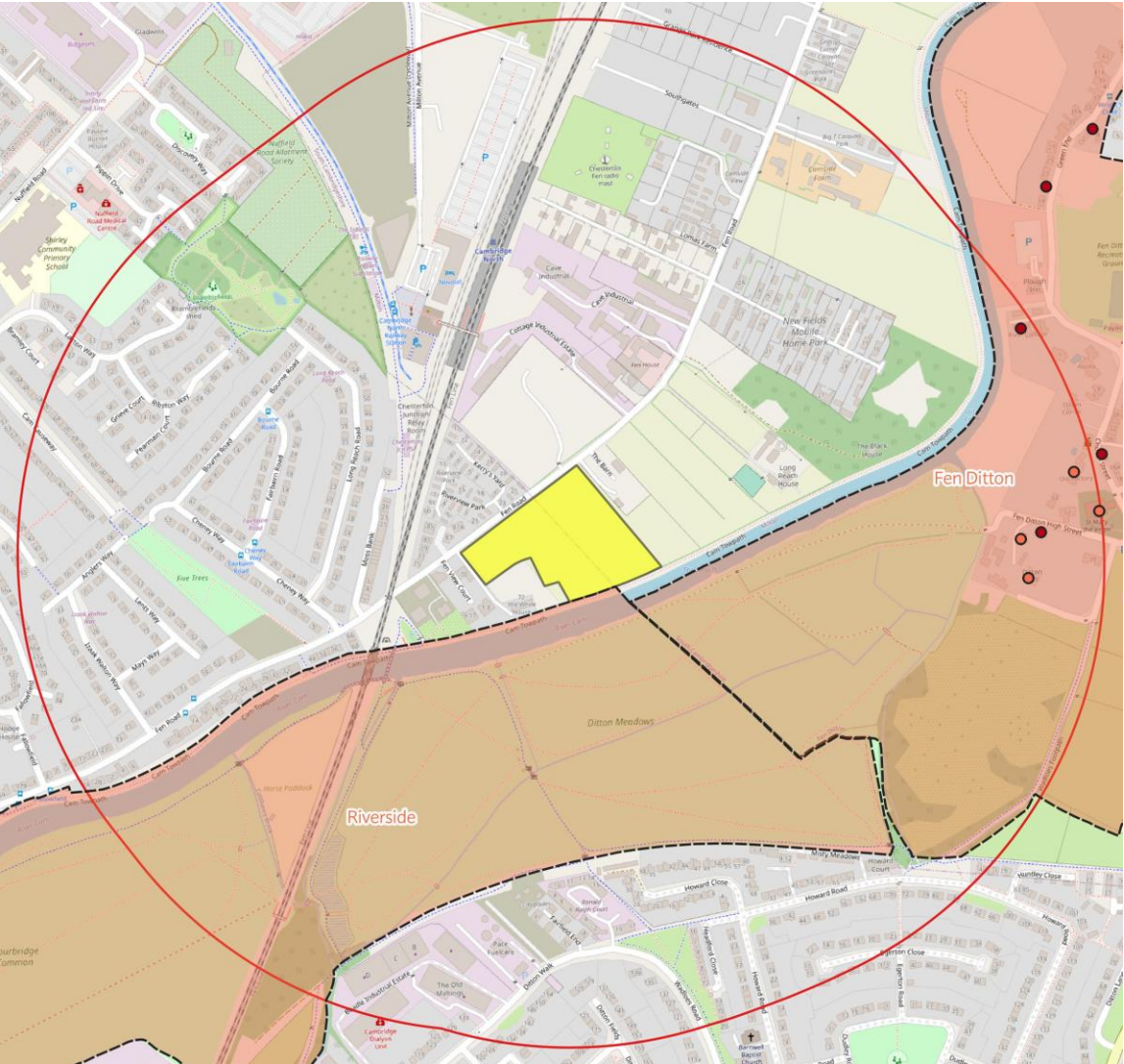
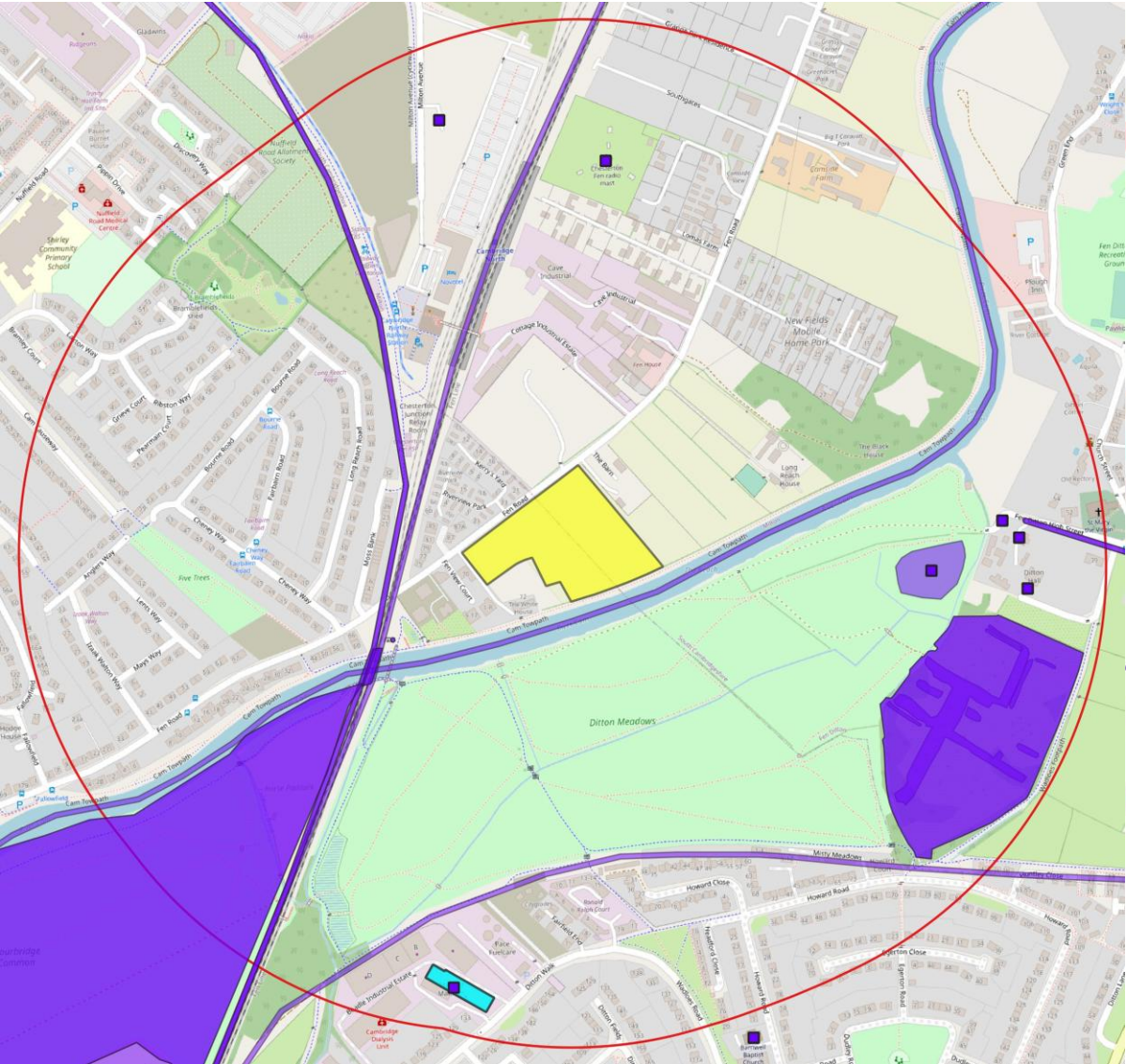


Designated Heritage Assets



Non-Designated Heritage Assets



Legend

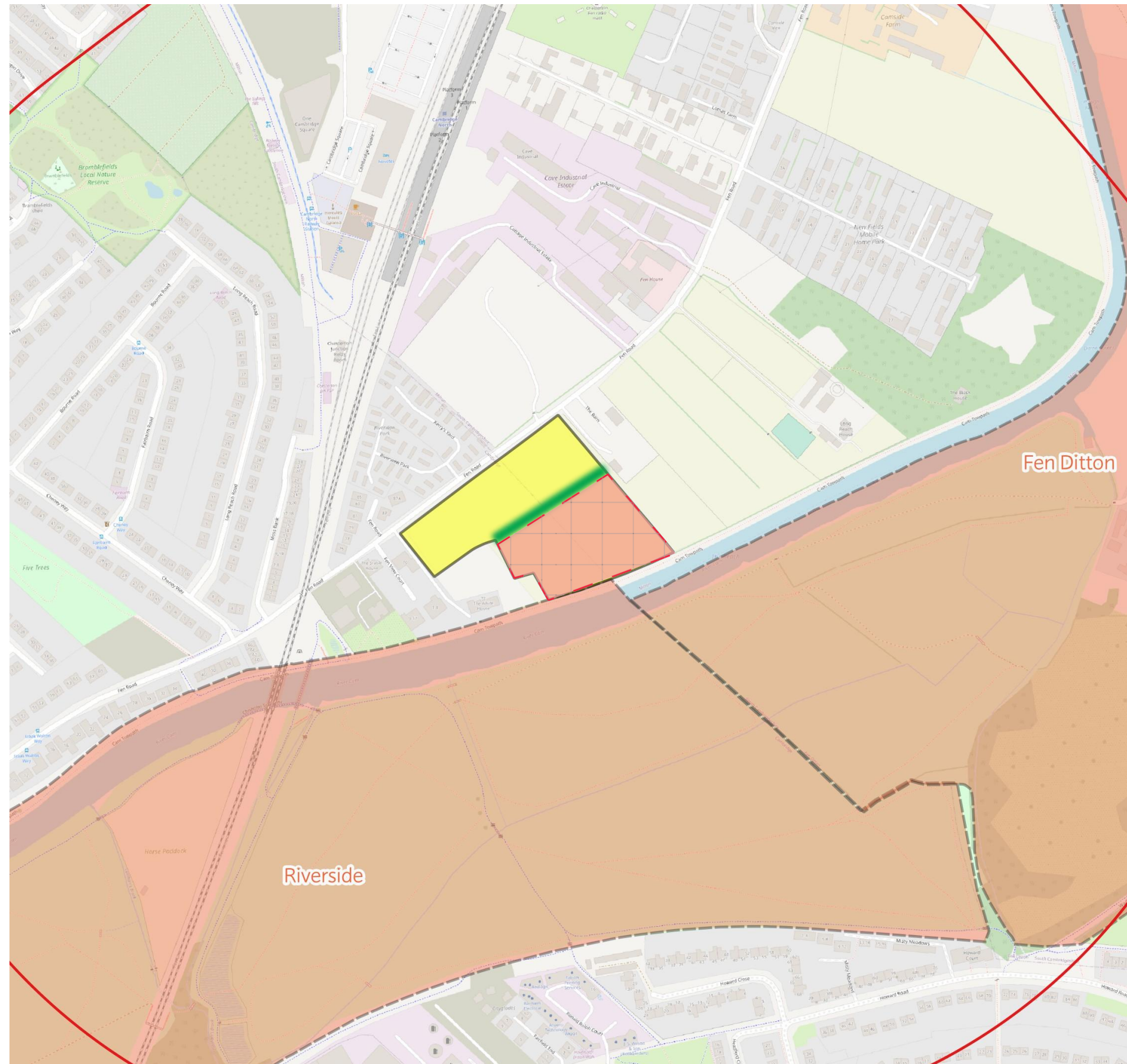
- Proposed Allocation Site
- Study Area

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

1. Former Spicers Site

JDI: OS261

Mapping Reference: -

Size (ha): 21

Proposed Use: Employment

Allocation: Existing

Figure: 18

1.1 Study Area:

A study area of 500 metres is considered suitable given the limited assets in the area around the site and the scale of proposed development.

