategic HIA Baseline Report (CBA 2021)
- Designated Heritage Asset data e.g. Conservation Area Appraisals, Listed Building descriptions, Registered Park and Garden descriptions, Scheduled Monuments
- VuCity – to review viewpoints
- Information from site visits undertaken as part of the Strategic HIA Baseline Report
- Viewsheds and other analytical material
- 2011 Reference Images and images collated as part of the Strategic HIA Baseline Report

## **2.5 Strategic Growth Option Table**

2.5.1 The following provides a structure for the table, this will be presented in landscape format to provide sufficient room for text.

**Brief Description of Scenario:** [insert text]

<b>Growth Option</b>	<b>Potential Impacts on Cambridge and its Setting</b>	<b>Potential Impacts on other assets</b>	<b>Summary</b>
Minimum Growth	[descriptive text outlining potential impact on characteristics] [Risk of Significant Impact Score]	[descriptive text identifying types of assets addressed and potential impact on them] [Risk of Significant Impact Score]	[very short summary text]
Medium Growth	[descriptive text outlining potential additional impact on characteristics – above minimum scenario] [Risk of Significant Impact Score]	[descriptive text covering additional impact on assets – above minimum scenario] [Risk of Significant Impact Score]	[very short summary text]
Maximum Growth	[descriptive text outlining potential additional impact on characteristics – above minimum scenario] [Risk of Significant Impact Score]	[descriptive text covering additional impact on assets – above minimum scenario] [Risk of Significant Impact Score]	[very short summary text]



## **3.0 ASSESSMENT OF SITE SPECIFIC ALLOCATIONS**

### **3.1 Overview**

3.1.1 At this stage it is unclear as to the number, nature and scale of potential future site allocations. The following methodology has therefore been developed to enable the assessment of a large number of potential sites at a variety of scales but with a focus on medium to large-scale sites.

3.1.2 The level of detail in any assessment and confidence in the risk of harm is directly proportionate to the level of detail accompanying a specific allocation. Where information has been set out regarding site boundaries, densification of development, likely heights, materiality etc this can enable a more detailed assessment and more detailed mitigation and opportunities for enhancement.

3.1.3 The aim of the assessment is to provide a clear identification of the likely risks associated with any particular allocation site so that they can be sifted in a focussed and transparent manner during the Local Plan process.

3.1.4 The following steps would be employed for each allocation site and the results reported in tabular format (see Section 3.8 below)

- Step 1: Describe the potential impact of on the characteristics of Cambridge and its setting as defined in the Strategic HIA Baseline Report (CBA 2021)
- Step 2: Identify designated heritage assets and significant non-designated assets in and around the allocation site and describe the potential impact on their significance.
- Step 3: Identify potential mitigation and opportunities for enhancement
- Step 4: Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome.

3.1.5 The following sections provide more detail on each Step.

### **3.2 Step 1: Describe the potential impact on the characteristics of Cambridge and its setting**

3.2.1 The Strategic HIA Baseline Report (CBA 2021) has identified a series of key characteristics relating to Cambridge and its setting (these are summarised and weighted in Section 4.0 of that report).

3.2.2 Concise statements would be set out to describe the potential impact on the characteristics of Cambridge and its setting. The level of detail would depend on the scale of the site (i.e. more information for larger sites), the likely nature of development and the level of detail available about likely development of the site. The aim is to identify where significant impacts may occur, e.g. impacts that would be in clear conflict with national and local policy relating to the historic environment.

### **3.3 Step 2: Identify designated heritage assets and significant non-designated assets in and around the allocation site and describe the potential impact on their significance**

3.3.1 Designated heritage assets and significant non-designated assets within a defined study area around each allocation site will be identified and mapped.

3.3.2 The scale of study area will depend in part on the nature of the allocation site, but for most sites a study area of c. 500m radius will be sufficient. For allocation sites that may include taller buildings the size of the study area will need to reflect the extent of potential visibility.

3.3.3 Where assets have group value this will be taken into account in the tables or narrative report. Similarly, where there are multiple non-designated assets these may be grouped to aid assessment.

