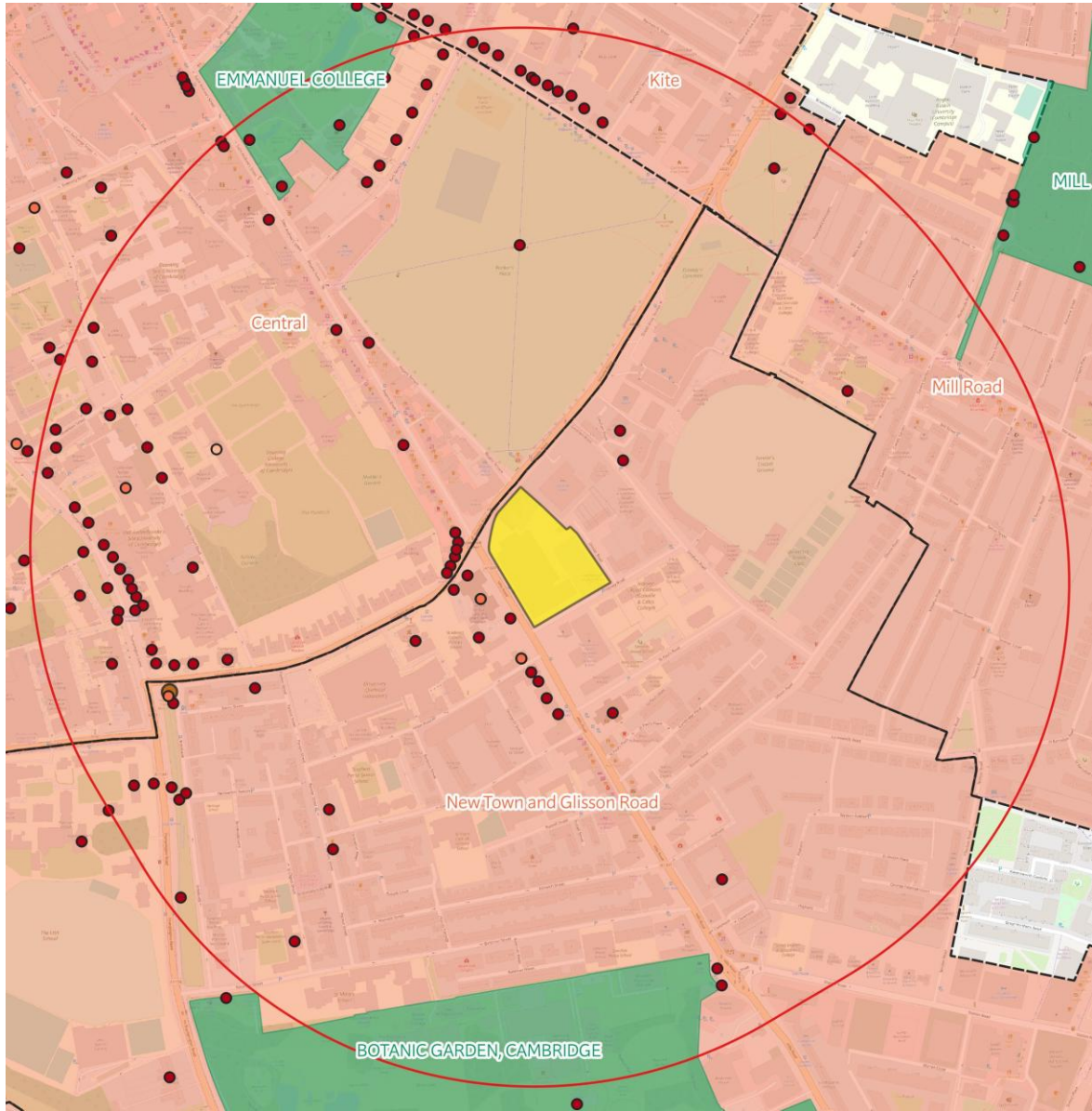
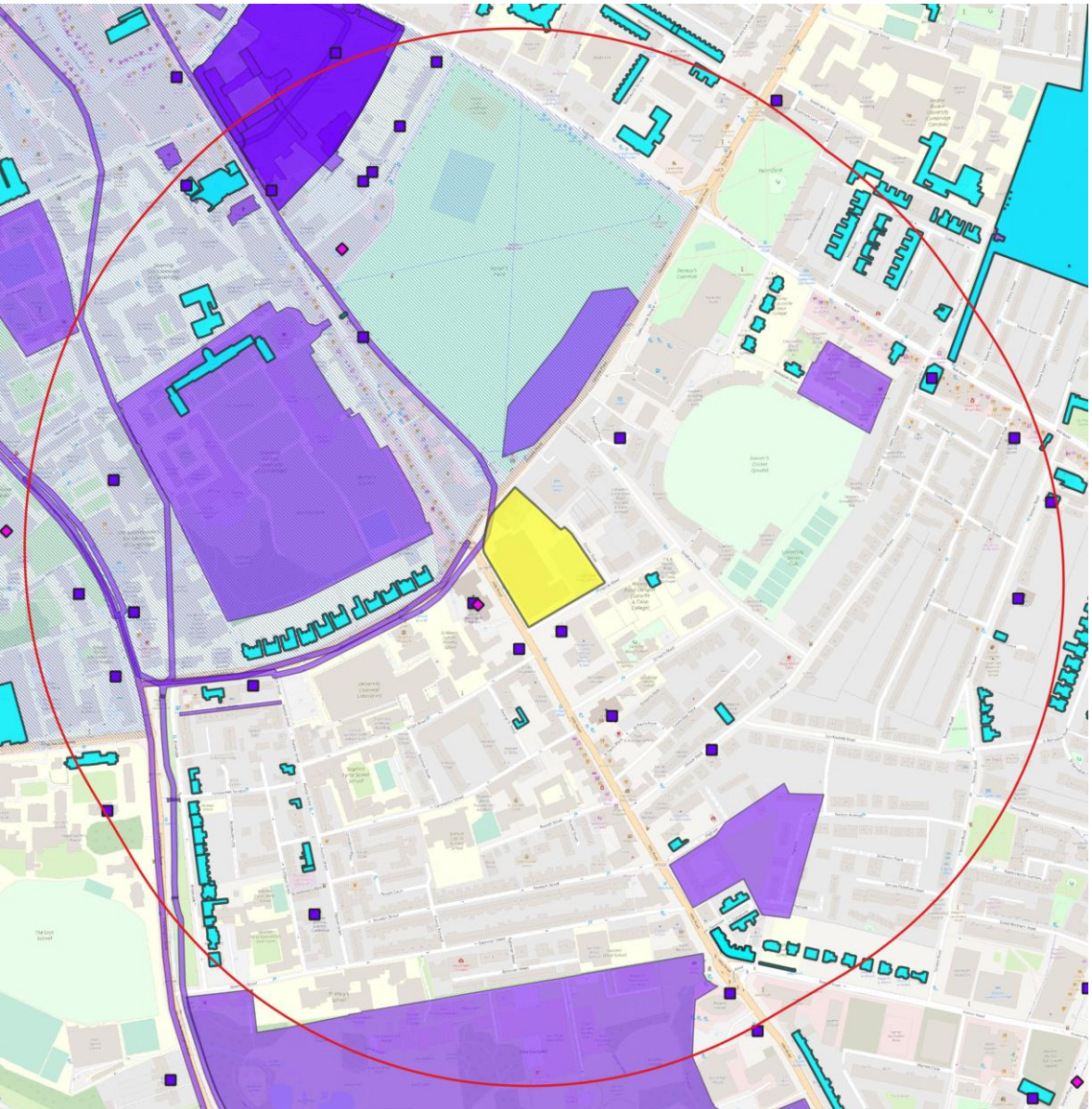


Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area

Designated Heritage Assets

- Certificate of Immunity
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Registered Park and Garden
- Conservation Area

HER Data and Other Local Plan Information

- Historic Landmark Building
- Monument
- Monument
- Monument
- Historic Core
- Locally Listed Building

1. Cambridge Professional Development Centre, Foster Road

JDI: 59387

Proposed Use: Housing (67 homes)

Mapping Reference: 59387/OS042/R16

Allocation: Existing

Size (ha): 1.49

Figure: 11

1.1 Study Area:

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

1.2 Site Description

Brownfield site, with some areas of potential greenfield land. Current buildings host the Cambridge Professional Development Centre and associated car parking, these are surrounded by open greenspace with minimal trees. The site is bounded to the north, west, and south by residential, commercial, and education buildings, and to the east by playing fields associated with the Fawcett Primary School.