1.2 Site Description

The site is located between to the west of Sawston and currently includes a series of industrial buildings. The site was granted planning permission in 2020 for the demolition of the existing buildings and erection of 50,445 square metres of research and development accommodation and associated infrastructure (S/0158/20/FL). This application included an “Archaeological Conservation Management and Community Outreach Plan”. This plan was accepted in principle by Historic England. The planning permission has not been implemented at this point in time.

1.3 HIA Summary

Partially brownfield site including the edge of a Scheduled Monument and including potentially significant non-designated archaeological features. The implementation of design-based mitigation, to include high-quality design of structures and careful consideration of building height, mass, and siting will be required. An archaeological management and interpretation / outreach plan should also be considered. This may limit impacts on these assets. Archaeological mitigation will 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 sites are not prominent features in any Viewpoints.

1.5.3 Historic Landmark Buildings

No landmark buildings are present in the vicinity of the site.

1.5.4 Connectivity

The sites are not on any historic routes into the city.

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

1.6.1 Scheduled Monuments

The northern part of Borough Hill, a large multivallate hillfort, is located in the south of the site. Borough Hill is the second largest of the seven hillforts known in Cambridgeshire. Borough Hill lies towards the eastern end of a series of defended sites which developed across the chalk uplands of the Chiltern Hills in the Late Bronze Age and Iron Age.

Although described as a hillfort, Borough Hill is located in a low-lying, riverine context, and so may be better described as a 'marsh fort'.

The contemporaneous large multivallate fort, Wandlebury Camp is located 4.5 kilometres to the northeast, and is intervisible with Borough Hill. The ramparts on the north and east sides of Borough Hill appear to have been enlarged, perhaps as a display of wealth and status to Wandlebury Camp. Existing buildings on the proposed development site do not break the treeline and do not compromise views between Borough Hill and Wandlebury Camp.

Borough Hill is also on the Heritage at Risk register, although despite the effects of ploughing and construction, the monument is relatively well preserved and retains evidence of elaborate defences, including a box rampart, and both simple and complex entranceways.

There have been a number of archaeological investigations around the monument; a 2001 watching brief associated with the repair of a watermain identified a surviving bank of the hillfort containing Iron Age and pre-Iron Age soils, and evidence for the Iron Age/Romano British occupation of the hill fort. Additionally, lower Bronze Age and Mesolithic material was identified.

Investigations of the site in 2008 recorded early Saxon activity and post medieval remains which indicates long-term and continued use of the monument from prehistory to the post- medieval period. This investigation in 2008 cleared archaeological material from part of the from the related development site.

There is believed to be potential for waterlogged archaeological remains related to the monument due to its wetland context, as well as further archaeological remains indicated by geophysical survey.

1.6.2 Historic Environment Record

HER features include prehistoric cropmarks representing enclosures and a paleochannel representing the former course of the Cam.

Further records include the Sawston Paper Mill and Towgood & Sons Stationery Works (later known as the Spicer Mill), both now demolished.

Features recorded within the area are known from excavated evidence, geophysical survey, and documentary sources. These include probably prehistoric enclosures and linear features that are likely associated with the Borough Hill Scheduled Monument. These indicate high potential for significant archaeological remains outside the Scheduled area, within the site. However, there has been significant clearance of archaeological material associated with the development of the existing buildings on site, which reduces the potential for surviving archaeological remains.

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

1.7.1 Historic Environment Record

HER features include undated cropmarks and field systems, a 19th century settling beds and an extractive pit, and a series of World War II pillboxes.

1.8 Key Issues

The key issues for this site are the risk of impacting the character and setting, and wider archaeological context of the Borough Hill Scheduled Monument.

1.9 Potential Impacts on Cambridge and its setting

1.10 Characteristics of Cambridge:

Development of the site will have **no impact** on the character of Cambridge.

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

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

1.12.1 Scheduled Monuments

Development of the entirety of the site risk affecting the survival of the scheduled monument, by removing archaeological remains. Development within the site outside of the Scheduled Monument also risks affecting the setting of the monument, including views to the north to Wandlebury Camp.

Development of the site outside of the Scheduled monument would result in change to the visual experience of the monument.

However, development of this site may also offer an opportunity to better respond to the needs of the monument, including improving the current management regime which could lead to its removal from the at risk register and enable further investigation and understanding of the asset.

Overall, proposals for development which replaces the current built form on the site has a **moderate risk** of affecting the setting of the Scheduled Monument, although there are also opportunities to improve the understanding of the Scheduled Monument through improved management regimes and considered design.

1.12.2 Historic Environment Record

The proximity of the archaeologically rich Scheduled Monument to the site indicates that there may be significant surviving archaeological remains. There has been clearance of the site in the past relating to previous development reducing the potential for archaeology, however in undeveloped areas, there is high potential for significant archaeology on site.

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

1.13.1 Historic Environment Record

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

1.14 Mitigation and opportunities for enhancement

Design based mitigation is required for the site to ensure potential impacts on heritage assets are avoided and opportunities for enhancement are delivered. These include:

- Consider opportunities to extend the allocation boundary to include the whole of the Scheduled Monument to better facilitate mitigation and enhancement approaches for the asset. There should be no development on any part of the Borough Hill Scheduled Monument, or associated areas of archaeological significance.

- Archaeological investigation should be undertaken in areas previously not subject to archaeological works.
- Development should be limited to the area previously subject to development to avoid impacts on potentially significant archaeology associated with the monument.
- Robust landscape buffers and screening around the asset to reduce the effects of development on the asset.
- Restrictions on building heights to avoid interrupting views between Borough Hill and Wandlebury Camp to the north.
- Restrictions on development size, mass, height, and design to ensure minimal visual harm on the Scheduled Monument.
- As per the previously consented scheme, consideration of an archaeological management plan and interpretation / outreach / public access should be considered to balance harm on the monument, this may enhance understanding of the Scheduled Monument and deliver an improved management regime on the site.

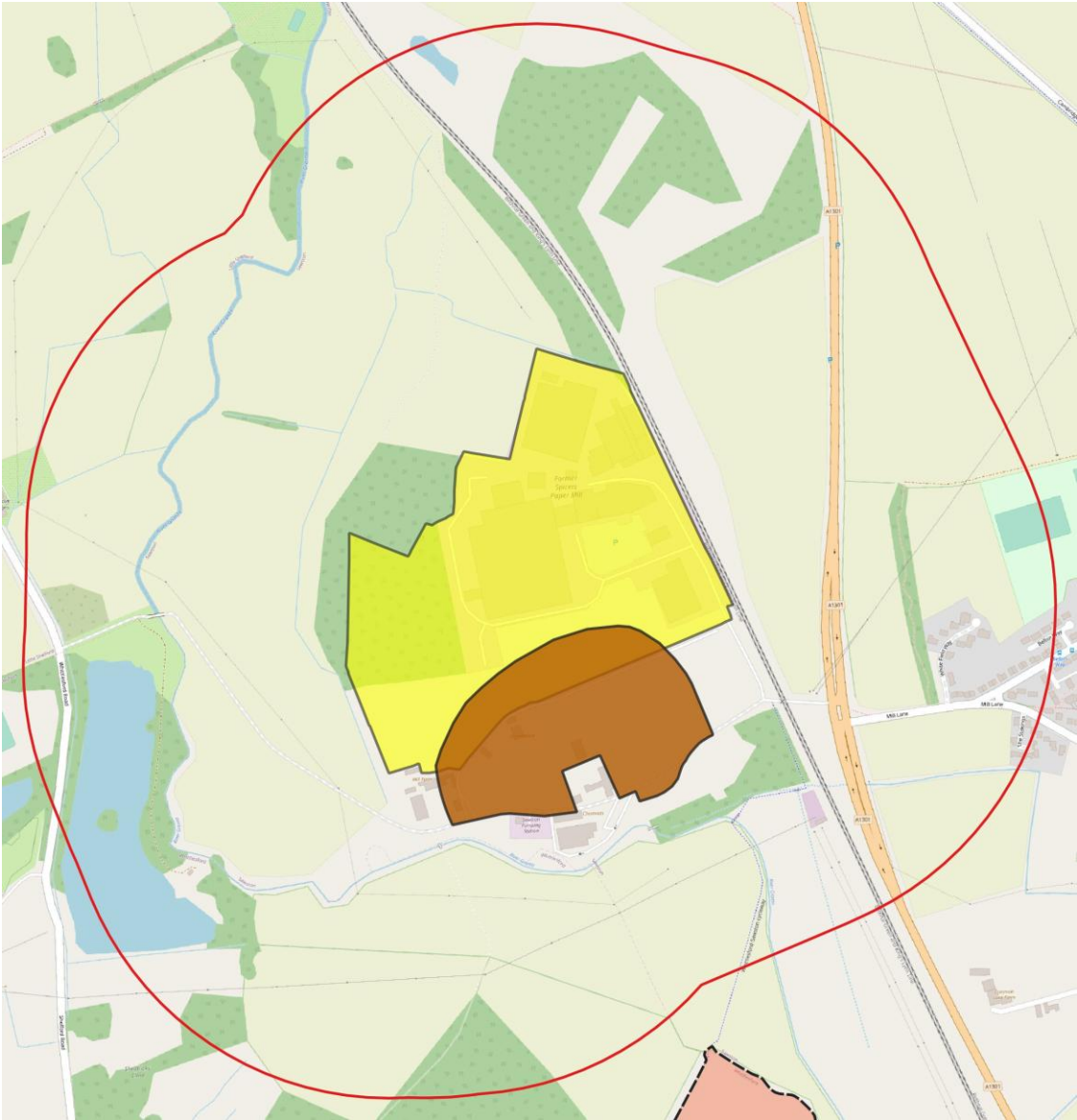
Site is not considered appropriate for tall landmark buildings.

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.

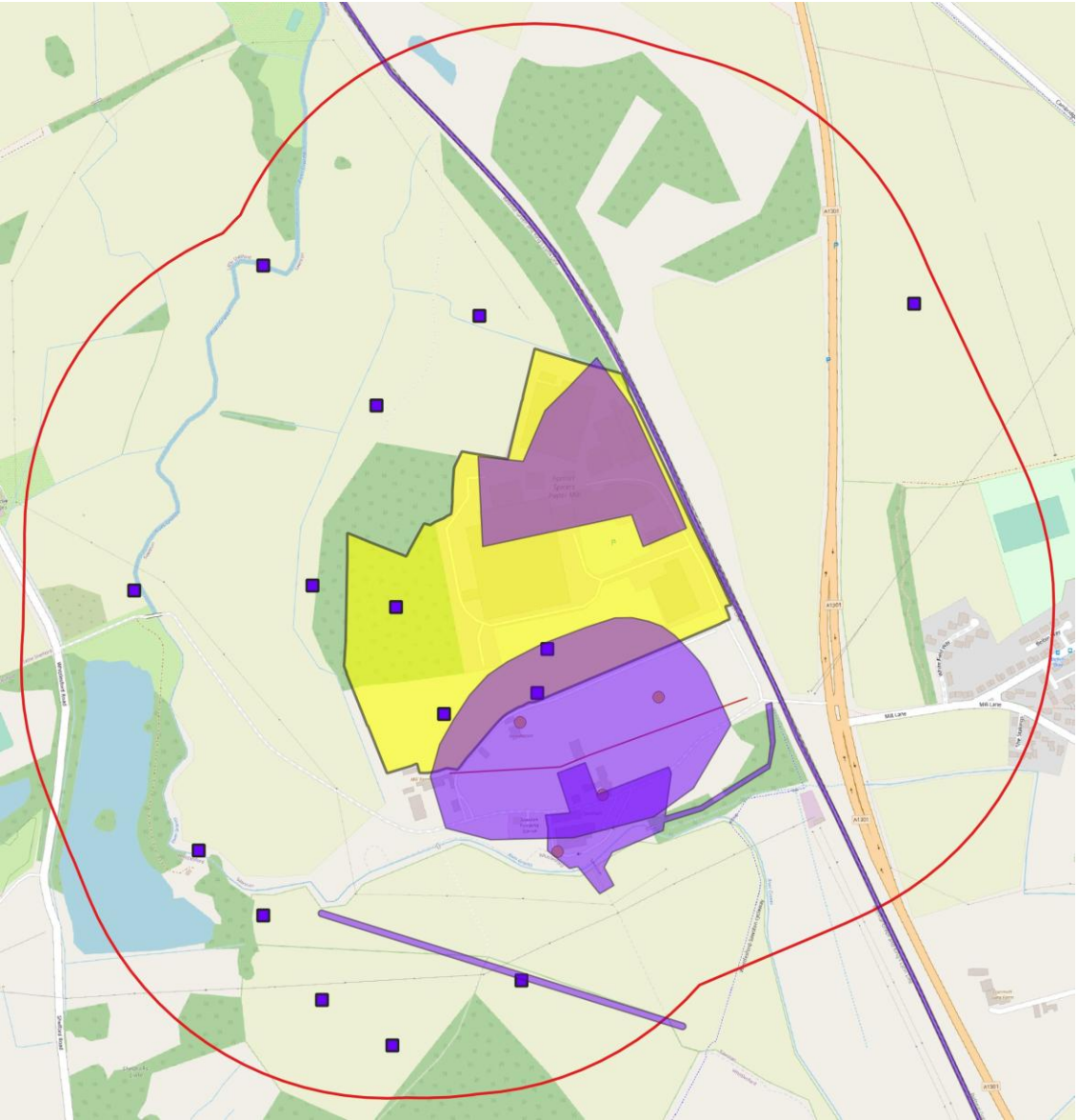
1.15 Residual risk of harm

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

Designated Heritage Assets



Non-Designated Heritage Assets



Legend

- Proposed Allocation Site
- 500m Study Area

Designated Heritage Assets

- Certificate of Immunity
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument
- Heritage at Risk
- 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. Fulbourn and Ida Darwin Hospitals

