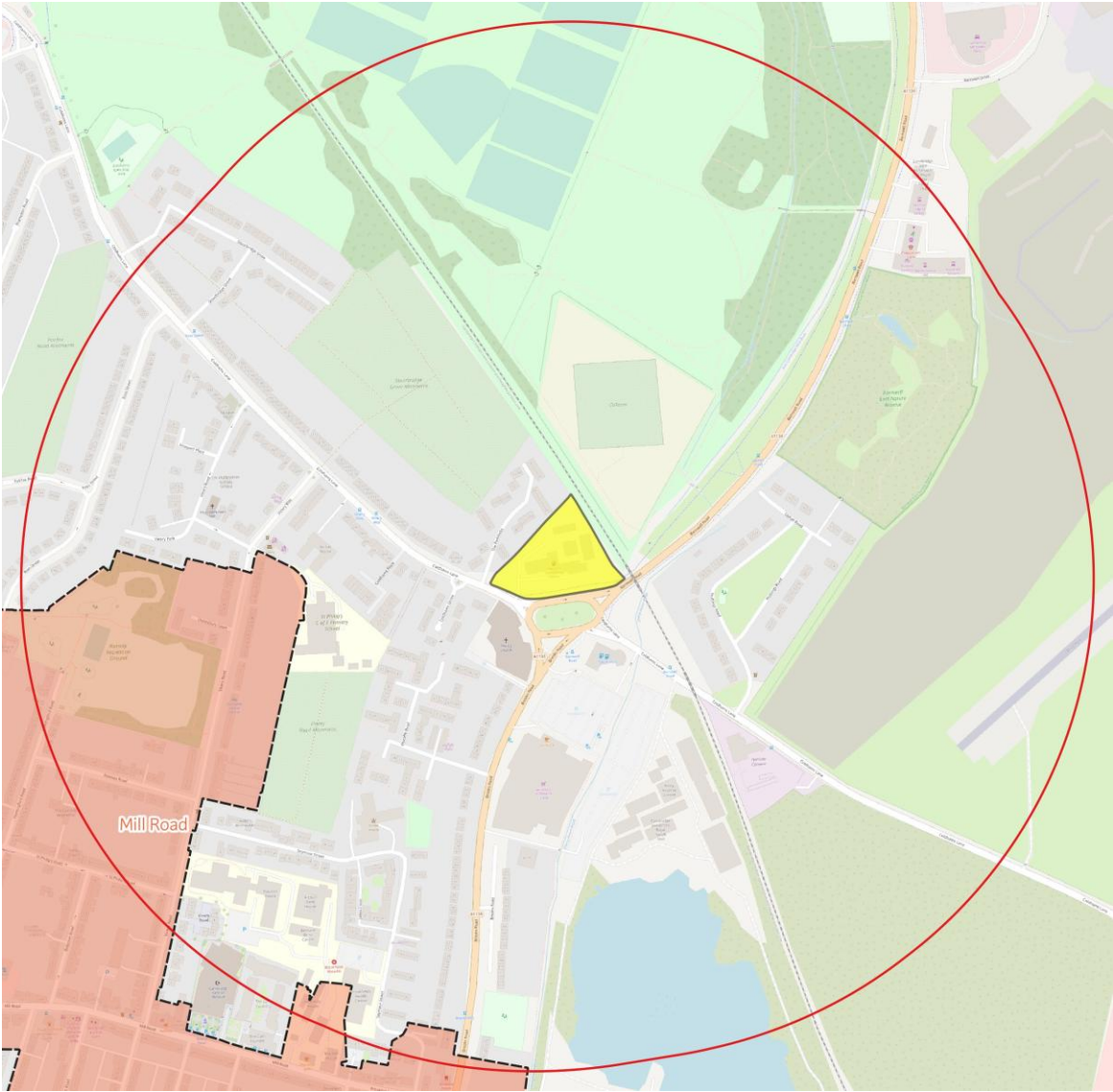
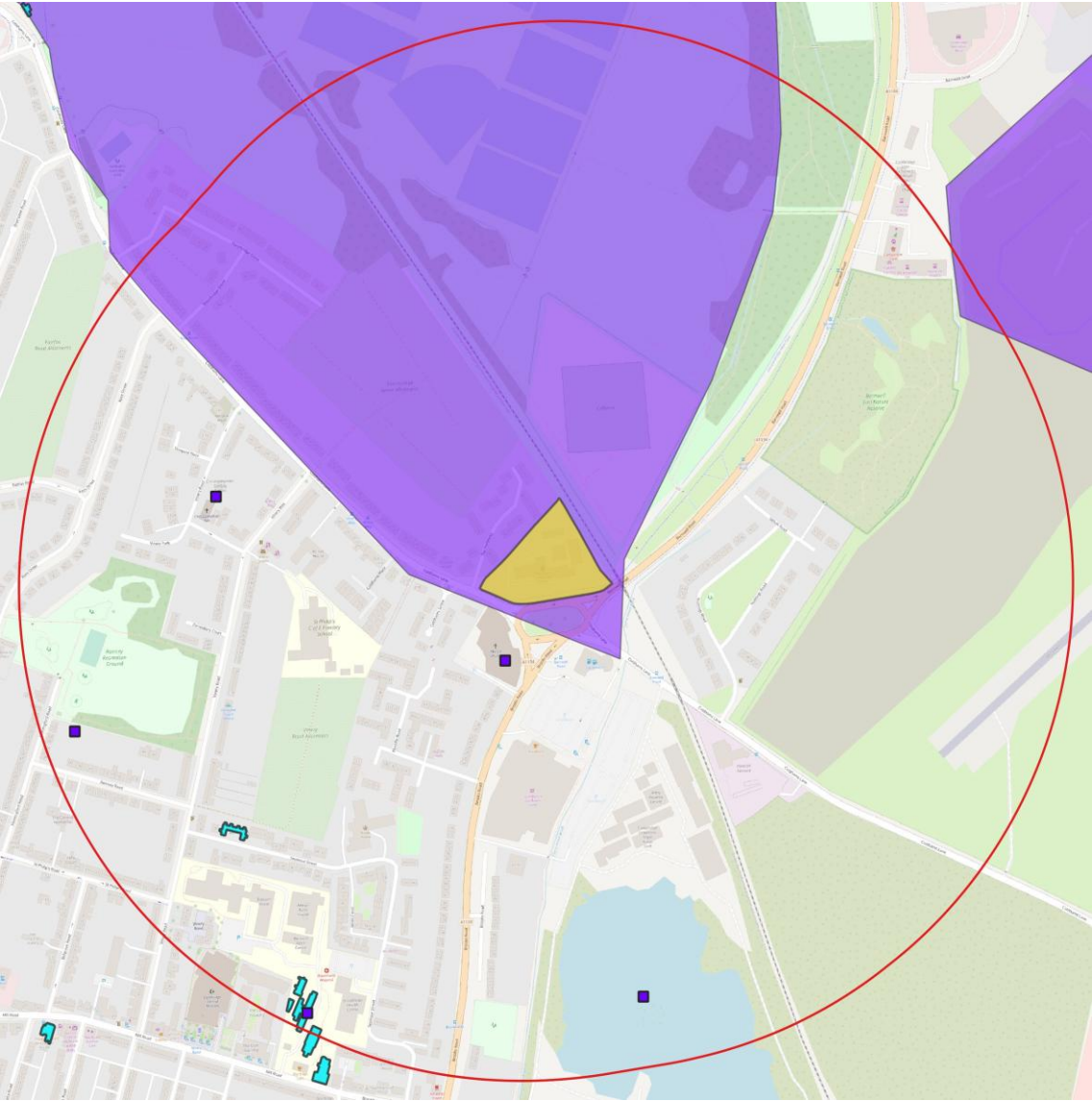