1.3 HIA Summary

Brownfield site adjacent to the Trumpington Conservation Area to the west. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of the Conservation Area, however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. Archaeological mitigation may be required.

1.4 Summary of Relevant Baseline and Value

1.5 Characteristics of Cambridge

1.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

1.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

1.5.3 Historic Landmark Buildings

There are no Landmark Buildings within the study area.

1.5.4 Connectivity

The site is on a minor residential road.

1.6 Designated and significant non-designated heritage assets – Site:

No designated or non-designated heritage assets are present within the site.

1.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

1.7.1 Conservation Areas

The site is less than 10 metres from Trumpington Conservation Area, characterised by the grand manor houses of Trumpington Hall and Anstey Hall and 19th-20th century houses within the wider area. The site is mostly obscured from the Conservation Area by intervening townscape.

1.7.2 Listed Buildings

One Grade II* Listed Building, the 20th century Trumpington War Memorial, obscured from site by intervening townscape.

Ten Grade II Listed Buildings, including 15th-19th century buildings and features, obscured from site by intervening townscape.

1.7.3 Historic Environment Record

HER features include extant 15th-20th century buildings, landscape features such as Roman earthworks and undated cropmarks, a 17th-19th century turnpike, a war memorial, and a milestone.

1.7.4 Locally Listed Buildings

Twenty two Locally Listed Buildings mainly comprised of 19th century houses. All Locally Listed Buildings are obscured from view of the site by intervening townscape.

1.8 Key Issues

The key issue for this site is the risk of impacting the character of the Trumpington Conservation Area.

1.9 Potential Impacts on Cambridge and its setting

1.10 Characteristics of Cambridge:

The site is far removed from Cambridge and does not feature in any Viewpoints, thus development at this site would pose **no risk** to Cambridge and its setting.

1.11 Potential impacts on the significance of designated and significant non-designated heritage assets

1.12 Designated and significant non-designated heritage assets – in 500 metre Study Area:

1.12.1 Conservation Areas

The site plays a minimal role in defining the backdrop of the Trumpington Conservation Area. Tall development may intrude into the setting and character, but assuming that heights are maintained close to the local prevailing building height and existing building heights on site, and that new buildings are of a sympathetic and high quality design there is a **low risk**. A key consideration is the framed view down Alpha Terrace into the site, this will require careful design.

1.12.2 Listed Buildings

The site plays no role in defining the backdrop of the Listed Buildings, Tall development may intrude into the setting and character, but assuming that heights are maintained at or below the local prevailing building height and are of a sympathetic and high quality design there is **low risk / no risk**.

1.12.3 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

1.13 Mitigation and opportunities for enhancement

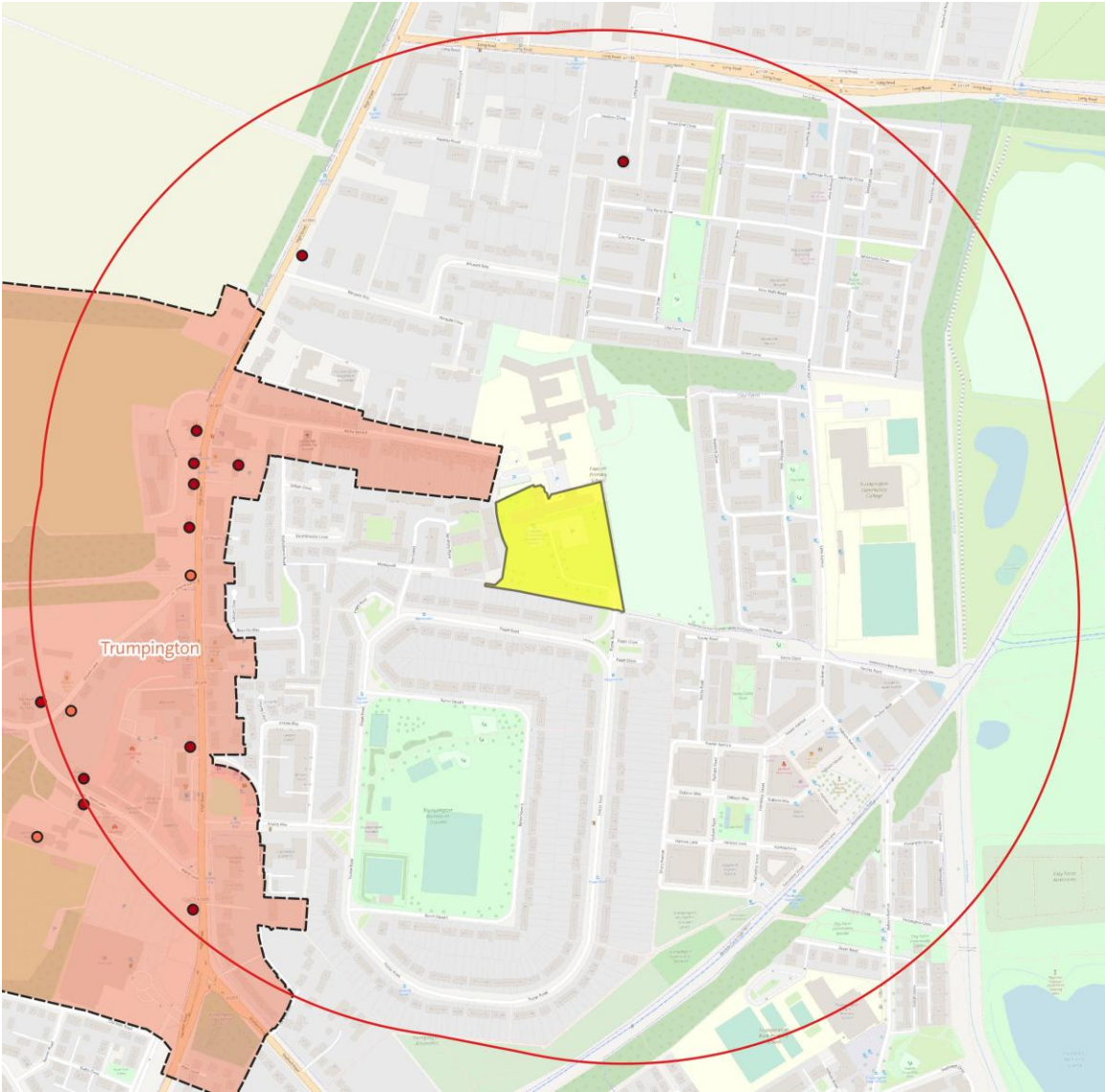
Design based mitigation is required to limit potential impacts on the character and setting of the Conservation Area. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to the local prevailing building height and existing buildings on site should be appropriate. Site is not considered appropriate for tall landmark buildings.

Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

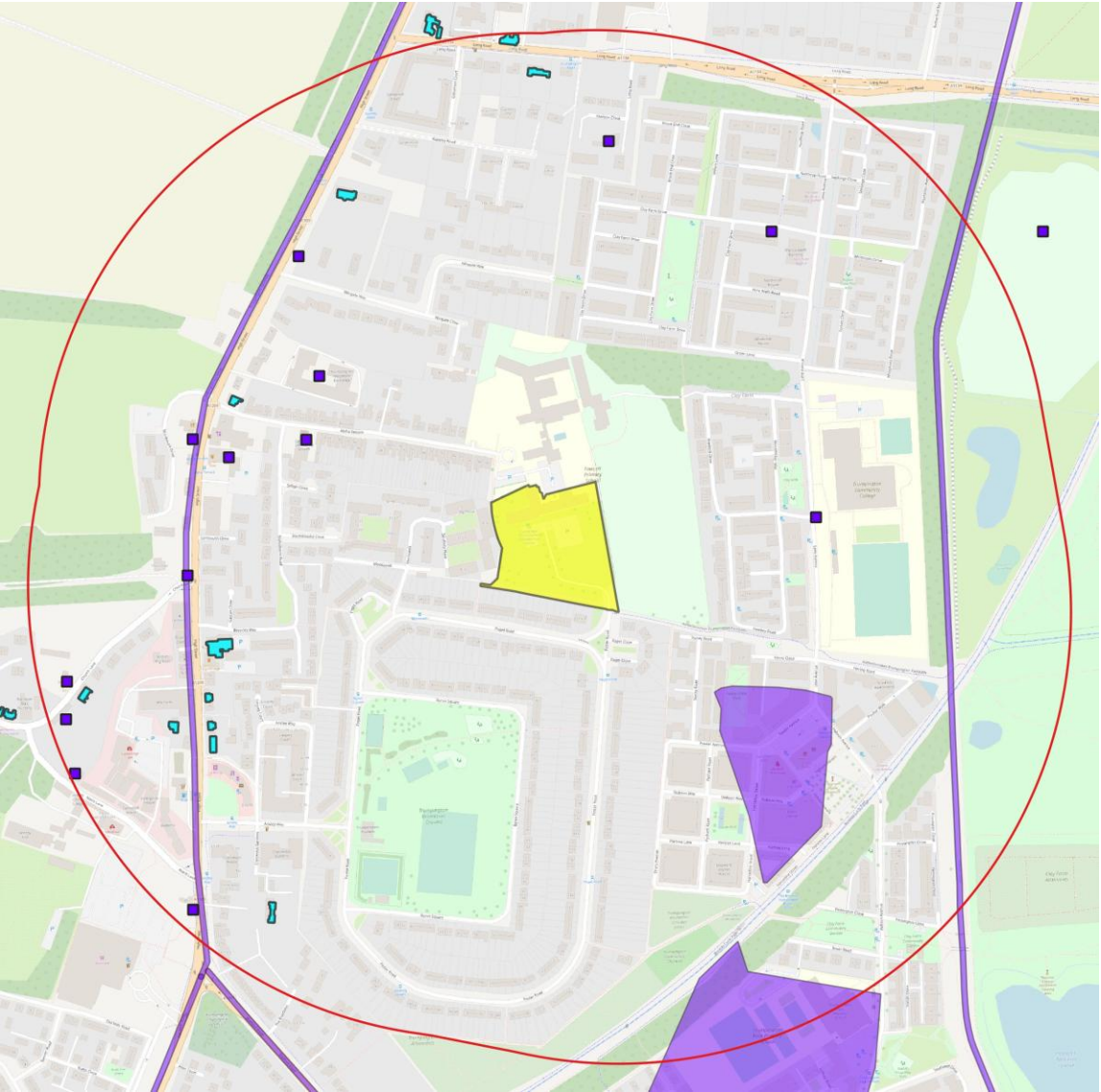
1.14 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area
- Designated Heritage Assets**
 - Certificate of Immunity
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Scheduled Monument
 - Registered Park and Garden
 - Conservation Area
- HER Data and Other Local Plan Information**
 - Historic Landmark Building
 - Monument
 - Monument
 - Monument
 - Historic Core
 - Locally Listed Building

2. Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge

JDI: OS039

Proposed Use: Housing (35 homes)

Mapping Reference: R5

Allocation: Existing

Size (ha): 0.86

Figure: 12 and 13

2.1 Study Area:

A study area of 525 metres is considered suitable given limited known assets around site and nature of proposed development.

2.2 Site Description

Brownfield industrial site in Barnwell in the east of Cambridge City. Bounded to the south by Ditton Walk and to the north by riverside Conservation Area which includes the green corridor of Ditton Meadows.

2.3 HIA Summary

Brownfield site is within view of the river Cam and is a minor feature in Strategic Viewpoint 11. Site is also adjacent to riverside Conservation Area with the Fen Ditton Conservation Area further east. The rurality of the corridor is adversely affected by industrial use of the site. The implementation of design-based mitigation, primarily in the form of building heights and screening, should limit impacts on the characteristic of Cambridge and the setting of designated and non-designated assets. However, should prevailing heights be exceeded this could increase risk. Opportunities for design to enhance character and setting of Cambridge and heritage assets. Archaeological mitigation may be required.

2.4 Summary of Relevant Baseline and Value

2.5 Characteristics of Cambridge

2.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge

2.5.2 Strategic Viewpoints

The site is currently a minor feature in Viewpoint 11 alongside the Beadle Industrial Estate to the southwest of the site.

2.5.3 Historic Landmark Buildings

There are no Historic Landmark Buildings within the site or study area.

2.5.4 Connectivity

The site is within view of the river Cam, an historically significant route into the city, surviving areas that contribute to its rural setting are key to its character in approaches to the city.

2.6 Designated and significant non-designated heritage assets – Site:

No designated or non-designated heritage assets are present within the site.

2.6 Designated and significant non-designated heritage assets – 500 metre Study Area:

2.6.1 Conservation Areas

The Northern boundary of the site abuts the riverside and Stourbridge Common Conservation Area, characterised by generally 2-storey 19th century houses in built up areas and the river and commons in the undeveloped areas. There is low to no visual separation between this Conservation Area and the site.

The Fen Ditton Conservation Area is to the East of the site characterised by its history, rurality, and views of the river and Ditton Meadows. There is minimal visual separation between this Conservation Area and the site due to intervening treescape. The setting of these Listed Buildings has been eroded by the A1134 and railway line.

2.6.2 Listed Buildings

One Grade I Listed Building, the Chapel of St Mary Magdalene, a little altered mid-12th century chapel obscured from the site by townscape.

Three Grade II Listed Buildings, a 19th century single storey former tollhouse with a modern extension, a 18th century 2-storey papermill, and a 19th century building converted to public house. These are obscured from site by townscape spanning from Ditton Walk

2.6.3 Locally Listed Buildings

Two Locally Listed Buildings fall within the study area, including The Old Maltings, a 19th century industrial building 30 metres West of the site. This Locally Listed Building is adjacent to and readily visible from the site. Another Locally Listed Building is Barnwell Junction Station Platform located 430 metres southwest of the site. This is largely separated from the site by townscape.

2.6.4 Historic Environment Record

HER features include extant post medieval to modern structures and parkland. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

2.7 Key Issues

The key issues for this site are the risk of impacting the riverside and Stourbridge Common Conservation Area and the Listed Buildings to the southwest. In addition, there is a risk of affecting one of the characteristics of Cambridge in terms of its riverside commons and green open space along a significant rural riverine route into the city.