JDI: -

Proposed Use: Mixed Use (213 homes)

Mapping Reference: H/3

Allocation: Existing

Size (ha): 27

Figure: 19 and 20

2.1 Study Area:

A study area of 550 metres is considered suitable given the limited assets in the area around the site and the scale of proposed development.

2.2 Site Description

The site is located between Cherry Hinton and Fulbourn in an area currently occupied by hospital. The site comprises two separate areas. Approval of reserved matters application for redevelopment of the eastern site area with over 200 dwellings. Permission has also been granted for demolition of Fulbourn Social Club adjacent to western site area and construction of 72 bedroom care home, although not within the site.

2.3 HIA Summary

Eastern area of the site has been approved for housing development. Design based mitigation is required to limit potential impacts on Conservation Areas and Listed Buildings, to lower the risk of significant residual harm low. Archaeological investigation might also be required.

2.4 Summary of Relevant Baseline and Value

2.5 Characteristics of Cambridge

2.5.1 Historic Cambridge

The sites are not within the Historic Core of Cambridge, it is on the periphery of the Cherry Hinton suburb, 4-5 kilometres southeast of the Core.

2.5.2 Strategic Viewpoints

The sites are not prominent features in any Viewpoints.

2.5.3 Historic Landmark Buildings

No landmark buildings are present in the vicinity of the site.

2.5.4 Connectivity

The sites are not on any historic routes into the city.

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

2.6.1 Conservation Areas

The Fulbourn Hospital site is almost entirely within The Fulbourn Hospital Conservation Area. This Conservation Area is characterised by 19th century 2-3 storey asylum buildings and extensive areas of modern single storey hospital buildings. There are numerous areas of open space. The 19th century Victoria Building, an original 5-storey asylum building, is a prominent feature of the local

skyline. The Entrance lodge on the southern edge is also a locally prominent element.

2.6.2 Historic Environment Record

HER features include a 19th century lodge and a Second World War pillbox

2.7 Designated and significant non-designated heritage assets – 550 metre Study Area:

2.7.1 Conservation Areas

The Fulbourn Conservation Area is present in the east of the study area, 230 metres from the Ida Darwin Hospital site. This Conservation Area is characterised by its compact centre, heavily treed surroundings, 18th-19th century 1-2 storey buildings with evidence of traditional craftsmanship and distinct building materials.

2.7.2 Listed Buildings

One Grade II Listed Building, a 2-storey 19th century residential building 330 metres west of the Ida Darwin Hospital site. Open field can be viewed from the Listed Building to the west along Hinton Road, evidence of its rural setting. Site is separated by intervening treescape.

One Grade II Listed Building is present on the periphery of the study area, to the southeast. This is a windmill occupying an area of high ground facing toward the sites. There is strong intervisibility between this Listed Building and the sites.

2.7.3 Scheduled Monuments

Settlement site by Caudle Corner Farm located north of the site in open field. No above ground extant remains visible in current satellite imagery.

2.7.4 Historic Environment Record

HER features include extant 19th century structures, cropmarks indicating an Iron Age settlement, and undated landscape features. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

2.8 Key Issues

The key issues for this site are the risk of impacting the character and setting of the Fulbourn Hospital Conservation Area, the Fulbourn Conservation Area, and Listed Buildings and of intruding on Viewpoints.

2.9 Potential Impacts on Cambridge and its setting

2.10 Characteristics of Cambridge:

Development of the sites is unlikely to impact the character of Cambridge.

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

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

2.12.1 Conservation Areas

Development exceeding the local prevailing building height and treescape within the Conservation Area would negatively impact the setting and character of this Conservation Area. Development that removes and reduces the extent of open space in the hospital conservation area would also be harmful to the character of the area. As such there is a **moderate to high level** of risk.

2.12.2 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.

2.13 Designated and significant non-designated heritage assets – in 550 metre Study Area:

2.13.1 Conservation Areas

Development of the eastern parcel of the allocation may affect the setting and character of the Fulbourn Conservation Area, this parcel has consent and development is underway. **Low risk**.

2.13.2 Listed Buildings

Development exceeding the local prevailing building height and treescape may affect the setting of Listed Buildings, but there is a high degree of separation, hence **low risk**.

2.13.3 Scheduled Monuments

Assuming that heights are maintained at or below local prevailing building heights, there is a **low risk** of impacting the setting of the SM.

2.13.4 Historic Environment Record

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

2.14 Mitigation and opportunities for enhancement

Design based mitigation is required for the western parcel to ensure potential impacts on the conservation area are avoided and opportunities for enhancement are delivered. These include:

- retention of key open spaces in the site, particularly in the south and southwest of the allocation area
- replacement of existing modern low-quality buildings with new development that reflects the architectural quality of the core buildings in the conservation area

- restrictions on building heights to maintain treed skyline and backdrop of views of the main hospital building

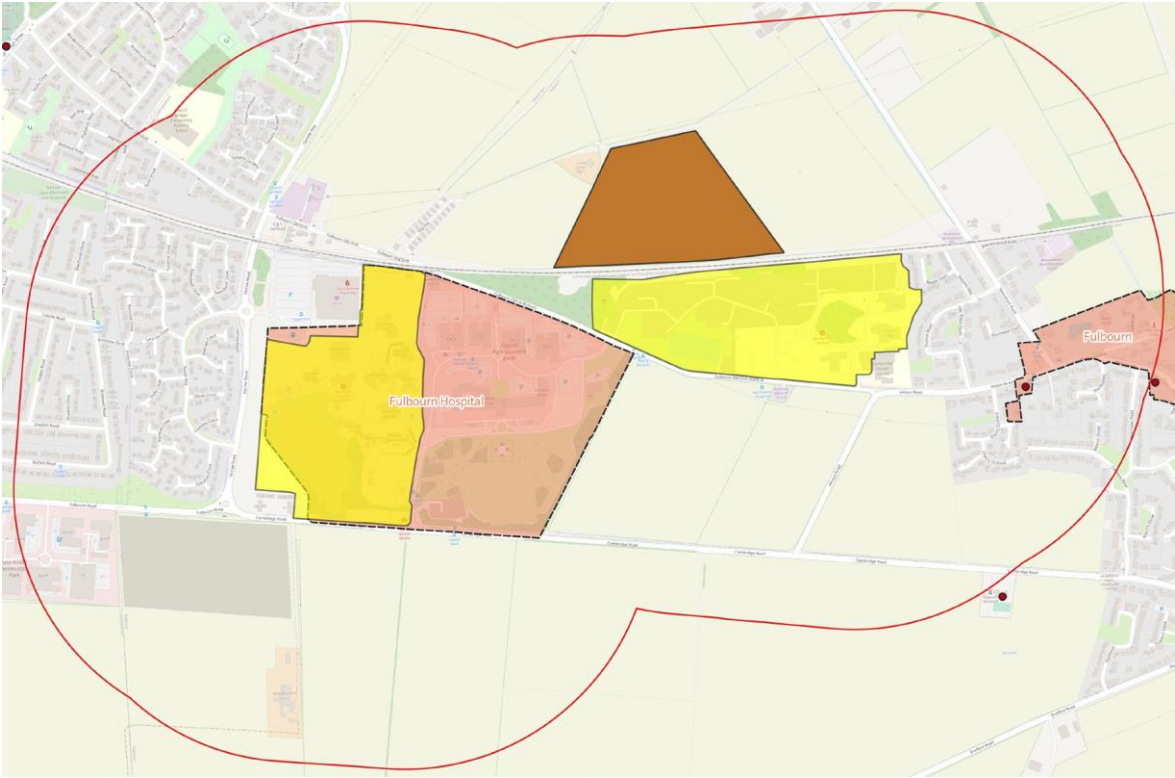
Site is not considered appropriate for tall landmark buildings.

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.

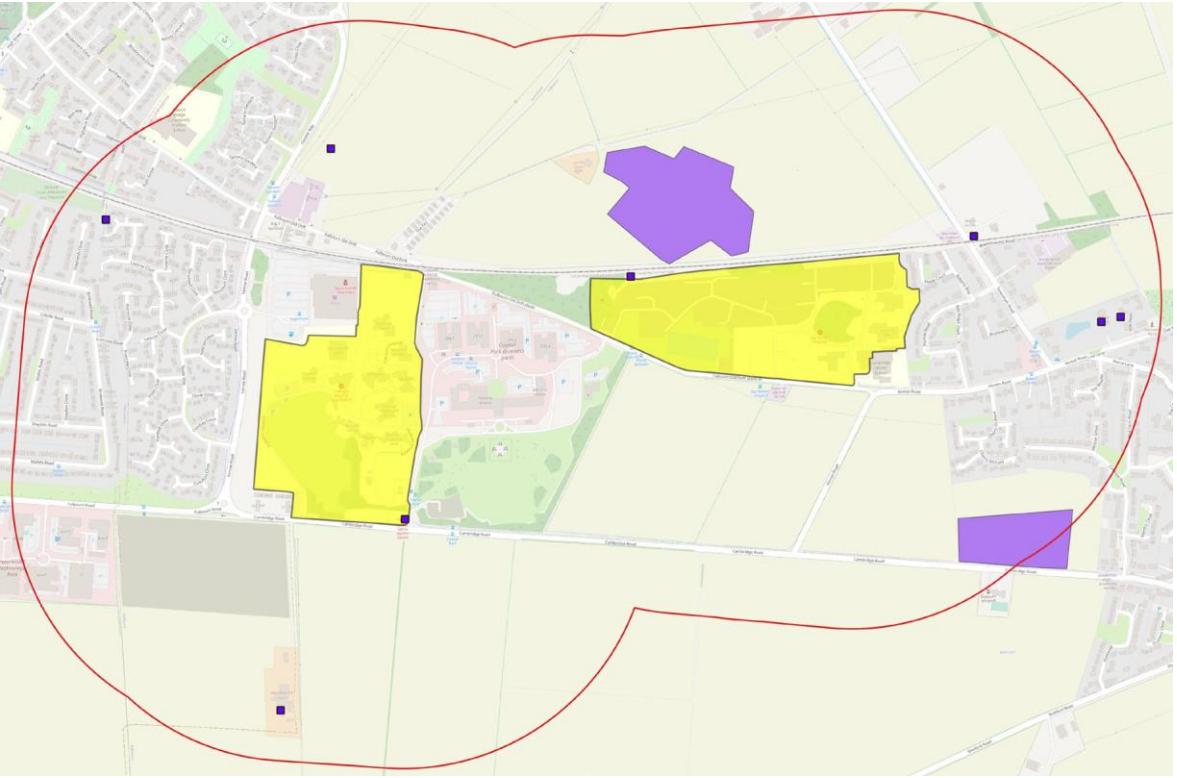
2.15 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **moderate / 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



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. Fulbourn Road East, Cambridge

JDI: OS055

Proposed Use: Employment

Mapping Reference: E/3

Allocation: Existing

Size (ha): 6.92

Figure: 21

3.1 Study Area:

A study area of 500 metres is considered suitable given the limited assets in the area around the site and the scale of proposed development.