Designated Heritage Assets



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. Land at Buckingway Business Park

JDI: 40455

Proposed Use: Employment

Mapping Reference: 40455

Allocation: New

Size (ha): 2.11

Figure: 27

## 1.1 Study Area:

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

Heritage assets outside the 500 metre study area are discussed briefly below for completeness; high value assets Lolworth have been considered due to the openness and potential visibility of the site.

## 1.2 Site Description

Greenfield site adjacent to Buckingway Business Park off junction 24 of the A14. The site is bounded to the west and south by the business park, and to the north and east by open countryside.

## 1.3 HIA Summary

Greenfield site with relict landscape features recorded by the HER. Implementation of suitable archaeological mitigation prior to development of the site would be appropriate.

## 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 adjacent to the A14, a modern route through Cambridgeshire.

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

#### 1.6.1 Historic Environment Record

HER features include landscape features such as medieval/post medieval field boundaries and cropmarks. These are evidence of the historic rural character of the area, although these field systems have been truncated by the A14.

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

### 1.7.1 Historic Environment Record

HER features include landscape features such as medieval/post medieval field boundaries and cropmarks. These are evidence of the historic rural character of the area, although these field systems have been truncated by the A14.

## 1.8 Designated and significant non-designated heritage assets – Wider Area:

### 1.8.1 Listed Buildings

Heritage assets at Lolworth include one Grade II\* Listed Building, the Church of All Saints with 12<sup>th</sup> century origins, and two Grade II Listed Buildings comprising 19<sup>th</sup> century residential buildings. These features are 1500-1800 metres southeast of the site. The site and buildings on adjacent lots are visible from Lolworth, and therefore may be visible from the heritage assets.

There are no views from heritage assets in other nearby villages such as Boxworth.

## 1.9 Key Issues

The key issue for this site is the risk of impacting potential archaeological features and views to and from heritage assets within Lolworth.

## 1.10 Potential Impacts on Cambridge and its setting

### 1.11 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.

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

### 1.13 Designated and significant non-designated heritage assets – Site:

#### 1.13.1 Historic Environment Record

The site and wider area contain a range of known extant remains, 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.

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

#### 1.14.1 Historic Environment Record

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

## **1.15 Designated and significant non-designated heritage assets – Wider Area:**

### **1.15.1 Listed Buildings**

Assuming development is managed to avoid significant intervisibility between the site and heritage assets within the Lolworth, and is maintained at a similar scale as the adjacent lots, there is **low risk**.

## **1.16 Mitigation and opportunities for enhancement**

Design based mitigation is required to limit potential impacts on the character and setting of Listed Buildings in Lolworth; unsympathetic development on the site may stand out in views from the heritage assets. Mitigation should include measures to manage building heights and mass.

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.

## **1.17 Residual risk of harm**

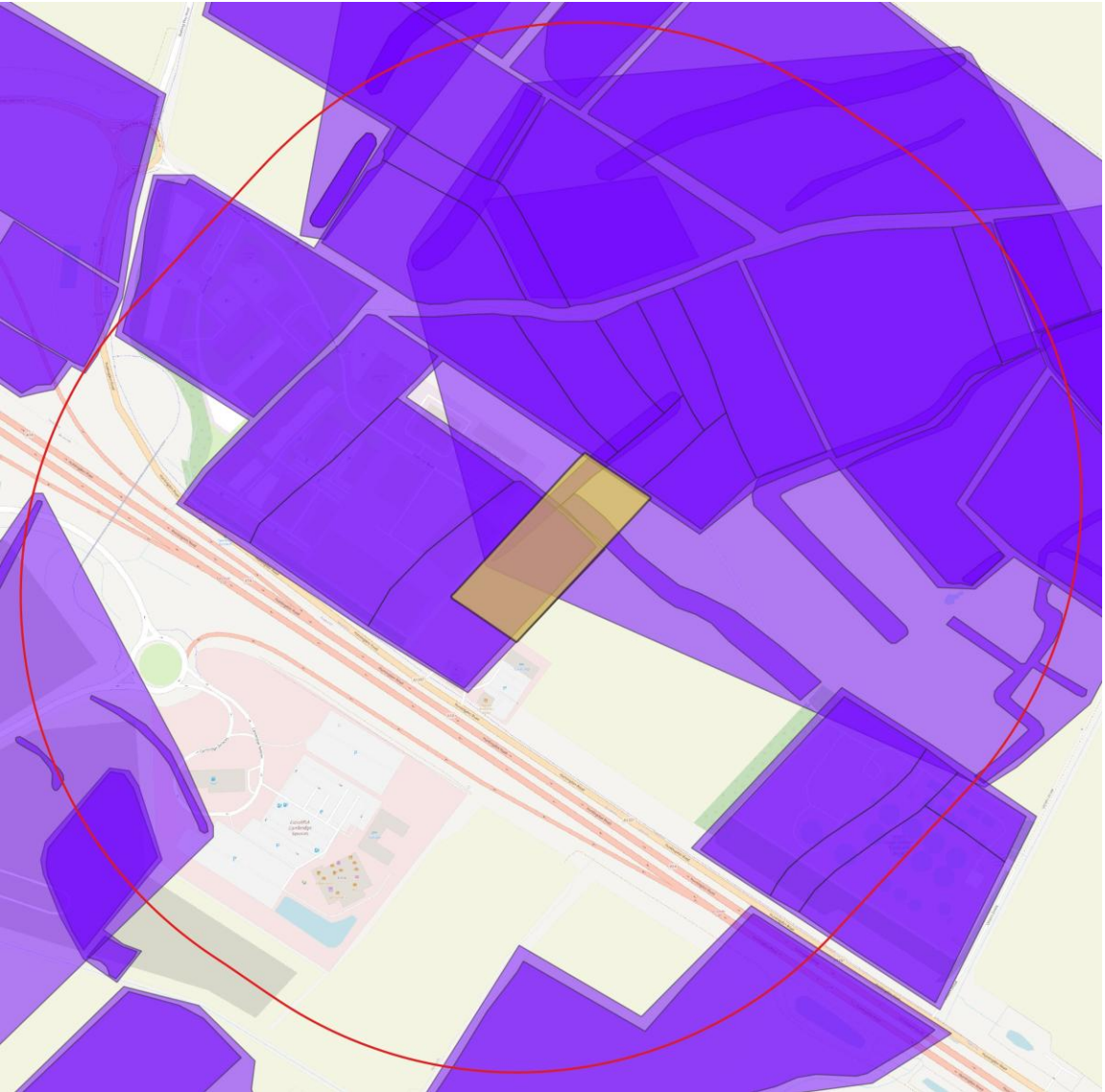
Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.