2.8 Potential Impacts on Cambridge and its setting

2.9 Characteristics of Cambridge:

The site is currently developed for a mixture of commercial and light industrial uses. These adversely affect the rurality of the corridor.

2.9.1 Strategic Viewpoints

Tall development exceeding the prevailing building height in the surrounding streets would increase visibility of the site within Viewpoint 11, however, assuming development is sympathetic to the local prevailing building height there is **low risk** impacting the view of the city from this point.

2.9.2 Connectivity

Development of the site that would introduce intervisibility between with the river poses **moderate risk** to the rural setting of this historic route into the city.

Inappropriate and highly visible development would reduce the rural character and tree lined commons along this river route.

2.10 Potential impacts on the significance of designated and significant non-designated heritage assets

2.11 Designated and significant non-designated heritage assets – Site:

2.11.1 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. However, the site is brownfield land that has been subject to current and historic development which is likely to have disturbed any remains on site. Overall, there is **low potential** for significant archaeology on site.

2.12 Designated and significant non-designated heritage assets – in 500 metre Study Area:

2.12.1 Conservation Areas

The character of the Conservation Areas relies on maintaining their rural feeling and open views along the Cam with tree planting at the edges. Development exceeding the prevailing heights of domestic properties would pose a **high risk** of affecting the rurality of these areas.

2.12.2 Listed Buildings

Development that would be particularly tall and out of context with the surrounding prevailing heights would introduce a new urban feature in the backdrop of views. Development exceeding 2-3 storeys would pose a **low risk** of impact.

2.12.3 Locally Listed Buildings

Development exceeding the prevailing heights of domestic properties would pose a **moderate risk** of affecting the character and setting of The Old Maltings Locally Listed Building. Barnwell Junction Station Locally Listed Building is largely separated from the site, so development exceeding 2-3 storeys would pose a **low risk** of impact.

2.12.4 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

2.13 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the local and wider skyline, riverside character, conservation area and setting of listed buildings. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to, or less than, the local prevailing building height of nearby domestic properties may be appropriate. Site is not considered appropriate for tall landmark buildings.

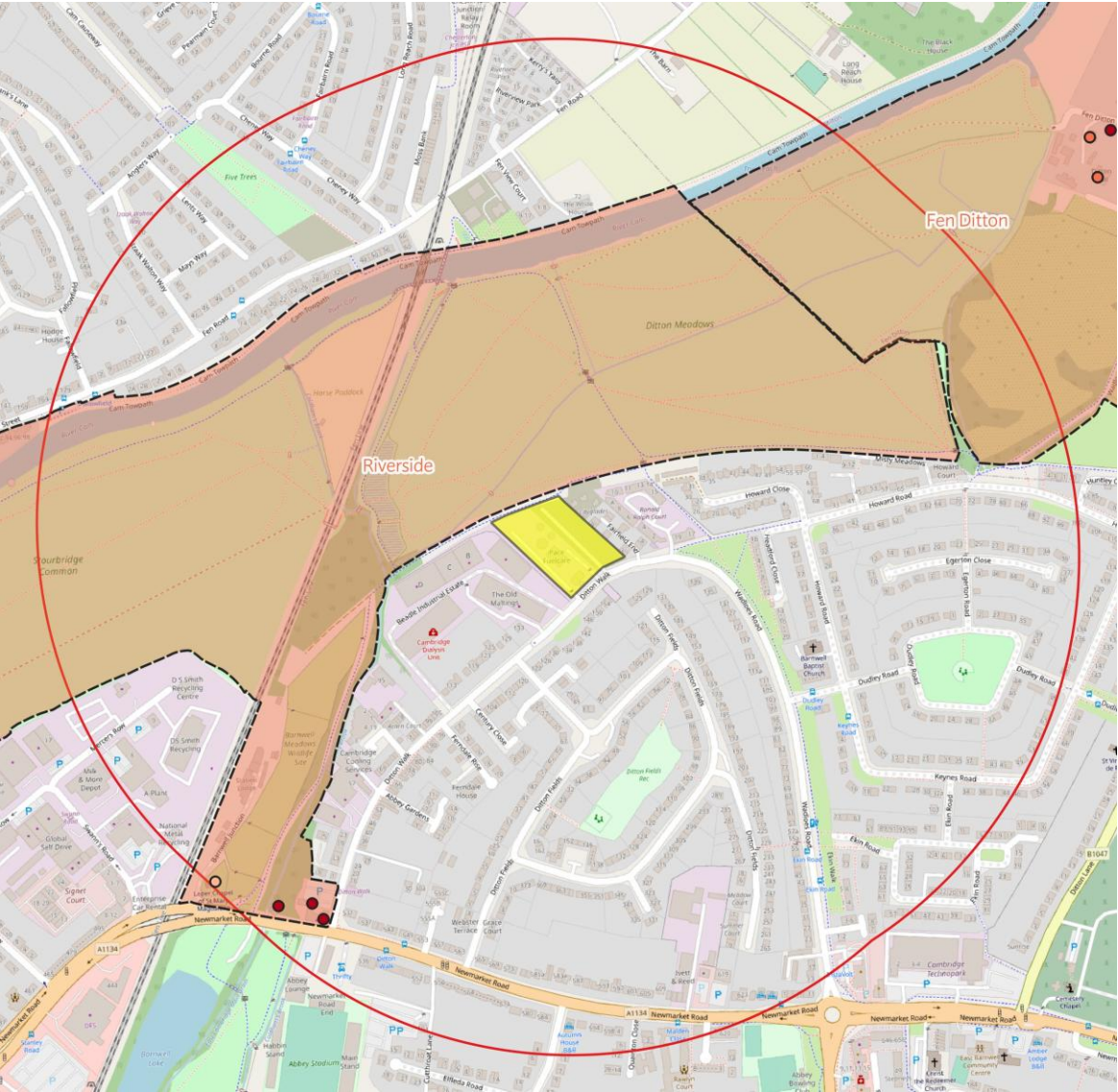
There is an opportunity to enhance the character of views from the neighbouring meadows and conservation areas through sensitive design, height limitations, as set back from the Common edge and improved planting along the north side of the site through any scheme,

Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

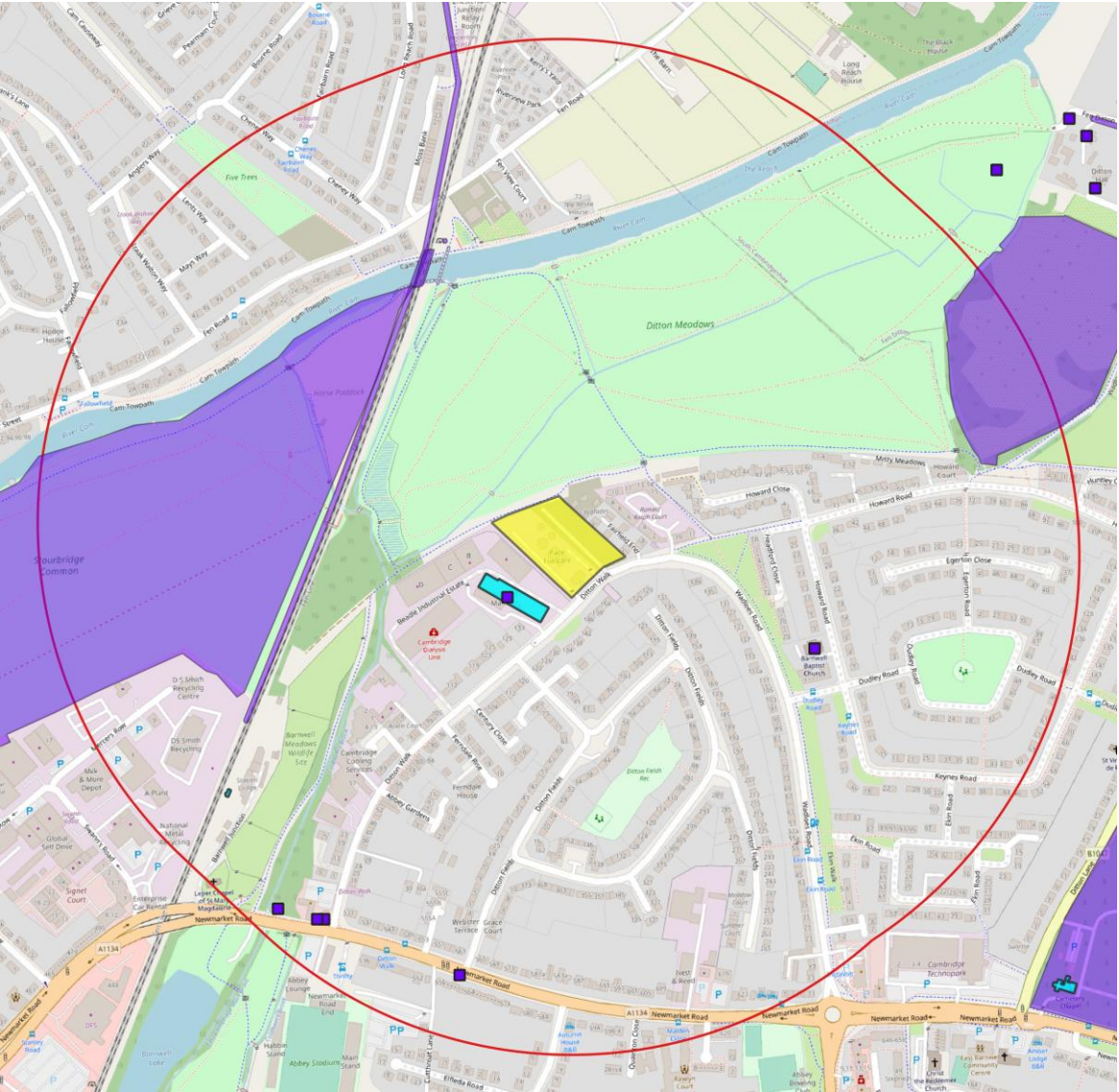
2.14 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm **low**, and there may be overall benefits

Designated Heritage Assets

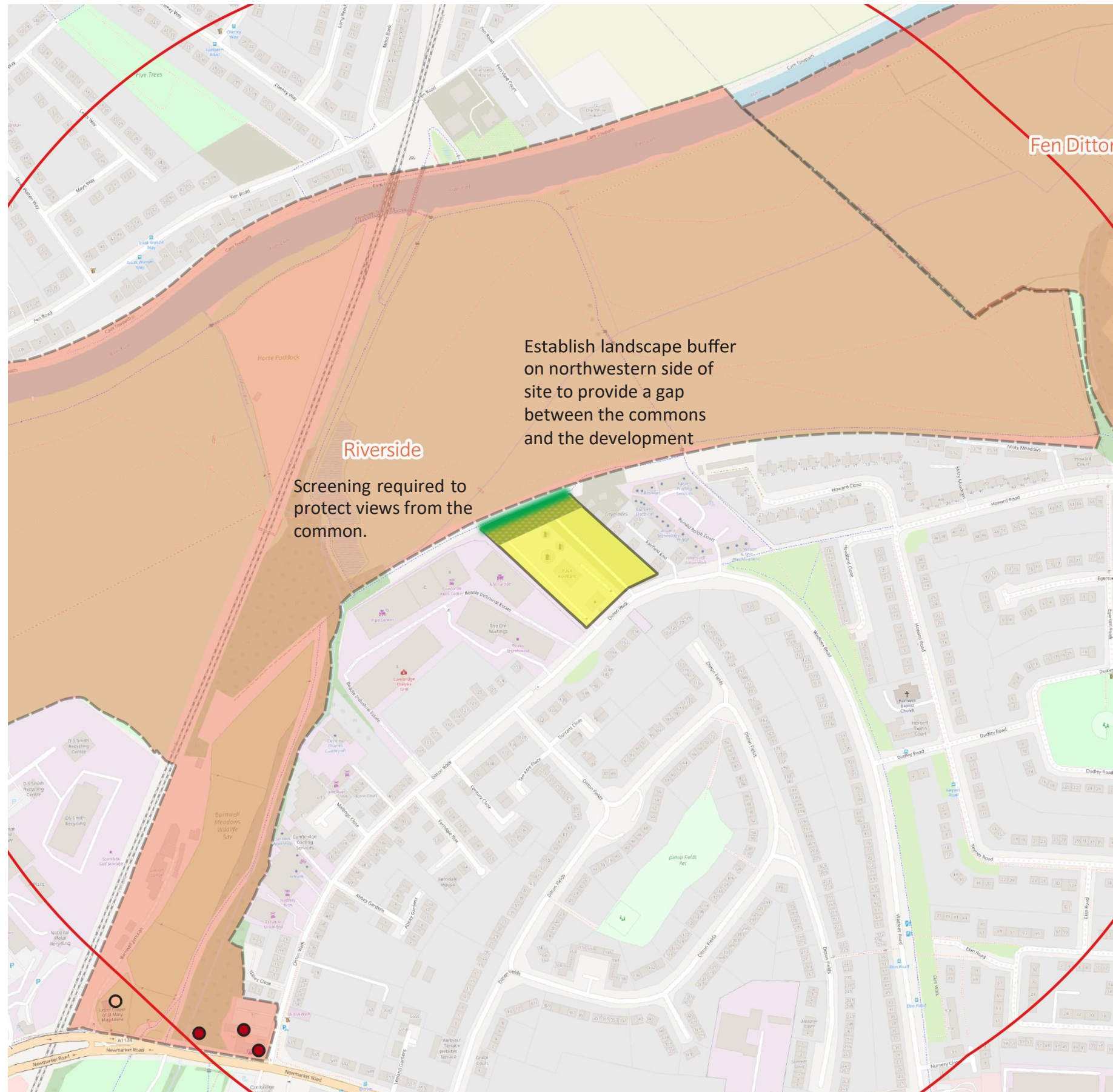


Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area
- Designated Heritage Assets**
 - Certificate of Immunity
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Scheduled Monument
 - Registered Park and Garden
 - Conservation Area
- HER Data and Other Local Plan Information**
 - Historic Landmark Building
 - Monument
 - Monument
 - Monument
 - Historic Core
 - Locally Listed Building



Legend

- Proposed Allocation Site
- Study Area

Designated Heritage Assets

- Certificate of Immunity
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Registered Park and Garden
- Conservation Area

HER Data and Other Local Plan Information

- Historic Landmark Building
- Monument
- Monument
- Monument
- Historic Core
- Locally Listed Building

Recommended Mitigation

- Area of Constraint
- Recommended Landscape Buffer
- Recommended Screening
- Identified View
- Feature to be Retained

3. Clifton Road Area, Cambridge

JDI: OS043

Proposed Use: Mixed Use (550 homes)

Mapping Reference: M2

Allocation: Existing

Size (ha): 9.43

Figure: 14

3.1 Study Area

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

3.2 Site Description

Brownfield site directly to the east of the railway line, opposite the station. Currently an industrial site hosting a number of businesses.