3.2 Site Description

The site is located in undeveloped land immediately south of Cherry Hinton and bound to the north by Cambridge Road / Fulbourn Road, to the west by Peterhouse Technology Park, and to the south and east by open field.

3.3 HIA Summary

Greenfield site very close to the Fulbourn Hospital Conservation Area, with low tree screening between. 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. Further archaeological mitigation may be required.

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, it is on the periphery of the Cherry Hinton suburb, approximately 4 kilometres southeast of the Core.

3.5.2 Strategic Viewpoints

The site occupies the peripheral backdrop of Viewpoint 9.

3.5.3 Historic Landmark Buildings

No Historic Landmark Buildings are present in the vicinity of the site.

3.5.4 Connectivity

The site is on the junction of Fulbourn Road and Cambridge Road.

3.6 Designated and significant non-designated heritage assets –

Site: No designated or 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

The Fulbourn Hospital Conservation Area is in the northeast of the study area, its closest edge 35 metres from the site. This Conservation Area is characterised by

19th century 2-3 storey asylum buildings and modern single storey hospital buildings.

The 19th century Victoria Building, an original 5-storey asylum building, is a prominent feature of the local skyline. The buildings are separated visually from site by modern residential buildings on Fulbourn Road, and intervening treescape.

3.7.2 Historic Environment Record

HER features include extant 19th-20th century structures and undated cropmarks. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

3.8 Key Issues

The key issues for this site are the risk of impacting the character and setting of the Fulbourn Hospital Conservation Area, and of intruding on Viewpoints.

3.9 Potential Impacts on Cambridge and its setting

3.10 Characteristics of Cambridge:

3.10.1 Strategic Viewpoints

Any development on the site will be visible in the backdrop of Viewpoint 9, tall development exceeding the local prevailing building height may negatively impact the view from Viewpoint 9 and may intrude on the periphery of Viewpoint 7. The maximum building height in the area is c.5-storeys located at the Peterhouse Technology Park to the west of the site. Development poses a **moderate 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

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, archaeological evaluation has been undertaken.

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

3.13.1 Conservation Areas

Development may affect the setting of the Fulbourn Hospital Conservation Area in terms of views form and to the conservation area; as such there is a **moderate level of risk**.

3.13.2 Historic Environment Record

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

3.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the setting of the conservation area and impingement on views. This should include

- measures to manage building heights and mass. Development at a scale similar to the prevailing building height to the north and west may be appropriate
- use of appropriate materials to reduce visual intrusion
- restricting the scale and / or presence of development in the eastern portion of the site
- maintaining and strengthening screening around the site, particularly to the south and east.

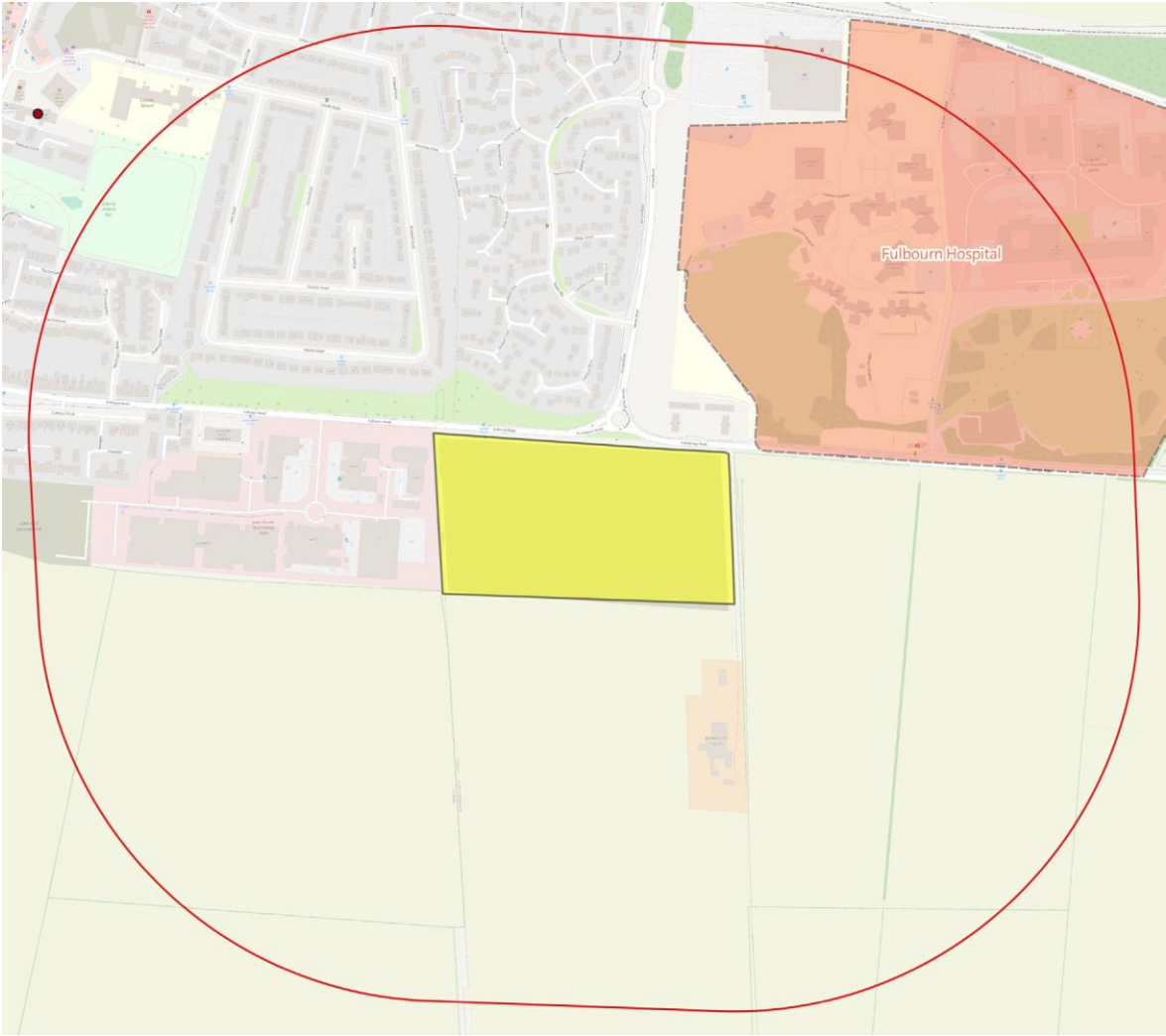
The Site is not considered appropriate for tall landmark buildings.

Archaeological evaluation has occurred. Further mitigation may be required.

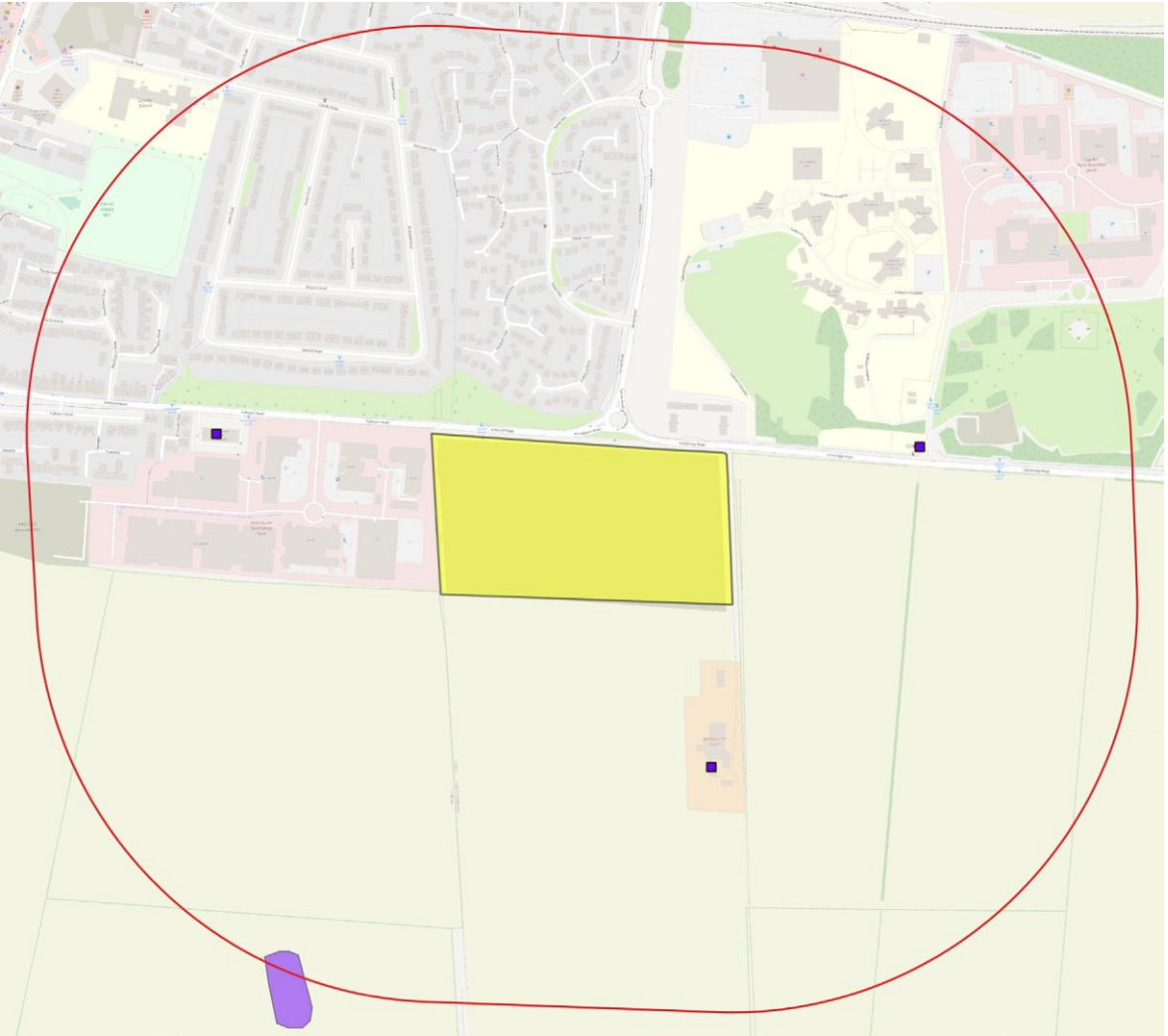
3.15 Residual risk of harm

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

4. Fulbourn Road, West 1 & 2, Cambridge

JDI: -

Proposed Use: Employment

Mapping Reference: GB3-4

Allocation: Existing

Size (ha): 3.58

Figure: 22

4.1 Study Area:

A study area of 500 metres is considered suitable given the limited assets in the area around the site and the scale of proposed development.

4.2 Site Description

Partially cleared greenfield, partially developed land to south of Cherry Hinton and bound to the north by residential area on Cambridge Road / Fulbourn Road, to the east by Peterhouse Technology Park, to the west by Limekiln woods and open fields to the south.

4.3 HIA Summary

Partially Greenfield site very close to the Fulbourn Hospital Conservation Area, with low tree screening between. 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. 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 the Historic Core of Cambridge, it is within the Cherry Hinton suburb, approximately 3.5 kilometres southeast of the Core.

4.5.2 Strategic Viewpoints

The site occupies the backdrop of Viewpoint 9.

4.5.3 Historic Landmark Buildings

No landmark buildings are present in the vicinity of the site.

4.5.4 Connectivity

The site is set back from Fulbourn Road and does not affect connectivity to Cambridge.

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

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

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

4.7.1 Listed Buildings

Five Grade II Listed Buildings including 16th-19th century, 1-2 storey buildings. Separated spatially and visually from site by modern 2-storey townscape spanning from Fulbourn Road and treescape from Lime Kiln Close.