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. Land at Highfields (phase 2), Caldecote

JDI: 51599a

Proposed Use: Housing

Mapping Reference: 51599a

Allocation: New

Size (ha): 6.04

Figure: 28

### 2.1 Study Area:

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

### 2.2 Site Description

Mainly greenfield land, part of which has been cleared for residential development.

Planning Permission has been granted for the construction of 66 houses, this forms Phase 1 of the development project. Construction has commenced and a series of houses have been built in the north of the site.

### 2.3 HIA Summary

Greenfield site with relict landscape features recorded by the HER. Implementation of suitable archaeological mitigation prior to development of the site would be appropriate.

### 2.4 Summary of Relevant Baseline and Value

#### 2.5 Characteristics of Cambridge

##### 2.5.1 Historic Cambridge

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

##### 2.5.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

##### 2.5.3 Historic Landmark Buildings

There are no landmark buildings within the study area.

##### 2.5.4 Connectivity

The site is 550 metres to the south of the A428, a modern western approach to Cambridge which connects to the historic A1303.

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

#### 2.6.1 Historic Environment Record

HER features include landscape features such as medieval/post medieval field boundaries and cropmarks. These are evidence of the historic rural character of the area.

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

### 2.7.1 Historic Environment Record

HER features include medieval/post medieval landscape features, a 19<sup>th</sup> century toll road, and a 20<sup>th</sup> century airfield. These are evidence of the historic character of the area. 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 potential archaeological features.

## 2.9 Potential Impacts on Cambridge and its setting

### 2.10 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

## 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 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 greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is **moderate potential** for significant archaeology on site.

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

### 2.13.1 Historic Environment Record

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

## 2.14 Mitigation and opportunities for enhancement

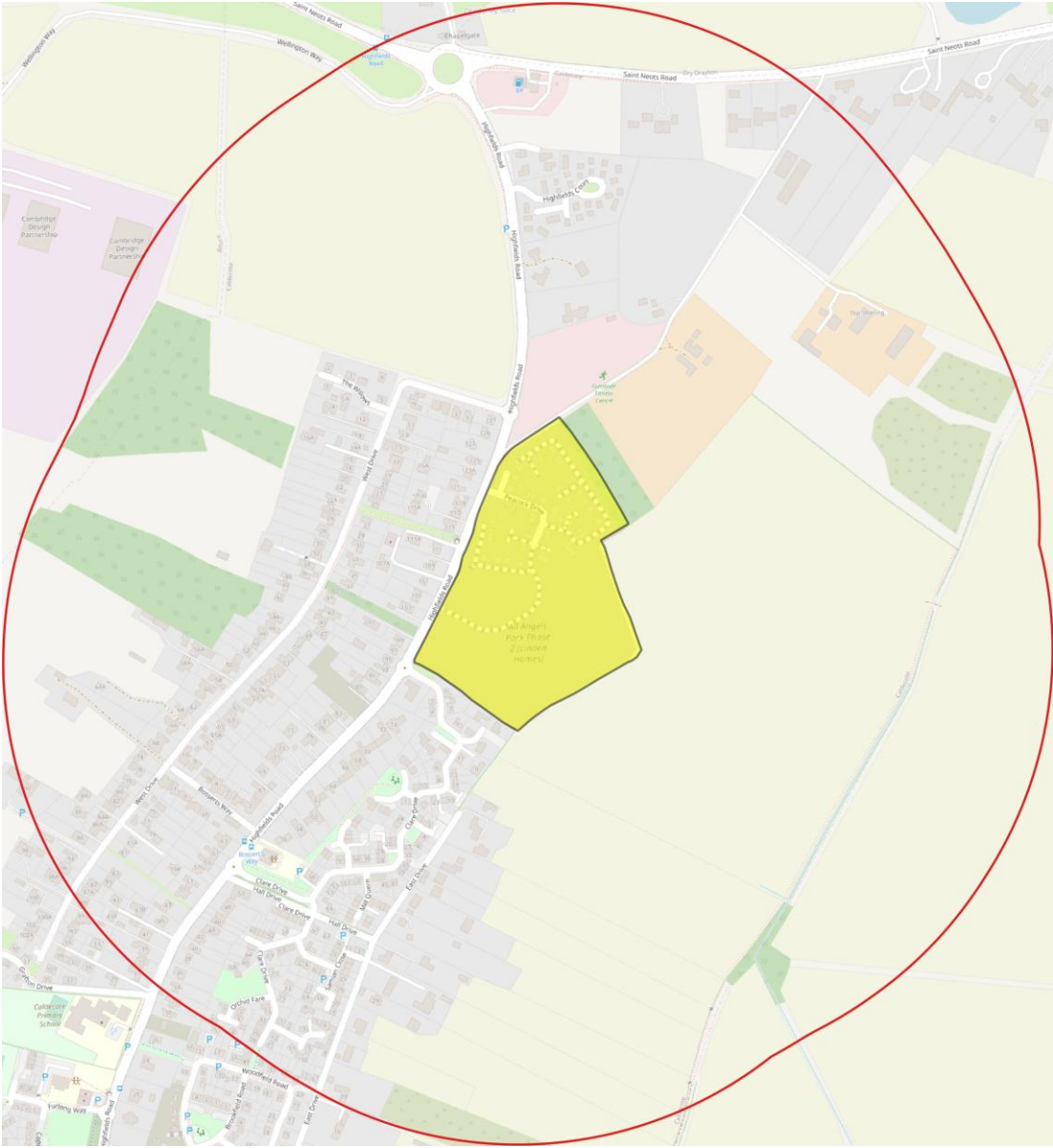
Archaeological investigation (starting with desk based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