3.3.4 Site specific studies, such as archaeological desk-based assessment and fieldwork, may also be necessary to provide adequate information, particularly

for large allocation sites or those in potentially sensitive locations (in accordance with guidance in Historic England's Advice Note 3 "The Historic Environment and Site Allocations in Local Plans")

- 3.3.5 Concise simple statements would be set out to describe the potential impact on the significance of identified assets / groups of assets (focussing on those affected). The level of detail would depend on the scale of the site and the level of detail available about likely development of the site. The aim is to identify where significant impacts may occur.

### **3.4 Step 3: Identify potential mitigation and enhancement**

- 3.4.1 Design-based mitigation would be considered for each site, this could for example include recommendations for areas for avoidance, potential need for screening or planting, limitations on density or heights of development, geographic spread, retention of heritage assets or sensitive historic elements, enhancing legibility of historic features or assets, improved access given the known geography and likely boundaries of a site. Opportunities for enhancement would also be identified (where possible) e.g. tackling heritage at risk, enhancing legibility of historic features or assets, improved access across or to features, interpretation of heritage assets or features, improved land management regimes.
- 3.4.2 Finally, requirements for further work could also be highlighted in order to provide more detailed information on likely impacts or remove a degree of uncertainty at the next stage of assessment.
- 3.4.3 All of the above are likely to take the form of standardised statements and there would be a focus on identifying achievable and typical forms of mitigation to ensure the assessments remain realistic in a development context. For larger more complex sites more detail on approaches to mitigation and enhancement may be provided.

### 3.5 **Step 4: Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome**

3.5.1 Taking into account the viable mitigation the risk of harm would be identified in relation to potentially significant impacts on Cambridge and other assets. The following definitions would be used to describe that risk:

- **High Risk** – Allocation is likely to affect the key characteristics of Cambridge or other assets to a degree that results in significant conflict with national and local policy, and which is unlikely to be fully addressable through design-based mitigation measures.
- **Moderate Risk** – Allocation is likely to affect the key characteristics of Cambridge or other assets to a degree that results in some conflict with national and local policy, but which may be wholly or partially addressed through design-based mitigation measures.
- **Low Risk** - Allocation is unlikely to affect the key characteristics of Cambridge or other assets to a degree that results in notable conflict with national and local policy, and any impacts are likely to be wholly or partially addressed through design-based mitigation measures.

3.5.2 These three categories essentially form a Red, Amber, Green system of categorisation. Where sites are identified as Moderate (Amber) or High (Red) Risk, further refinement of the site / proposals and further assessment may enable a change in risk category.

### **3.6 Data and information to be used in assessment**

3.6.1 The following data and information will be used to inform the assessment:

- Strategic HIA Baseline Report (CBA 2021)
- Landscape Character Assessment
- Designated Heritage Asset data
- HER and HCA data for study areas, including any local lists
- VuCity – to review viewpoints
- Site visits
- Viewsheds and other analytical material
- Relevant planning application documentation

### **3.7 Note on VuCity**

3.7.1 The role of VuCity within the assessment process is built into the assessment stage of both the Strategic Scenarios and the Site Allocations. Following the review of data and more traditional forms of assessment, VuCity can be used to inform the likely risk of harm as one of a number of tools used. VuCity can be used to support the assessment of visual changes to a characteristic by gauging visibility, testing specific viewpoints, testing varying heights and density scenarios where it is relevant. VuCity could be used generally to inform likely risks with Strategic Scenarios, more specifically to identify parameters for Site Allocations and resulting harm or to ascertain potential for mitigation / enhancement.

### **3.8 Assessment Table**

3.8.1 The following provides an initial structure for the table, this will be presented in landscape format to provide sufficient room for text.

**Allocation Site** [Unique ID and Name]

Potential Impacts on Cambridge and its Setting	Potential Impacts on the significance of other assets	Mitigation and Opportunities for Enhancement	Residual risk of harm
[concise statements on potential impacts]	[concise statements on potential impacts]	[list of viable measures]	[Low, Moderate, High]