4.7.2 Historic Environment Record

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

4.8 Key Issues

The key issues for this site are the risk of impacting the local Listed Buildings and of intruding on Viewpoints.

4.9 Potential Impacts on Cambridge and its setting

4.10 Characteristics of Cambridge:

4.10.1 Strategic Viewpoints

Any development on the site may be visible in the backdrop of Viewpoint 9, tall development exceeding the local prevailing building height may negatively impact the view from Viewpoint 9 and may intrude on the periphery of Viewpoint 7. Thus, there is **moderate risk** of impact.

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

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

4.12.1 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 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.

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

4.13.1 Listed Buildings

Development exceeding the local prevailing building height and treescape in Cherry Hinton will introduce intervisibility between the Listed Buildings and the site. This would negatively impact the setting of the Listed Buildings

4.13.2 Historic Environment Record

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

4.14 Mitigation and opportunities for enhancement

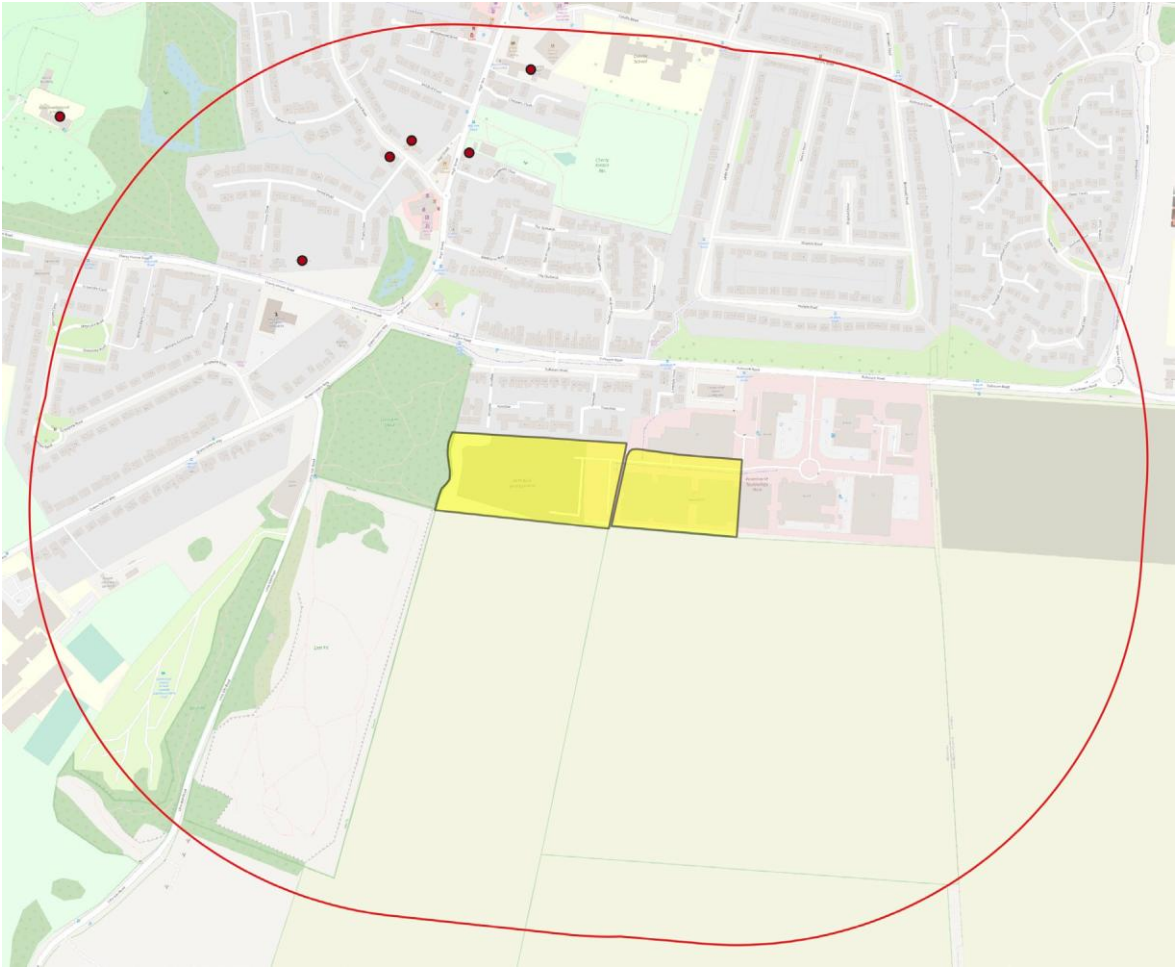
Design based mitigation is required to limit potential impacts, this should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to, or less than, the local prevailing building height may be appropriate. Site is not considered appropriate for tall landmark buildings.

Archaeological investigation (starting with desk based assessment) may 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.

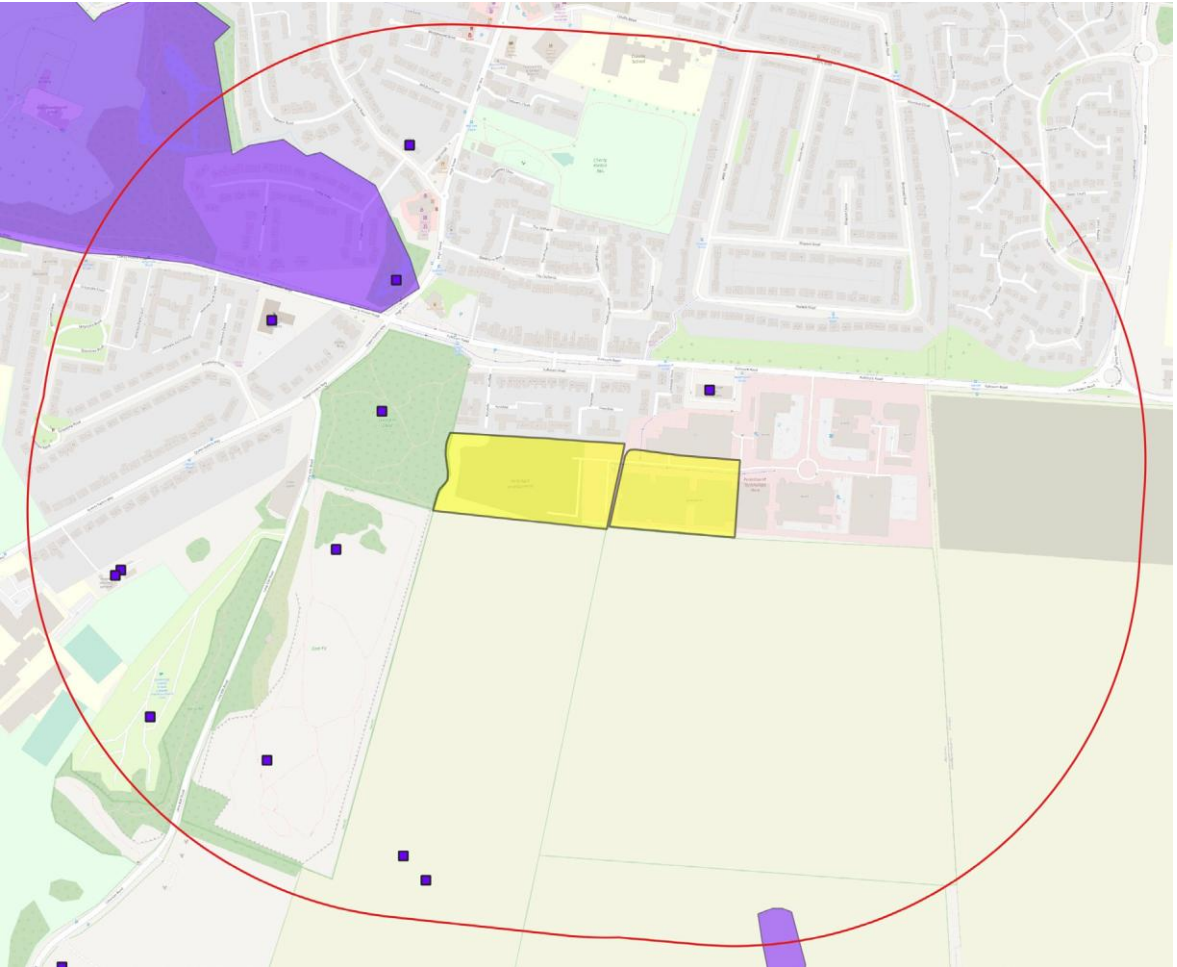
4.15 Residual risk of harm

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

5. Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge

JDI: 44108a

Proposed Use: Housing (12 homes)

Mapping Reference: 44108

Allocation: New

Size (ha): 0.09

Figure: 23

5.1 Study Area:

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

5.2 Site Description

Brownfield site currently occupied by two rows of garages. Buildings are 1 storey in height.

5.3 HIA Summary

Brownfield site immediately adjacent to the Mill Road Conservation Area and shares some intervisibility with the Church of St Matthew 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. There are opportunities for design to enhance character and setting of heritage assets. 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 but is 500 metres to the east.

5.5.2 Strategic Viewpoints

The site is not a prominent feature in any strategic viewpoints.

5.5.3 Historic Landmark Buildings

No Historic Landmark Buildings are present within the site.

5.5.4 Connectivity

The site is not on a road.

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

There are no designated or non-designated heritage assets within the site.

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

5.7.1 Conservation Areas

The site is close to the Mill Road Conservation Area, characterised as well-detailed and well-preserved Victorian suburb with a robust skyline. Existing buildings are typically 2-4 storeys in height.

The site is a distance south of the riverside Conservation Area, characterised by the river and adjacent commons as well as some smaller residential areas.

The site is east of the Kite Conservation Area, a mainly residential area and cohesive townscape with 19th century historic terraces on a street grid pattern. Existing buildings are 3-4 storeys in height.

5.7.2 Listed Buildings

Two Grade II* Listed Buildings including the remains of a 13th century stone building associated with Barnwell Priory in the north of the study area, and a 19th century theatre in the northwest of the study area. These are visually separated from site by intervening townscape.

Thirty one Grade II Listed Buildings including a series of 19th century buildings and features, and tombs within the Mill Road Cemetery. The Church of St Matthew, with mid-19th century origins, is 55 metres northeast of the site, there is some visibility from the east of the site to the church, and the remaining Listed Buildings are visually separated from the site by intervening townscape.

5.7.3 Registered Parks and Gardens

The Mill Road Cemetery Registered Park and Garden is less than 80 metres south of the site. This is a 19th century cemetery with a dense treescape and there is currently no intervisibility between the cemetery and the site.

5.7.4 Historic Environment Record

HER features include extant 19th-20th century buildings, and a medieval wall. These are spread across the study area.

5.7.5 Locally Listed Buildings

Seventy-eight Locally Listed Buildings are present within the study area, mainly comprising 19th century houses.

5.8 Key Issues

The key issues for this site are the risk of impacting the character and setting of the Mill Road Conservation Area, the Mill Road Cemetery Registered Park and Garden and the nearby Listed Buildings

5.9 Potential Impacts on Cambridge and its setting

5.10 Characteristics of Cambridge:

5.10.1 Historic Cambridge

Tall and unsympathetic development may intrude upon the character of the Historic Core, although physical separation of the site and the core indicates that there is **low risk** of impact.

5.10.2 Strategic Viewpoints

Tall development within the site could appear in the backdrop of Viewpoint 1, therefore there is a **moderate risk** of impact.

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. However, the site is brownfield land that has been subject to historic development which is likely to have disturbed any remains on site. Overall, there is **low 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 site currently plays a limited to no role in defining the character of the adjacent Mill Road Conservation Area. However, tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at or below local prevailing building heights there is a **low risk**.

5.13.2 Listed Buildings

Tall and/or unsympathetic development of the site poses a **moderate risk** of impacting the setting and character of the adjacent Church of St Matthews Grade II Listed Building. There is **low risk / no risk** of impacting the remaining Grades I-II Listed Buildings due to visual and physical separation.