## 2.15 Residual risk of harm

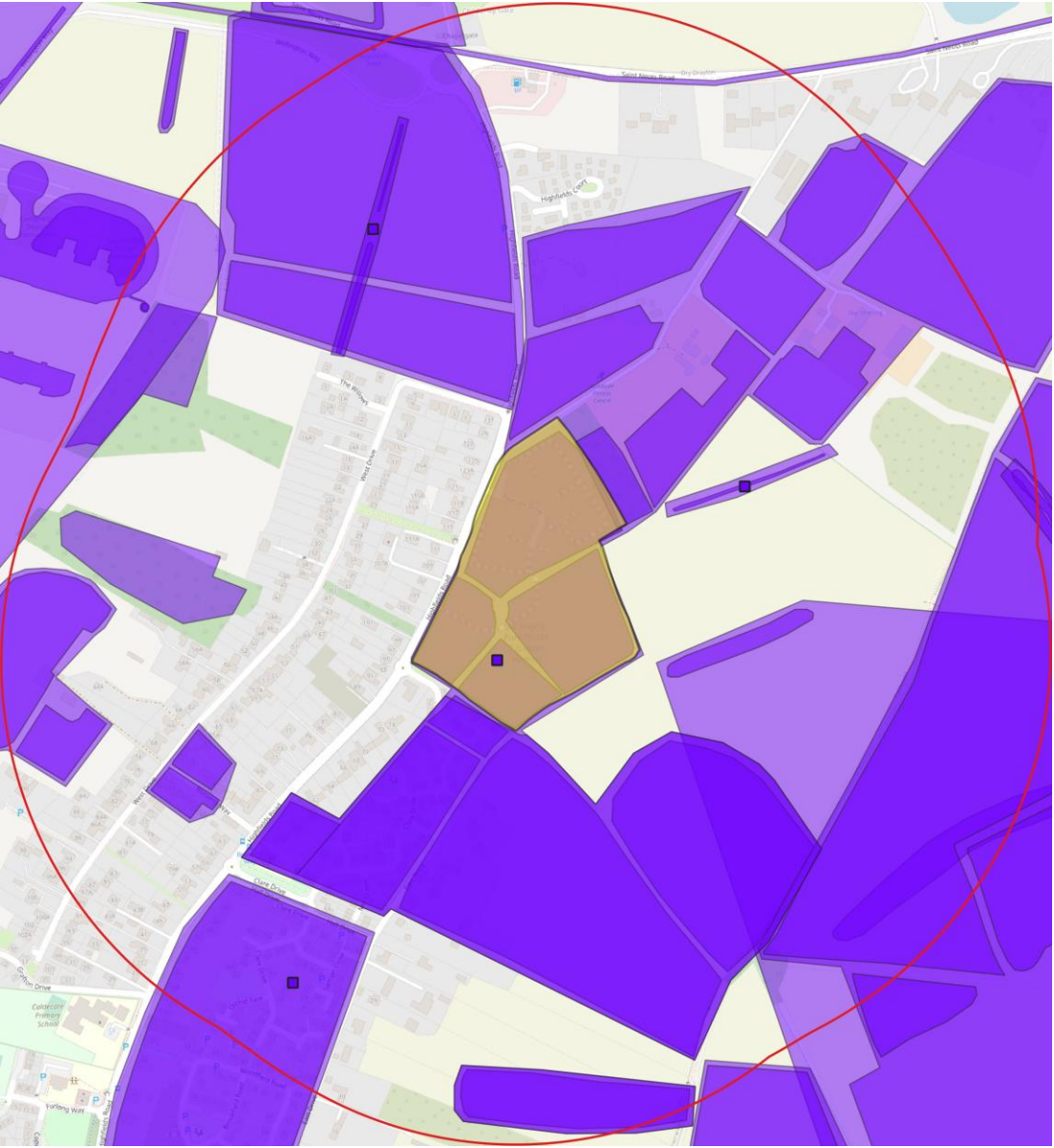
Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.



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



### **3. Land at Maarnford Farm, Hunts Road, Duxford**

JDI: 40558

Proposed Use: Housing (60 homes)

Mapping Reference: 40558

Allocation: New

Size (ha): 1.66

Figure: 29

#### **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**

Partially greenfield site with some farm buildings situated on the western periphery of Duxford. Site is immediately adjacent to Hunts Road and Maarnford Close to the east and south. The site is surrounded by open agricultural fields. There is some foliage screening around the site.

#### **3.3 HIA Summary**

Partially greenfield site on periphery of Duxford. 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.

#### **3.4 Summary of Relevant Baseline and Value**

##### **3.5 Characteristics of Cambridge**

###### **3.5.1 Historic Cambridge**

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

###### **3.5.2 Strategic Viewpoints**

The site does not feature in any Viewpoints.

###### **3.5.3 Historic Landmark Buildings**

There are no landmark buildings within the study area.

###### **3.5.4 Connectivity**

The site is located 350 metres east of the M11, a modern road that passes north/south to the west of Cambridge.

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

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

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

###### **3.7.1 Conservation Areas**

Duxford Conservation Area located 50 metres east of the site, characterised as an historic village with multi-period buildings, two parish churches and a green rural

backdrop that can be glimpsed from within the Conservation Area. The site is largely obscured from most aspects of the Conservation Area by intervening townscape and treescape but is glimpsed from some aspects and forms part of the rural backdrop to the Conservation Area.

Duxford Airfield Conservation Area 380 metres west of the site, characterised as an historic airfield, with long views of the airfield to the south and low hills beyond its south perimeter. North of the main open airfield area are a mix of simple utilitarian building types that functioned in airfield operations. The site is largely obscured from most aspects of the Conservation Area by intervening townscape and treescape but does form a small part of the open rural backdrop to the airfield in the south of the Conservation Area, although the M11 serves as a further separating factor.

### **3.7.2 Listed Buildings**

Two Grade I Listed Buildings, Parish Church of St John (now redundant), 340 metres east of site, and Parish Church of St Peter, 460 metres east of site, both with original 12<sup>th</sup> century features and in the Duxford Conservation Area. Both Listed Buildings are visually separated from the site by intervening townscape and treescape.

Twenty Nine Grade II Listed Buildings between 190-500 metres southeast, east, and north of the site, twenty eight fall within Duxford Conservation Area. Intervening built form and treescape visually separates the site from the Grade II Listed Buildings.

### **3.7.3 Historic Environment Record**

HER features include undated and medieval landscape features including cropmarks and earthworks. 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 setting and character of the Duxford and Duxford Airfield Conservation Areas and the Listed Buildings to the southeast, east, and north of the site.