3.3 HIA Summary

Brownfield site with strong intervisibility with the New Town and Glisson Road Conservation Area, and the Station- Grade II Listed Building. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk.

3.4 Summary of Relevant Baseline and Value

3.5 Characteristics of Cambridge

3.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

3.5.2 Strategic Viewpoints

The site is not a prominent feature in any Viewpoints but falls within the backdrop of Viewpoints 1 and 5-11.

3.5.3 Historic Landmark Buildings

One historic landmark building is present c.100 metres west of site, the 19th century 5-storey Foster's Mill with central tower reaching 8 storeys, also listed as a Listed Building.

3.5.4 Connectivity

The site is immediately adjacent to the railway and Cambridge railway station, the main station of the city.

3.6 Designated and significant non-designated heritage assets – Site:

No designated and significant non-designated heritage assets are present within the Site.

3.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

3.7.1 Conservation Areas

New Town and Glisson Road Conservation Area (50 metres west of the site) characterised by 19th-20th century terraced houses and larger villa style houses, with open space beyond with a backdrop of mature trees. Existing buildings range from 1-6 storeys. The site does not play a major role in the setting and character of the Conservation Area, as it is hidden at a lower point in the landscape and largely separated from the edge of the Conservation Area by the intervening railway and the dense townscape.

Brooklands Avenue Conservation Area (250 metres southwest) characterised by 19th century townscape with terrace, villas, and surviving trees. Existing buildings are generally 2-4 storeys, with a few 6 storey structures. The site does not play a major role in the setting and character of the Conservation Area, as it is hidden at a lower point in the landscape and largely separated from the Conservation Area by the intervening railway and dense townscape.

Mill Road Conservation Area (145 metres northwest) characterised as well-detailed and well-preserved Victorian suburb. The site does not play a major role in the setting and character of the Conservation Area, as it is at a lower point in the landscape and largely separated from the Conservation Area by the intervening railway, dense townscape and Carter Bridge.

3.7.2 Listed Buildings

One Grade II* Listed Building, The David Parr House, late 19th century 2-storey terraced house 475 metres north of site. The site does not play a major role in the setting of the Listed Building as there is minimal visual relation between them, being visually separated by intervening townscape.

Seven Grade II Listed Buildings, the nearest is the 19th century Railway Station (55 metres west) on the opposite side of the railway tracks and separated only by the railway. The site is visible primarily from the station platform, but modern industrial development across the site means it has little positive impact on the setting of the Station Listed Building. Other Listed Buildings distributed in north, west, and south, of the Study Area, generally 1-2 storeys in height, are visually separated from the Site by intervening townscape. Homerton College Listed Building is 4 storeys in height and is separated from the site by the A1307 and townscape.

3.7.3 Registered Parks and Gardens

One Grade II* Registered Park and Garden, Botanic Garden, Cambridge, garden of 18th century origins located 270 metres west of the site. The site does not play a major role in the setting of the Listed Building as there is minimal visual relation between them, being visually separated by

3.7.4 Historic Environment Record

HER features include 19th-20th century. The presence of archaeological remains around the site has not been confirmed.

3.7.5 Locally Listed Buildings

125 Locally Listed Buildings are present within the study area, mainly comprising 18th-19th century housing and buildings. There is limited intervisibility between the site and these features.

3.8 Key Issues

The key issues for this site are the risk of impacting strategic viewpoints, Foster's Mill landmark building and the railway approach to Cambridge station, as well as the setting of Conservation Areas and the Railway Station Grade II Listed Building.

3.9 Potential Impacts on Cambridge and its setting

3.10 Characteristics of Cambridge:

3.10.1 Strategic Viewpoints

Tall development on the site exceeding that already developed to the west of the railway lines could affect the Viewpoints 8-11 and potentially appear in the backdrops of Viewpoints 1, and 5-7. The latter is particularly a concern. There is therefore a **moderate risk** of impact.

3.10.2 Historic Landmark Buildings

The Foster's Mill is currently surrounded by an approximately 6-storey modern residential buildings. Assuming development is sympathetic to the local prevailing building height, there is **low risk** of impact.

3.10.3 Connectivity

Development has potential, through sympathetic design and use of good quality materials, to improve the sense of arrival at Cambridge station, therefore there is a **low risk** of impact.

3.11 Potential impacts on the significance of designated and significant non-designated heritage assets

3.12 Designated and significant non-designated heritage assets – Site

3.12.1 Historic Environment Record

No archaeological remains have been recorded around the site. The site is brownfield land, having been subject to historic development, as such any remains on site are likely to have been disturbed. Overall, there is **low potential** for significant archaeology on site.

3.13 Designated and significant non-designated heritage assets – in 500 metre Study Area:

3.13.1 Conservation Areas

New Town and Glisson Road Conservation Area, Brooklands Avenue Conservation Area and Mill Road Conservation Area – site is separated from the Conservation Areas by the station/railway line and townscape, and has a minimal role in defining the Conservation Area characters. However, tall development could intrude into the setting of the Conservation Areas. Assuming development is sympathetic to the local prevailing building height there is **low risk** of impact.

3.13.2 Listed Buildings

While the setting of the Railway Station Listed Building has been transformed by contemporary development, aspects of its setting, including views of it from the main street and railway approaches, could be affected by unsympathetic development on the site, therefore there is a moderate risk of impact.

There is a **low risk** of harm to the setting of the remaining Listed Buildings.

3.13.3 Registered Parks and Gardens

The Registered Park and Garden is separated from the site by townscape and the railway and there is **low risk** for development to affect its character.

3.13.4 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

3.13.5 Locally Listed Buildings

There is **no risk** of impacting Locally Listed Buildings.

3.16 Mitigation and opportunities for enhancement

Design-based mitigation is required to ensure that the development safeguards key characteristics of Cambridge, including strategic viewpoints, Foster's Mill landmark building and the railway arrival into Cambridge, as well as the setting of the New Town and Glisson Road Conservation Area, Brooklands Avenue Conservation Area, Mill Road Conservation Area and Grade II Listed Building Railway Station.