5.13.3 Registered Parks and Gardens

Tall development may intrude into the setting of the Mill Road Registered Park and Garden, but assuming that heights are maintained at or below local prevailing building heights there is a **low risk**.

5.13.4 Historic Environment Record

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

5.13.5 Locally Listed Buildings

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

5.14 Mitigation and opportunities for enhancement

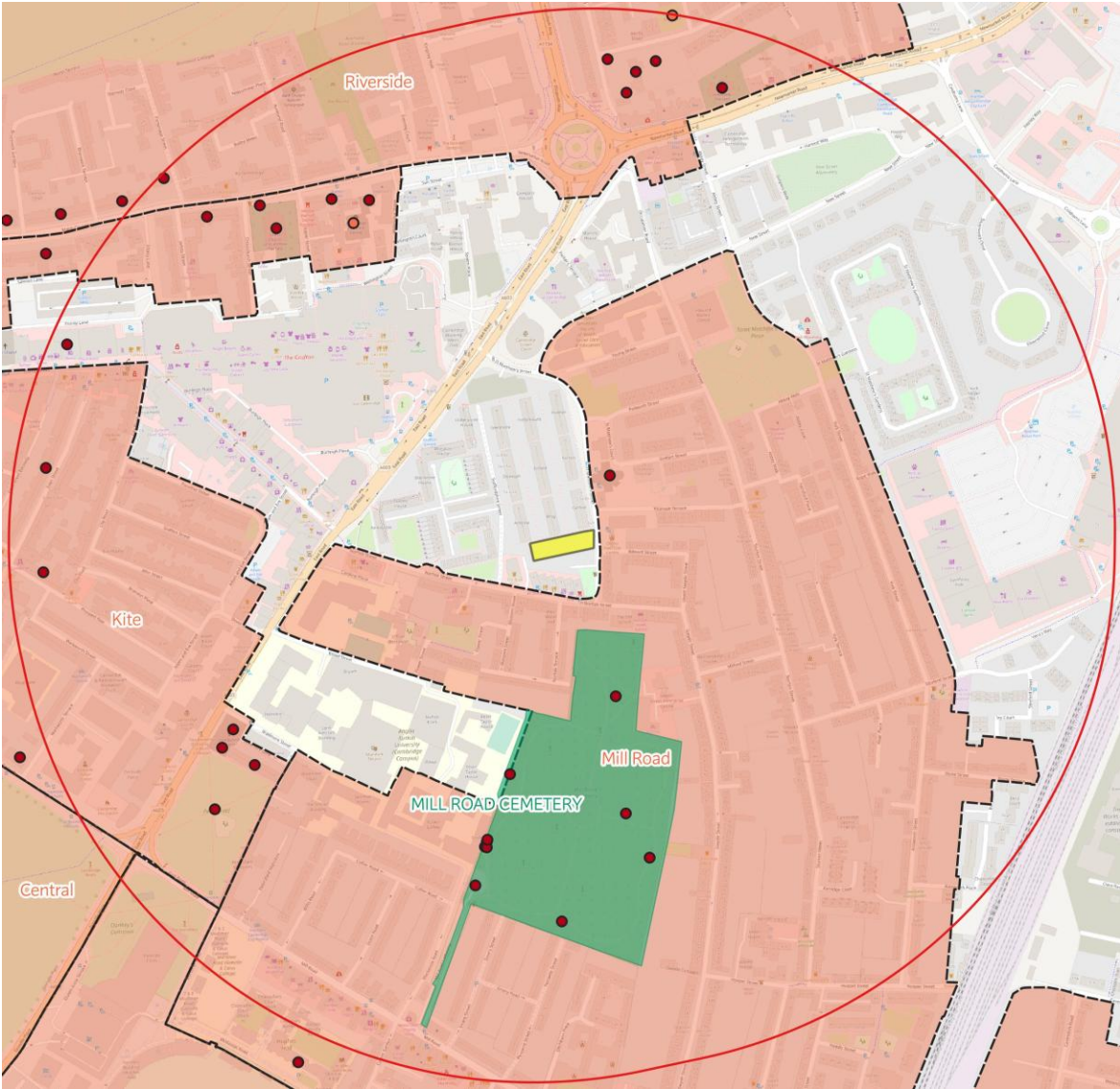
Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character and setting of Listed Buildings. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development similar to local context heights would be appropriate. Site is not considered appropriate for tall landmark buildings.

Archaeological investigation (starting with desk based assessment) may 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.

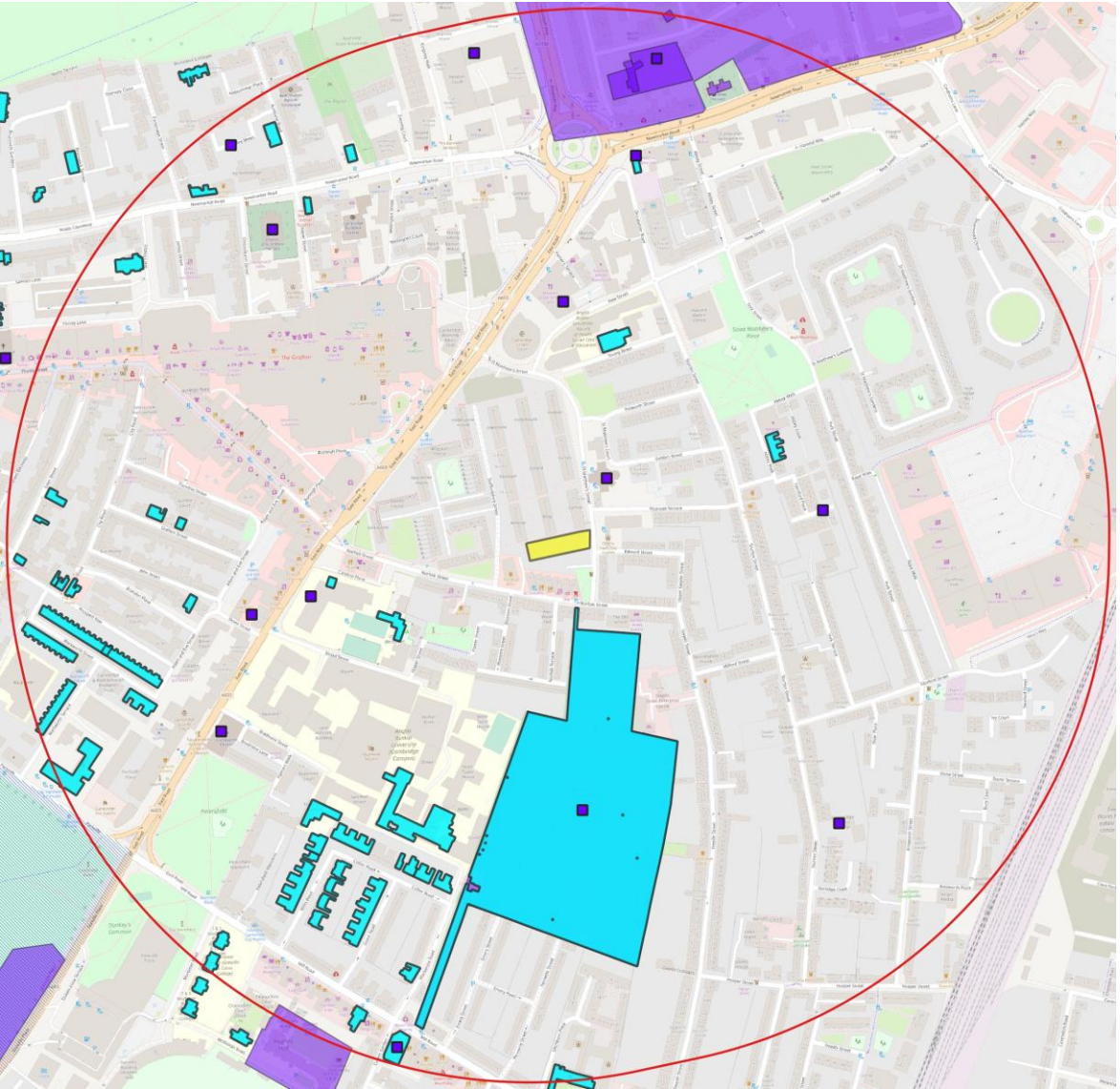
5.15 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm 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

6. Grange Farm off Wilberforce Road, Cambridge

JDI: 40298

Proposed Use: Housing (48 homes)

Mapping Reference: U3

Allocation: Existing

Size (ha): 1.21

Figure: 24

6.1 Study Area:

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

6.2 Site Description

Greenfield site to the west of the city, bounded on the north by athletics grounds and associated buildings, and the southeast by Grange Farm. In other directions the site is surrounded by fields. The site is currently screened on the west side by trees.

Permission has been granted for the demolition of existing buildings/structures and the erection of college accommodation, new access, and landscaping. The new accommodation is approved up to 4 storeys (3 traditional storeys with loft converted into accommodation). The proposal includes around 40 units.

6.3 HIA Summary

Greenfield site partly within and partly adjacent to the West Cambridge Conservation Area and in foreground of Viewpoint 14. The implementation of design-based mitigation, primarily in the form of building height, density, and screening should limit impacts on the character of the Conservation Area and Viewpoint 14, however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. Archaeological mitigation may be required.

6.4 Summary of Relevant Baseline and Value

6.5 Characteristics of Cambridge

6.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

6.5.2 Strategic Viewpoints

The site lies in the foreground of Viewpoint 14 and the periphery of Viewpoint 3 and 4.

6.5.3 Historic Landmark Buildings

There are no Landmark Buildings within the study area.

6.5.4 Connectivity

The site is not on a road.

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

6.6.1 Conservation Areas

Parts of the site lie within the West Cambridge Conservation Area, characterised by a grid-like street pattern of 19th century housing. The site is on the western periphery of the Conservation Area. It forms part of the rural setting of the conservation area in terms of views out from and into the area. The conservation area is extensive, but locally characterised by low density development.

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

6.7.1 Listed Buildings

Two Grade II* Listed Buildings, the late 20th century Clare Hall and Robinson College. These are intervisible with the site down Herschel Road.

Five Grade II Listed Buildings, predominantly 20th century college buildings and 19th-20th residential buildings and structures. These are focussed in the east of the site, mostly separated from site by intervening townscape, although the Emmanuel Sports Pavilion shares some intervisibility with the site.

6.7.2. Historic Environment Record

HER features include extant 18th-19th century buildings and medieval ridge and furrow.

6.7.3 Locally Listed Buildings

Sixteen Locally Listed Buildings fall within the study area including 19th century houses. These are obscured from the site by treescape and intervening townscape.

6.8 Key Issues

The key issue for this site is the risk of impacting the character and the setting of the West Cambridge Conservation Area and Viewpoint 14.

6.9 Potential Impacts on Cambridge and its setting

6.10 Characteristics of Cambridge:

6.10.1 Strategic Viewpoints

Tall development within the site could appear in the foreground of Viewpoint 14, therefore there is a **moderate risk** of impact.

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

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

6.12.1 Conservation Areas

The site plays a role in defining the character and setting of the West Cambridge Conservation Area. It is currently partly open (to the north) with low density development in the southern part of the allocation site (within the conservation area).

The approved scheme includes the construction of 4 storey buildings (3 traditional storeys and a loft conversion) at relatively low density (around 40 units, spread throughout the site) with considerable intervening tree planting. Based on the proposed heights and density, this scheme is unlikely to adversely affect the character and setting of the conservation area, there is therefore a **low risk**

6.12.2 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 undeveloped parts of the site.

6.12.3 Archaeological Investigation

The results of archaeological investigation of the site revealed the presence of Roman materials, notably a Roman Road and associated finds. Further finds included Post Medieval material associated with 19th-20th century farming.

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

6.13.1 Historic Environment Record

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

6.13.2 Locally Listed Buildings

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

6.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the conservation area and View 14.