## **3.9 Potential Impacts on Cambridge and its setting**

### **3.10 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.

## **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

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

#### **3.13.1 Conservation Areas**

The site contains minimal development which includes a field, hardstanding and a barn used for caravan storage. More substantial development within the site has potential to impact the rural backdrop of the Duxford Conservation Area and Duxford Airfield Conservation Area. Assuming development is sympathetic to the local prevailing building height and is of sympathetic design, there is **low risk** of impacting these Conservation Areas

#### **3.13.2 Listed Buildings**

Grade I Listed Buildings, Parish Church of St John and Parish Church of St Peter, unsympathetic development within the site could impact on the rural village setting of the Churches. Development exceeding the local prevailing building height of circa 2 storeys may present moderate risk to the setting of the Listed Buildings.

Grade II Listed Buildings are separated from the site by intervening townscape and treescape. However, unsympathetic development height, exceeding the local prevailing building height of circa 2 storeys, may present moderate risk to the setting of the Listed Buildings, particularly those at the southwest end of Duxford.

#### **3.13.3 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 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 the local prevailing building height should be appropriate. Site is not considered appropriate for tall landmark buildings.

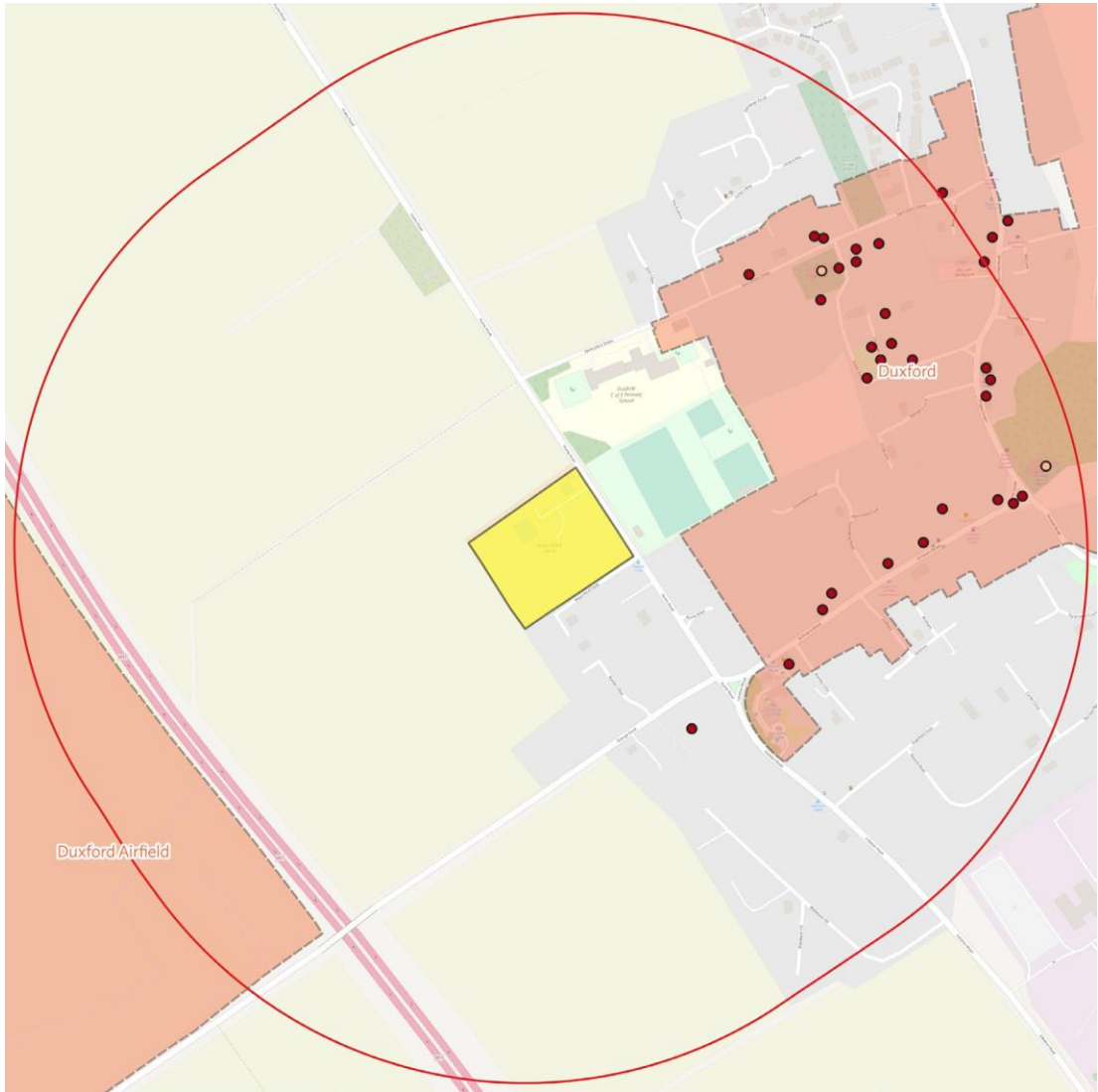
Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