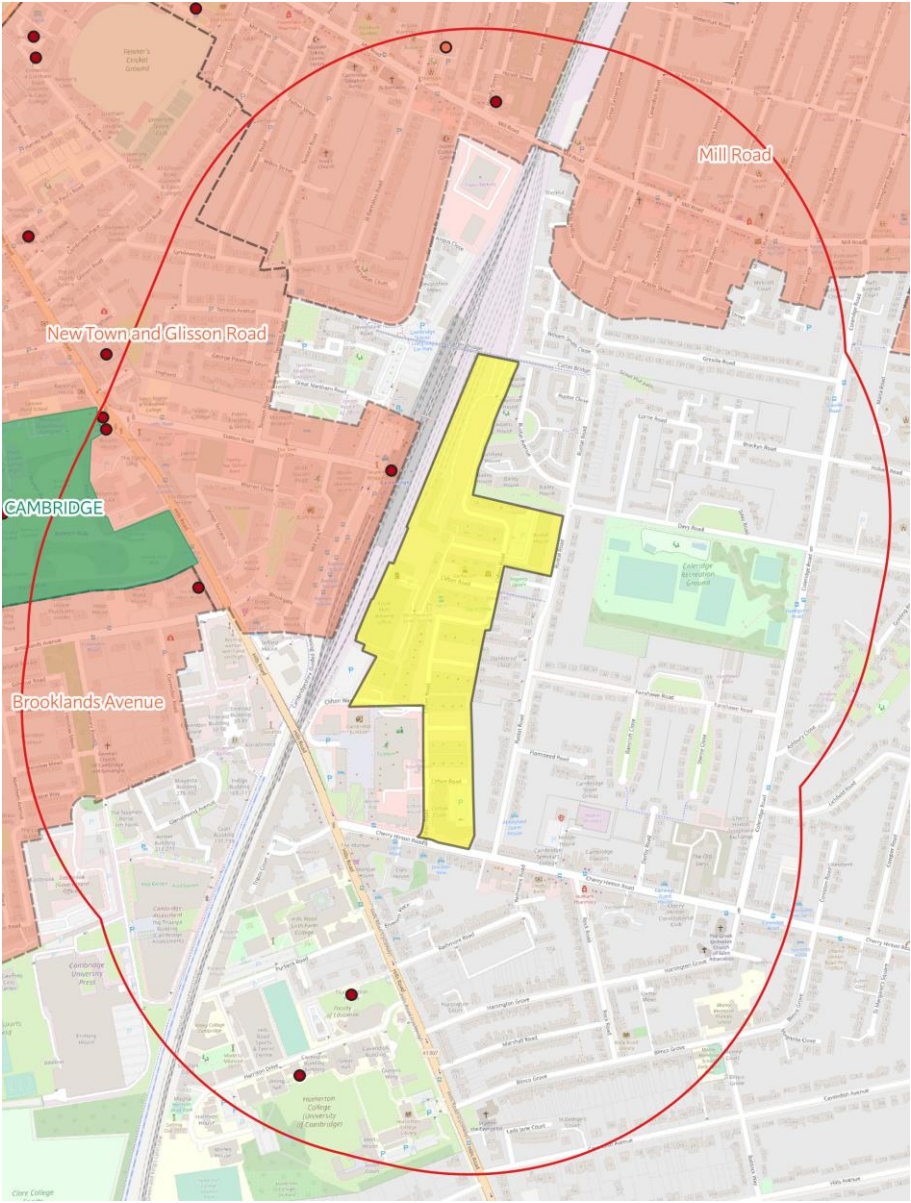
This should include maintaining building heights at 1 to 2 stories to limit visual intrusion and using sympathetic building materials to potentially improve the arrival into Cambridge station and the setting of the Railway Station Listed Building.

Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

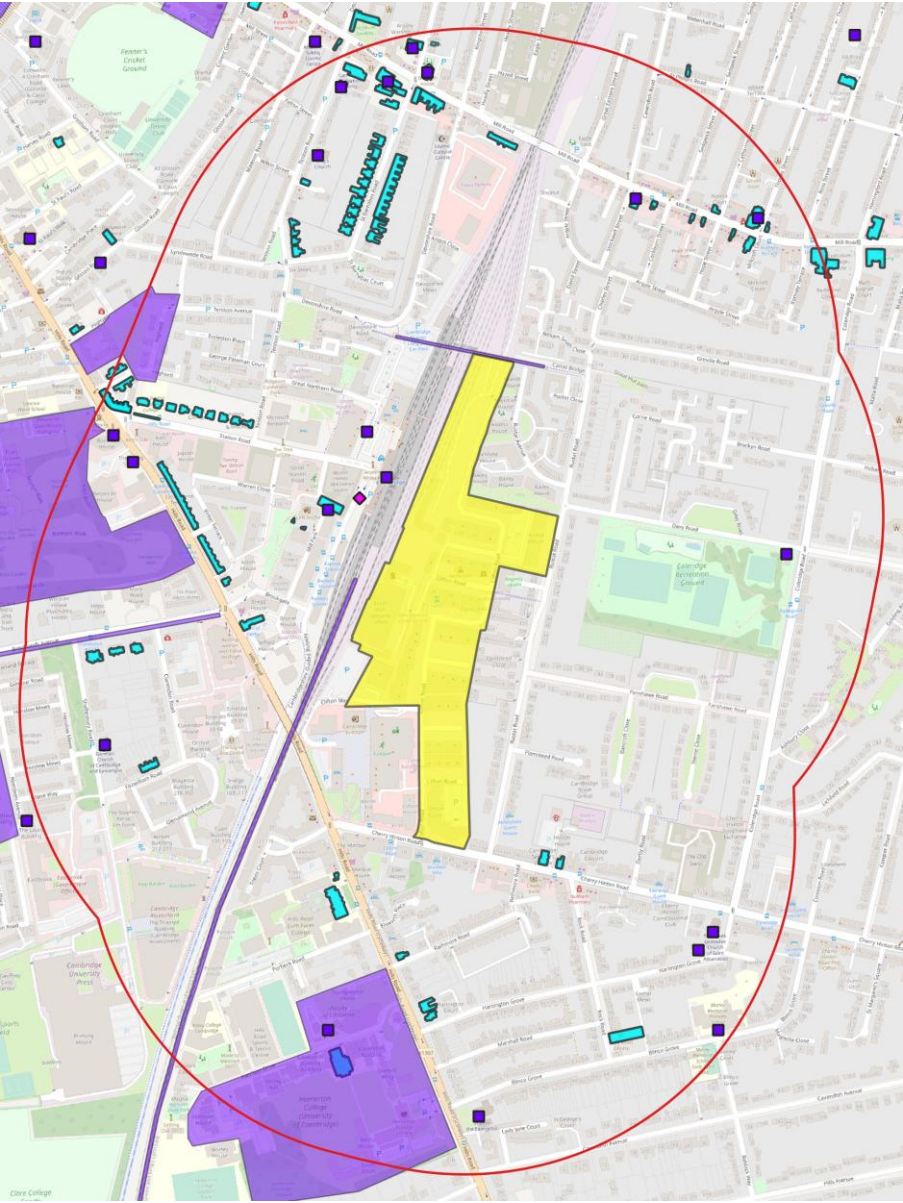
3.17 Residual risk of harm

Following the application of suitable design-based mitigation to manage height, mass, and materials the potential for significant adverse heritage impacts is **low**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area
- Designated Heritage Assets**
 - Certificate of Immunity
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Scheduled Monument
 - Registered Park and Garden
 - Conservation Area
- HER Data and Other Local Plan Information**
 - Historic Landmark Building
 - Monument
 - Monument
 - Monument
 - Historic Core
 - Locally Listed Building

4. Comfort Café, Fourwentways

JDI: 40125

Proposed Use: Employment

Mapping Reference: 40125

Allocation: New

Size (ha): 0.79

Figure: 15

4.1 Study Area

A study area of 500 metres is considered suitable given limited known assets around site and nature of proposed development.

4.2 Site Description

Brownfield site – former lodge set within a former school site, now disused – located in countryside south of Cambridge City and bounded to the west by Newmarket Road, hotel, and carpark (comprising Fourwentways Service Centre) to the north and fields east and south. Site is close to the junction of the A11 and A1307.

4.3 HIA Summary

Small brownfield site set within a former school site. The implementation of design-based mitigation, primarily in the form of building heights and screening, should ensure no impacts on the setting of designated assets. Archaeological mitigation may be required.

4.4 Summary of Relevant Baseline and Value

4.5 Characteristics of Cambridge

4.5.1 Historic Cambridge

The site is not within or near to the Historic Core of Cambridge.

4.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

4.5.3 Historic Landmark Buildings

There are no landmark buildings within the study area.

4.5.4 Connectivity

The site is located 170 metres South East of the A1307, an historic route into Cambridge from the South East which has been bisected by the modern A11 which passes 100 metres West of the site. There has resulted in a large road junction immediately to the northwest of the site and services to the south of the junction and immediately north of the site.