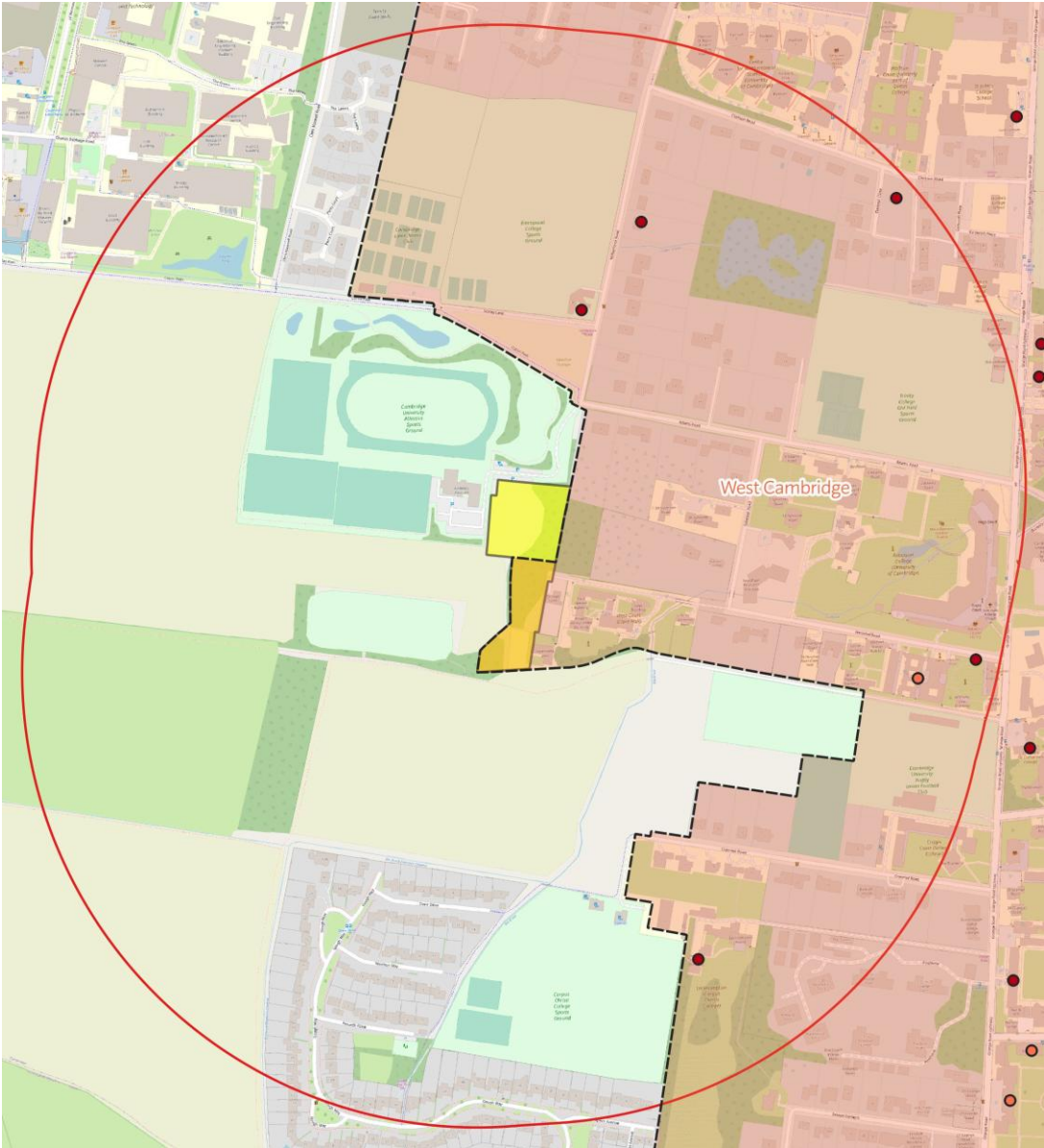
The approved scheme includes plans for 4 storey housing (3 storeys with a loft conversion) at relatively low density with considerable tree planting and landscaping. The scheme sufficiently mitigates risks to the heritage assets around the site, although another phase of archaeological investigation may be required to identify the presence and significance of as further 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.

Alterations to the approved scheme should not increase building height, density, or limit the current plans for tree planting and landscaping.

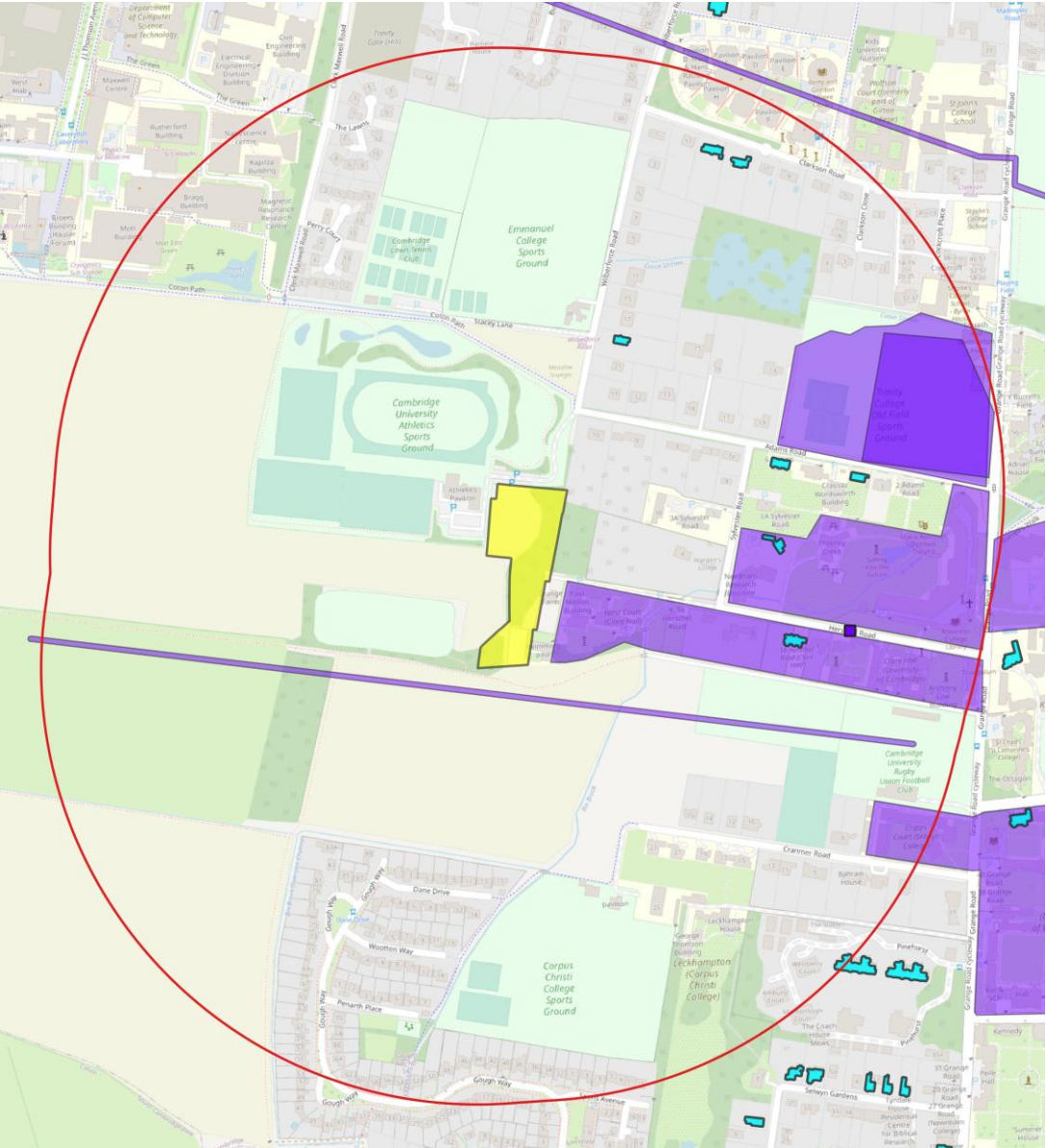
6.15 Residual risk of harm

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

7. Henry Giles House, 73-79 Chesterton Road, Cambridge

JDI: 40103

Proposed Use: Housing (40 houses)

Mapping Reference: R4

Allocation: Existing

Size (ha): 0.63

Figure: 25

7.1 Study Area:

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

7.2 Site Description

Brownfield site, currently occupied by offices ranging from 2-4 storeys. There is car parking in the east of the site, bounded by 2 storey terraced housing to the south and east. The site has views and faces onto the river.

7.3 HIA Summary

Brownfield site on periphery of Historic Core and within Castle and Victoria Road Conservation Area. Site is immediately adjacent to the Grade II Listed Buildings associated with Jesus Lock and two Telephone Kiosks. There is an HER feature within the site in the form of an extant structure: the Cambridge Instrument Company. Current form detracts from the setting and character of the Listed Buildings and the Conservation Area. 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. Opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

7.4 Summary of Relevant Baseline and Value

7.5 Characteristics of Cambridge

7.5.1 Historic Cambridge

The site is 10 metres north of the Historic Core.

7.5.2 Strategic Viewpoints

The site is not a prominent feature in any strategic viewpoints.

7.5.3 Historic Landmark Buildings

The Saint Luke's Church, Victoria Road, Cambridge, a Victorian church is present in the northwest of the study area. The spire reaches 42.5 metres and forms a local landmark. There is no visual relationship between the church and the site.

7.5.4 Connectivity

The site is on the A1303, this section of the road is not an historic approach to the city. The site is adjacent to the river Cam, a key route through the city with rural aspects provided by Jesus Green on the south side, and mainly residential aspects

to the north provided by a predominantly attractive character properties. The current development detracts from the character of this stretch of river.

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

7.6.1 Conservation Areas

The site is within the Castle and Victoria Road Conservation Area, characterised as an intensely urban area with small open greenspaces and areas with historical character. Building heights are typically 2-4 storeys with some larger office blocks and flats reaching 4 storeys.

7.6.2 Historic Environment Record

HER features include the Cambridge Instrument Company, who were at one point in their history located within the Henry Giles building.

7.7 Designated and significant non-designated heritage assets – 500m Study Area:

7.7.1 Conservation Areas

The site is 10 metres from the Central Conservation Area, characterised by 19th-20th century development. Existing buildings range from 1-6 storeys.

7.7.2 Listed Buildings

Three Grade I Listed Buildings including buildings associated with Jesus College and Magdalene College. These are obscured from view from the site by intervening townscape.

Six Grade II* Listed Buildings including a series of churches and 19th century houses. These are obscured from view from the site by intervening townscape.

Fifty-nine Grade II Listed Buildings mainly comprised of 19th century buildings and features. Two Listed Buildings associated with Jesus Lock, and a pair of K6 Telephone Kiosks are visible from the site, the remaining LLBs are largely separated from the site by intervening townscape and treescape.

7.7.3 Registered Parks and Gardens

Two Registered Parks and Gardens, St Johns College and Histon Road cemetery. Both of these assets are in the periphery of the study area and are separated from the site by intervening townscape.

7.7.4 Certificate of Immunity

The Cambridge Jewish Student Centre holds a Certificate of Immunity. This 19th century building is separated from site by intervening townscape.

7.7.5 Scheduled Monuments

Two Scheduled Monuments, the Castle Mound and Civil War Earthworks at the Castle. These are to the west of the site, and there is no visual relationship between the site and these assets.

7.7.6 Historic Environment Record

HER features include public parks, extant 16th-20th century structures and features, Roman earthworks, and 19th century bridges. The majority of features are present in the southwest of the study area, separated from site. However, features associated with Jesus Lock are within the immediate vicinity of the site.

7.7.7 Locally Listed Buildings

Eighty Locally Listed Buildings mainly comprising 19th century houses. These are separated from the site by Jesus Green, and townscape to the east of the site.

7.8 Key Issues

The key issues for this site are the risk of impacting the character and setting of the Historic Core, Conservation Areas, Listed Buildings.

7.9 Potential Impacts on Cambridge and its setting

7.10 Characteristics of Cambridge:

7.10.1 Historic Cambridge

The site plays a minimal role in the backdrop of the Historic Core, Tall and unsympathetic development may intrude upon the character of the Historic Core, thus posing a **moderate risk** of impact.