### **3.15 Residual risk of harm**

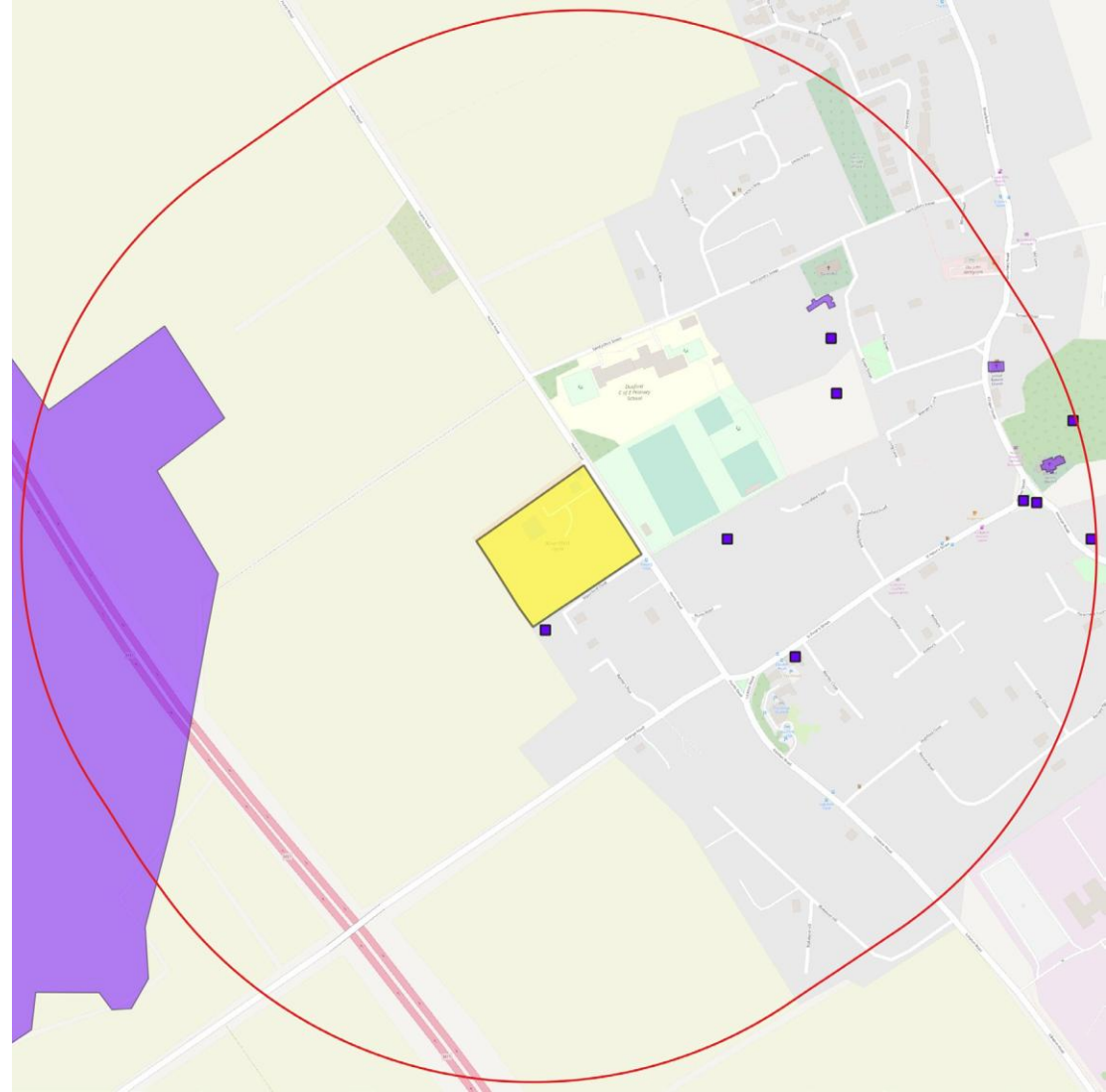
Following the application of suitable mitigation strategies, the risk of significant residual harm is **low**.



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. Land at Mansel Farm, Station Road, Oakington

JDI: 40190a

Size (ha): 1.43

Mapping Reference: 40190a

### Study Area:

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

### 4.1 Site Description

Greenfield site on periphery of Oakington, a small village northwest of Cambridge. The site abuts Station Road to the west, existing housing to the south, and greenspace to the east and north. The site lies between Oakington and Westwick.

### 4.2 HIA Summary

Greenfield site providing landscape buffer between two Conservation Areas: Oakington and Westwick. The site's surrounding field contributes to the rural backdrop of both Conservation Areas which include a series of Grade II\* and II Listed Buildings. The site and field provide a distinction between these rural settlements. Development of this site poses a high risk of eroding the rural character of the heritage assets, diminishing the distinction between the two settlements, and eroding their rural context. Development of this site is not recommended.

### 4.3 Summary of Relevant Baseline and Value

#### 4.4 Characteristics of Cambridge

##### 4.4.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

##### 4.4.2 Strategic Viewpoints

The site does not feature in any Viewpoints.

##### 4.4.3 Historic Landmark Buildings

There are no Landmark Buildings within the study area

##### 4.4.4 Connectivity

The site abuts Oakington Road, a minor rural road.

### 4.5 Designated and significant non-designated heritage assets – Site:

No designated heritage assets are present within the site.

#### 4.5.1 Historic Environment Record

HER features include landscape features such as medieval field boundaries and cropmarks. These are evidence of the historic rural character and medieval origins of the village

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

### 4.6.1 Conservation Areas

Oakington Conservation Area is less than 10 metres west of the site across Station Road/Water Lane, characterised as a rural village with medieval origins, supported by the presence of large central paddocks, views outwards to the surrounding countryside and towards Westwick, converted historic agricultural buildings, and medieval ridge and furrow in the adjacent fields.

Westwick Conservation Area is approximately 115 metres east of the site, characterised as a small linear 19<sup>th</sup>-20<sup>th</sup> century village with medieval origins comprising majority 19<sup>th</sup> century terraced houses, and converted railway, public house, and farm buildings. Earthworks representing the remains of the medieval village are present to the north and south of Oakington Road.

The site is part of a landscape buffer between these two settlements, and strongly contributes to the rural backdrop of both Conservation Areas.

### 4.6.2 Listed Buildings

One Grade II\* Listed Building, the church of St Andrew, a parish church with 13<sup>th</sup> century, 15<sup>th</sup> century, and 19<sup>th</sup>-20<sup>th</sup> century elements set within its own churchyard. The site is currently obscured from view by 2-storey houses on Oakington Road and intervening treescape and hedgerow.

Five Grade II Listed Buildings comprise 15<sup>th</sup>-19<sup>th</sup> century 1-2-storey residential buildings in Oakington, obscured from the site by townscape spanning from Oakington Road and Vicarage Close. Westwick Hall is a 19<sup>th</sup> century 2-storey building largely obscured from the site and surrounding village by mature treescape.

### 4.6.3 Historic Environment Record

HER features include landscape features such as iron age to medieval field boundaries, enclosures, and cropmarks. These are evidence of the historic rural character and origins of the village. Further features include the edges of RAF Oakington and associated Second World War structures.

## 4.7 Key Issues

The key issues for this site are the risk of impacting the setting and character of Oakington and Westwick Conservation Areas and local Listed Buildings.

## 4.8 Potential Impacts on Cambridge and its setting

### 4.9 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 greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, there is **moderate / high potential** for significant archaeology on site.

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

#### 4.12.1 Conservation Areas

The character of the Conservation Areas focuses on the rural and historic nature of the area. The site is part of a landscape buffer between the Conservation Areas and is a key feature of their rural character. Therefore, there is **high risk** of impacting these Conservation Areas

#### 4.12.2 Listed Buildings

The site forms a rural backdrop to many of the Listed Buildings in the study area. There is also limited screening of Westwick Hall and gardens from the site. Therefore, there is **high risk** of impacting the local Listed Buildings.