4.6 Designated and significant non-designated heritage assets – Site:

4.6.1 Historic Environment Record

HER features include a Bronze Age ring ditch/cemetery. The majority of this feature is located in the field to the east of the site, however, the boundary provided in the HER data indicates that the feature also crosses into the site.

4.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

4.7.1 Listed Buildings

One Grade II Listed Building, Temple Café and Restaurant, 170 metres South of site, an early 19th century building and former lodge to Abington Hall (now located within Granta Park Business Park)

4.7.2 Historic Environment Record

HER features include post medieval and undated extant structures and landscape features including field boundaries, water meadows, ring ditches (Bronze Age), and toll roads. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

4.8 Key Issues

The key issue for this site is the risk of impacting the setting of the Temple Café and Restaurant Listed Building and the potential for archaeological remains to survive on the site.

4.9 Potential Impacts on Cambridge and its setting

4.9.1 Characteristics of Cambridge:

The site is far removed from Cambridge and does not feature in any Viewpoints, thus development at this site would pose **no risk** to Cambridge and its setting.

4.10 Potential impacts on the significance of designated and significant non-designated heritage assets

4.11 Designated and significant non-designated heritage assets – Site:

4.11.1 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. The site is partly brownfield land, as such any remains in previously developed areas are likely to have been disturbed indicating **low potential** for significant archaeology, however in undeveloped areas, there is **moderate potential** for significant archaeology on site.

4.12 Designated and significant non-designated heritage assets – in 500 metre Study Area:

4.12.1 Listed Buildings

Development which overtops tree screening and nearby treescape and would introduce intervisibility between the Listed Building and new development, thus posing a **low risk** of impacting its setting.

4.12.2 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

4.13 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the setting of the listed building. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a sympathetic height, lower than the surrounding treescape and local buildings e.g., around 3 commercial storeys, is likely to be more appropriate. Further to this, proposals should consider that the development on the site may be visible from the A1307, an historic rural approach Cambridge. Development proposals should seek to retain the character of this rural approach, as such, massing and heights should be limited.

Further mitigation could include retention and consolidation of planting along the southern boundary of the site, to limit impacts on the setting of the nearby Listed Building.

Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

4.14 Residual risk of harm

Following the application of suitable mitigation strategies, the potential for significant adverse heritage effects is **low**.

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- Study Area

Designated Heritage Assets

- Certificate of Immunity
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Registered Park and Garden
- Conservation Area

HER Data and Other Local Plan Information

- Historic Landmark Building
- Monument
- Monument
- Monument
- Historic Core
- Locally Listed Building

5. Fen Road, Cambridge

JDI: 40394

Mapping Reference: RM1, H/7

Size (ha): 1.89

Proposed Use: Housing (mooring)

Allocation: New

Figure: 16 and 17

5.1 Study Area:

A study area of 525 metres is considered suitable given limited known assets around site and nature of proposed development.

5.2 Site Description

Greenfield site adjacent to river Cam and fronting onto Fen Road, with light industrial use to the north.

5.3 HIA Summary

Greenfield site which is adjacent to riverside Conservation Area with the Fen Ditton Conservation Area on the eastern side of the river Cam. The site is an important green wedge into the city which is a characteristic feature of Cambridge. The implementation of design-based mitigation, primarily in the form of avoiding areas of constraint for development in addition to building heights and screening, should limit impacts on the characteristic of Cambridge and the setting of designated. However, should prevailing heights be exceeded or development included within areas of constraint then this could increase risk. Archaeological mitigation may be required.

5.4 Summary of Relevant Baseline and Value

5.5 Characteristics of Cambridge

5.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

5.5.2 Strategic Viewpoints

The site is not a prominent feature in any Viewpoints.

5.5.3 Historic Landmark Buildings

There are no Historic Landmark Buildings within the site or study area.

5.5.4 Connectivity

The site abuts the river Cam, opposite Ditton Meadow. This is an historically significant route into the city, surviving areas that contribute to its rural setting are key to its character in approaches to the city. The site is visible from the river towpath in breaks in the treeline

5.6 Designated and significant non-designated heritage assets – Site:

No designated or non-designated heritage assets are present within the site

5.7 Designated and significant non-designated heritage assets – 500 metre Study Area:

5.7.1 Conservation Areas

The south boundary of the site abuts the riverside and Stourbridge Common Conservation Area, characterised by generally 2-storey 19th century houses in built up areas and the river and greenspace in the undeveloped areas. There is low to no visual separation between this Conservation Area and the site.

The Fen Ditton Conservation Area is greater than 25 metres east of the site across the river Cam, characterised by its history, rurality, and views of the river and Ditton Meadows. There is limited visual separation between this Conservation Area and the site.

5.7.2 Listed Buildings

Three Grade II* Listed Buildings, 15th-17th century the 2-storey Ditton Hall with many extant historic features, the 2-storey barn 15th-16th century barn to the northwest of Ditton Hall, and the Church of St Mary the Virgin with 11th century origins. All obscured from site by intervening 1-2 storey residential buildings and treescape.

One Grade II Listed Building, the 19th century garden and boundary wall to Ditton Hall, this is separated from site by Ditton Hall and intervening treescape by the river.

5.7.3 Historic Environment Record

HER features include extant post medieval to modern structures and parkland. These are further evidence of the historic rural/suburban transitional character of the area. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

5.8 Key Issues

The key issues for this site are the risk of impacting the rural character of the river Cam as a key part of the city, the two adjacent Conservation Areas and the Listed Buildings at Fen Ditton.

5.9 Potential Impacts on Cambridge and its setting

5.10 Characteristics of Cambridge:

5.10.1 Strategic Viewpoints

Development exceeding the prevailing building height of 1-2 storeys within the caravan parks to the north of site has potential to appear within Viewpoints 12 and 13, posing a **moderate risk** on views to the city and across Ditton Meadows from these points.

5.10.2 Connectivity

Development of the site that would introduce intervisibility between with the river and towpath poses **moderate risk** to the rural setting of this historic route into the city.

5.11 Potential impacts on the significance of designated and significant non-designated heritage assets

5.12 Designated and significant non-designated heritage assets – Site:

5.12.1 Historic Environment Record

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. The site is greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is **moderate potential** for significant archaeology on site.

5.13 Designated and significant non-designated heritage assets – in 500 metre Study Area:

5.13.1 Conservation Areas

The character of the Conservation Areas relies on maintaining their rural feeling and green wedge into the city, thus development exceeding the prevailing building height of 1-2 storeys would pose a **high risk** of affecting the rurality of these areas and development would affect key views which are currently rural and open in nature with limited development visible.

5.13.2 Listed Buildings

Development that would introduce intervisibility between the Listed Buildings (both within and outside the study area) and the site would impinge upon the rural setting of the Listed Buildings, however, assuming development is sympathetic to the local prevailing building height there is **low risk** of impact given the distance from the site to the Listed Buildings.

5.13.3 Historic Environment Record

There is **no risk** of impacting HER features outside of the site.

5.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character and setting of listed buildings. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to, or less than, the local prevailing building height within the local caravan parks and modern development may be appropriate. Site is not considered appropriate for tall landmark buildings.

Further mitigation should include screening of the site using the existing treescape and the planting of further trees with effective management to ensure they reach maturity in order to retain the surviving rural setting of the river Cam, the Conservation Areas, and Listed Buildings. A significant landscaped buffer to the southern half of the site would maintain an element of rurality and green wedge alongside the river Cam.

Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ,

further investigation, or recording depending on the significance of any remains found.

5.15 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm **moderate** as a result of harm to the rural context setting of the Conservation Areas, and impact on the rurality of river Cam and green wedge character of this part of the city.