7.10.2 Connectivity

Development of the site will not affect the usage of the river Cam, however, unsympathetic development may affect the setting and character of this route. However, sympathetic development, in keeping with the residential river frontage to the east and west, may improve the character of this stretch of river.

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

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

7.12.1 Conservation Areas

The site detracts from the historic character of the Castle and Victoria Road Conservation Area. Tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at or below local prevailing building heights there is a **low risk**.

7.12.2 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 historic development which is likely to have disturbed any remains on site. Overall, there is **low potential** for significant archaeology on site.

7.13 Designated and significant non-designated heritage assets – in 500m Study Area:

7.13.1 Conservation Areas

The site plays a minor role in defining the backdrop of the Central Conservation Area. Tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at or below local prevailing building heights there is a **low risk**.

7.13.2 Listed Buildings

Tall and/or unsympathetic development of the site poses a **moderate risk** of impacting the setting and character of the Grade II Listed Buildings associated with Jesus Lock, and the pair of K6 telephone kiosks. There is **low risk / no risk** of impacting the remaining Grades I-II Listed Buildings due to visual and physical separation.

7.13.3 Registered Parks and Gardens

There is **no risk** of impacting the Registered Parks and Gardens.

7.13.4 Certificate of Immunity

There is **no risk** of impacting the Cambridge Jewish Student Centre with a Certificate of Immunity.

7.13.5 Scheduled Monuments

Tall and/or unsympathetic development of the site poses a **moderate risk** of impacting the setting and character of the Scheduled Monuments.

7.13.6 Historic Environment Record

The redevelopment of the site would mean a loss of the building where the Cambridge Instruments Company was once housed, however this should not constrain development. There is **no risk** of impacting HER features outside of the site.

7.13.7 Locally Listed Buildings

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

7.14 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 or less than the current building height may be appropriate. Site is not considered appropriate for tall landmark buildings.

Removal of the current late 20th century office building and replacement with a more sympathetic building may be appropriate and may offer an opportunity to enhance the character of the Conservation Area, backdrop of the Historic Core, and river Cam route. Construction of further buildings within the undeveloped grounds of the site may be suitable if height and mass is managed appropriately. Further planning and

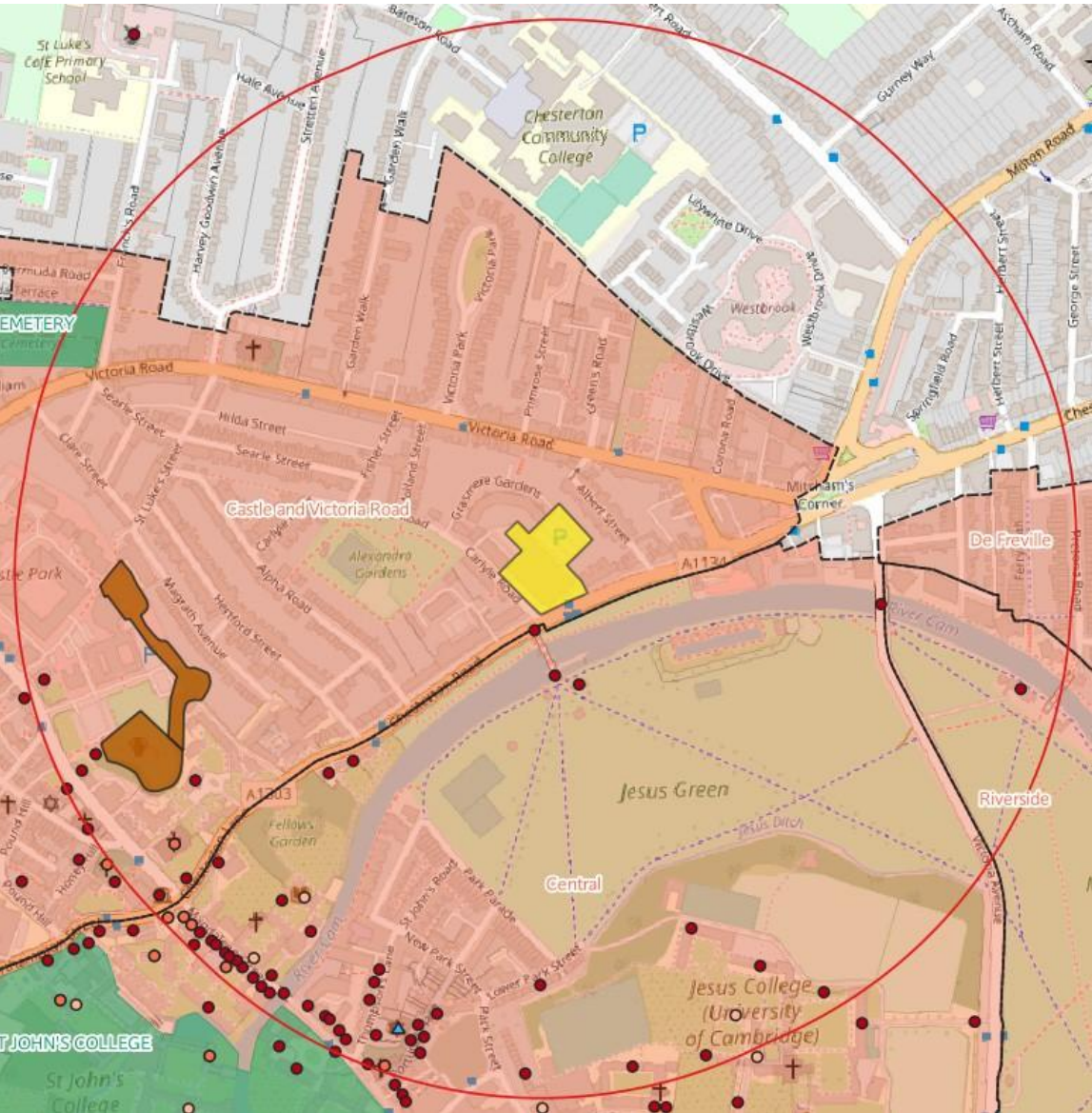
design guidance for redevelopment of this site is detailed within 'Mitcham's Corner Development Framework: Supplementary Planning Document'.

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

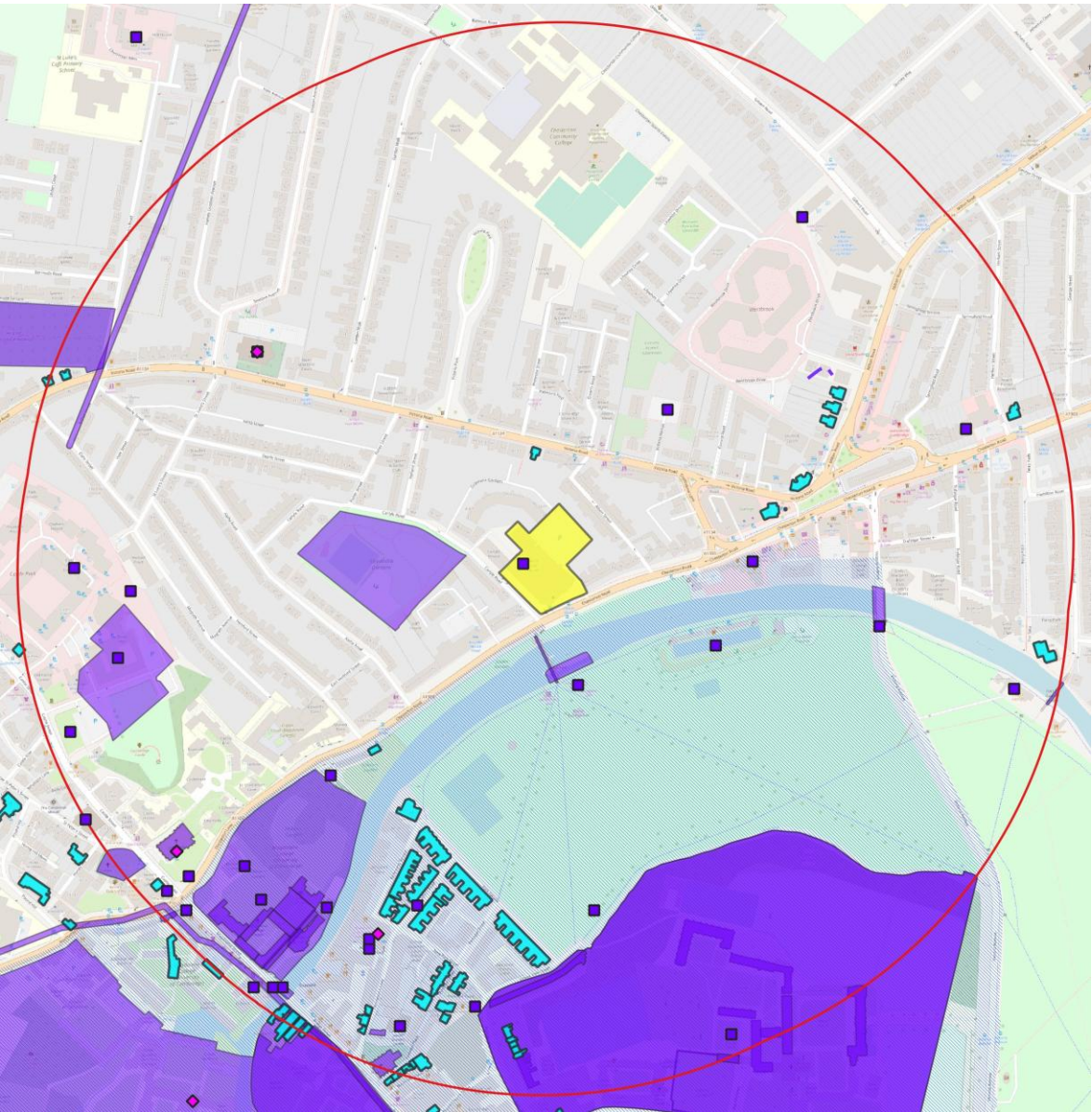
7.15 Residual risk of harm

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

8. Horizon Resource Centre, 285 Coldham's Lane

JDI: OS041

Proposed Use: Housing (40 houses)

Mapping Reference: R16

Allocation: Existing

Size (ha): 0.82

Figure: 26

8.1 Study Area:

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

8.2 Site Description

Brownfield site currently occupied by the 1.5 storey Horizon Resource Centre on north of the roundabout of Coldhams Lane and Barnwell Road. The site has carparking to the west and north. There is moderate screening of the site from the road by trees. The site abuts the southeastern point of Coldham's Common.

8.3 HIA Summary

Brownfield site on periphery of Cambridge, with the Mill Road Conservation Area in 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 designated assets and urbanising impacts on Coldham's Common. However, should prevailing heights be exceeded this could increase risk. Opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

8.4 Summary of Relevant Baseline and Value

8.5 Characteristics of Cambridge

8.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

8.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

8.5.3. Historic Landmark Buildings

There are no Landmark Buildings within the study area.

8.5.4 Connectivity

The site is adjacent to the roundabout of Coldhams Lane and Barnwell Road. It is also adjacent to the railway line. These are not historic routes into Cambridge.

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

There are no designated or non-designated heritage assets within the site.

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

8.7.1 Conservation Areas

The Mill Road Conservation Area is present in the west of the site, characterised by well-preserved 19th century suburbs of 1-4 storey buildings but also accommodates modern development of approximately 6 storeys to the north of Mill Road adjacent to the railway line.

8.7.2 Historic Environment Record

HER features include Coldhams Common with 13th century origins, post medieval earthworks, and 19th century to modern extant structures.

8.7.3 Locally Listed Buildings

Ten Locally Listed Buildings are present within the study area. These include buildings associated with Brookfields Hospital and some alms houses.

8.8. Key Issues

The key issue for this site is the risk of impacting the setting and character of the Mill Road Conservation Area.

8.9 Potential Impacts on Cambridge and its setting

8.10 Characteristics of Cambridge:

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

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

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

8.12.1 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 mainly 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.

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

8.13.1 Conservation Areas

The Conservation Area is separated physically and visually from the site. Very tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at similar heights to the local prevailing heights, there is **low risk** of impact.

8.13.2 Historic Environment Record

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

8.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the character 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 may 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.

8.15 Residual risk of harm

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