#### 4.12.3 Historic Environment Record

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

## 4.13 Mitigation and opportunities for enhancement

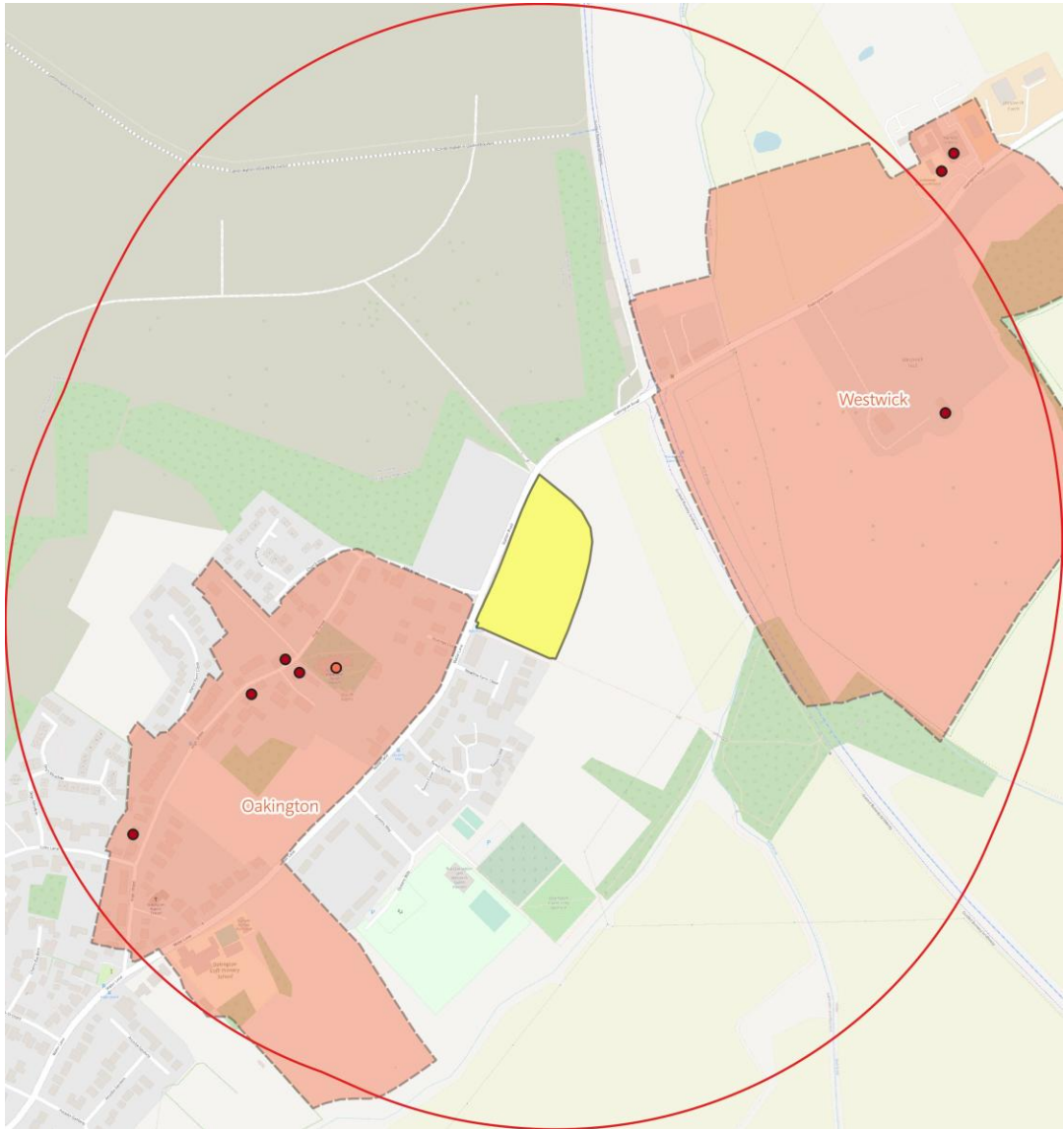
The site plays a key role in defining the rural backdrop of heritage assets within the study area. The site and the surrounding field also provide a degree of separation between Oakington and Westwick. The moderate to high potential for significant archaeology is also an inhibiting factor. As such, the site is unlikely to be suitable for development from a heritage perspective.

Significant alteration of the allocation extents may decrease the risk of residual harm; however, this would require further in-depth assessment, alongside archaeological investigation.

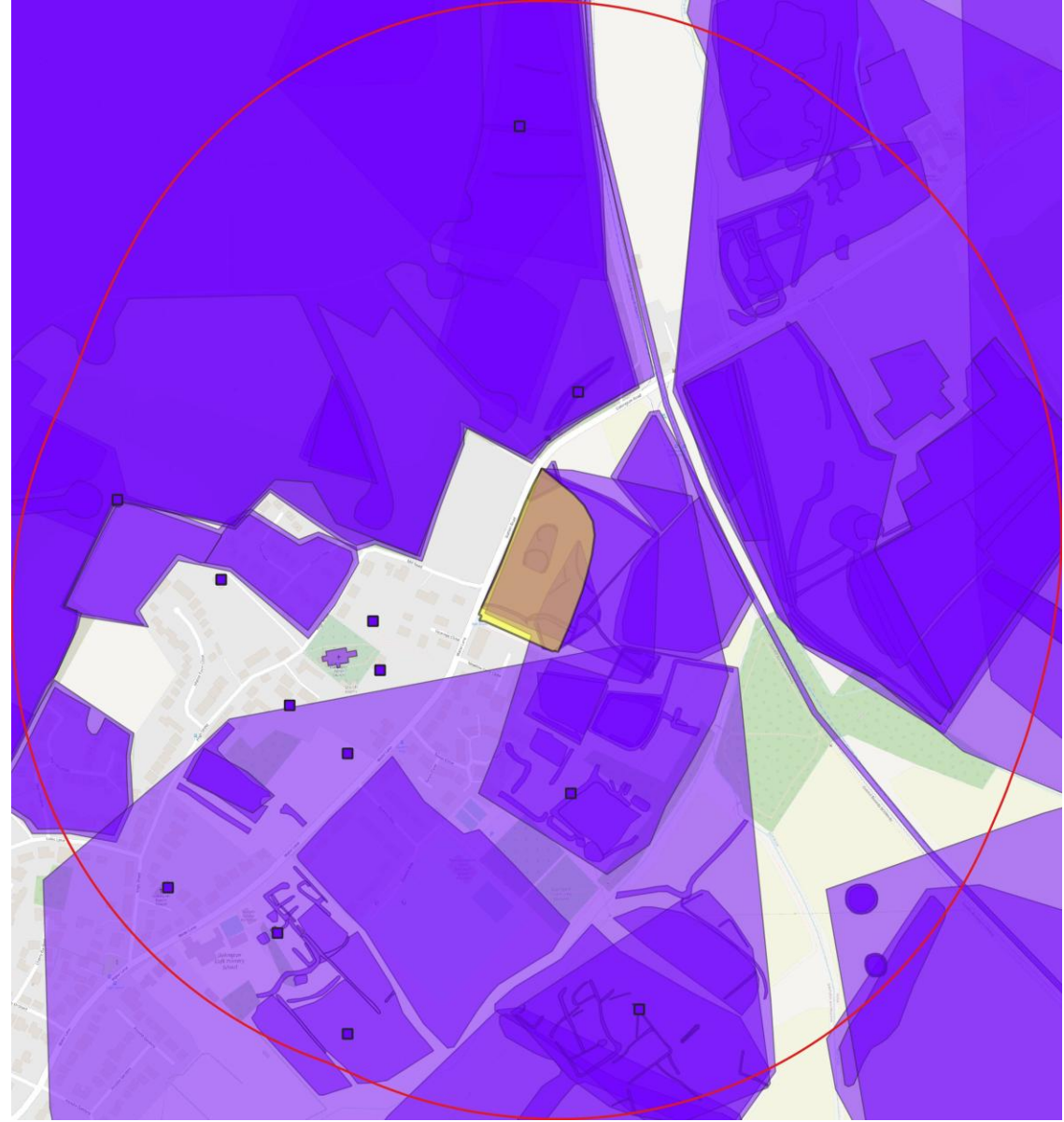
## 4.14 Residual risk of harm

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

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. Land between Hinton Way and Mingle Lane, Great Shelford

JDI: OS216

Proposed Use: Housing (100 homes)

Mapping Reference: 45545a

Allocation: New

Size (ha): 6.14

Figure: 31 and 32

### 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

Open greenfield arable land located immediately north-east of the settlements of Stapleford and Shelford with limited screening from existing settlements comprising low treescape and thin hedgerow, and with open countryside to the north and east of the site.

### 5.3 HIA Summary

A potentially sensitive site, parts of which contribute to the rural setting of the Stapleford Conservation Area and Grade II\* listed Church of St Andrew. The site also contributes to the backdrop of views from the church and churchyard. Design-based mitigation should enable the delivery of housing on the site, although numbers may be below the anticipated 100. This should include restricting building heights to 2-3 standard residential storeys, focussing development to the west and south of the site, and the establishment of a landscape buffer and screening to the east.

### 5.4 Summary of Relevant Baseline and Value

#### 5.5 Characteristics of Cambridge

#### 5.6 Historic Cambridge

Site is in Great Shelford/Stapleton area, historically part of the rural hinterland of Cambridge city and which retains its sense of separation from the city.

#### 5.7 Strategic Viewpoints

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

#### 5.8 Designated and significant non-designated heritage assets – Site:

##### 5.8.1 Conservation Areas

Site encroaches the west end of the Stapleford Conservation Area, which includes the historic village core and a medieval parish church. The character is defined by generally 2-storey 19<sup>th</sup> century and 20<sup>th</sup> century residential buildings with glimpses of wider rural setting. The allocation site plays a role in supporting the rural setting of the Conservation Area, which is provided by fields directly abutting the Conservation Area to the north and more distant views north of open countryside. The site is a



significant aspect of this setting, as it is included within and part of views of open countryside, including fields and open sky.

## **5.9 Designated and significant non-designated heritage assets – 500 metre Study Area:**

### **5.9.1 Conservation Areas**

The Site is 320 metres from the eastern edge of the Great Shelford Conservation Area which covers the historic core of Great Shelford village. The character is historic settlement with an older core around the church. Buildings from a range of periods from medieval timber halls to 18<sup>th</sup>-19<sup>th</sup> century timber/brick buildings. The site is visually separated from the Conservation Area by the townscape of Great Shelford the intervening railway and does not contribute to the setting of the Conservation Area.

### **5.9.2 Listed Buildings**

One Grade II\* Listed Building, the 12<sup>th</sup> century Church of St Andrew located on north edge of the Stapleford Conservation Area. The site plays a large role in the rural setting of the Listed Building, providing views north of open countryside. The site also provides a rural backdrop to views from the Listed Building towards the associated cemetery located 170 metres north of the Listed Building.

Nine Grade II Listed Buildings, two of these are within Stapleford Conservation Area and are a 15<sup>th</sup> century cottage and 18<sup>th</sup> century converted dovecot. A further three are located within Great Shelford Conservation Area, greater than 400 metres west of Site in a different town. The final four are in the east, west, and south of the Study Area, separated from Site by townscape on Mingle Lane and mature trees. The site forms part of the wider rural setting of the two Listed Buildings in Stapleford Conservation Area. The site does not play a role in the setting of the other Listed Buildings.

### **5.9.3 Historic Environment Record**

HER features include post-medieval to 19<sup>th</sup> century houses, 19<sup>th</sup> century Shelford Railway Station, and medieval earthworks. Further features include archaeological material spanning from the prehistoric to modern period in the area.

## **5.10 Key Issues**

The key issues for this site are the risk of impacting the setting of Stapleford Conservation Area and the Church of St Andrew Listed Building.

## **5.11 Potential Impacts on Cambridge and its setting**

### **5.12 Characteristics of Cambridge:**

#### **5.12.1 Historic Cambridge**

Site is in historic Cambridge hinterland in an area with a sense of separation from the city. Thus, there is **no risk** of impacting the character of Cambridge.

#### 5.12.2 Strategic Viewpoints

Development exceeding the local prevailing building height has potential to appear in the peripheries of Viewpoints 6 and 7, there is a **low risk** of impact.

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

#### 5.14 Designated and significant non-designated heritage assets – Site:

##### 5.14.1 Conservation Areas

The development has potential to impact the rural backdrop of the Stapleford Conservation Area. Even if development is sympathetic to the local prevailing building height and is of sympathetic design, development would likely intrude upon the rural landscape context of the conservation area and on views to and from the area, and there remains a **high risk** of impacting the rural character of the Conservation Area.

##### 5.14.2 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 site.

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

##### 5.15.1 Conservation Areas

Site located considerable distance from the Great Shelford Conservation Area with intervening townscape and railway, assuming development is sympathetic to the local prevailing building height there is **no risk** of impact.

##### 5.15.2 Listed Buildings

- Development of the site is likely to erode views of open countryside from the Listed Building and intrude on the rural backdrop of views towards the associated cemetery. Therefore, there is a **high risk** of development impacting the setting of the Listed Building.
- Assuming development is sympathetic to the local prevailing building height to minimise risk of introducing intervisibility, there is **low risk** of impacting the 2 Listed Buildings in Stapleford Conservation Area.
- There is **no risk** of development impacting the remaining Listed Buildings.

##### 5.15.3 Historic Environment Record

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

### 5.16 Mitigation and opportunities for enhancement

Design-based mitigation is required to ensure that the development safeguards the setting of the Stapleford Conservation Area and Grade II\* listed Church of St Andrew.

This should include:

- Focussing development to the west and south of the site to limit risk of visual intrusion and to reduce spread into the wider rural context of the Conservation Area
- Maintaining building heights at 2 to 3 standard residential stories to limit visual intrusion.
- Establishing a landscape buffer and screening on the eastern part of the site to respect views from the Church of St Andrew and its Churchyard.

This may result in a reduction of overall housing numbers, although the landscape buffer may be suitable as the green space for the development.

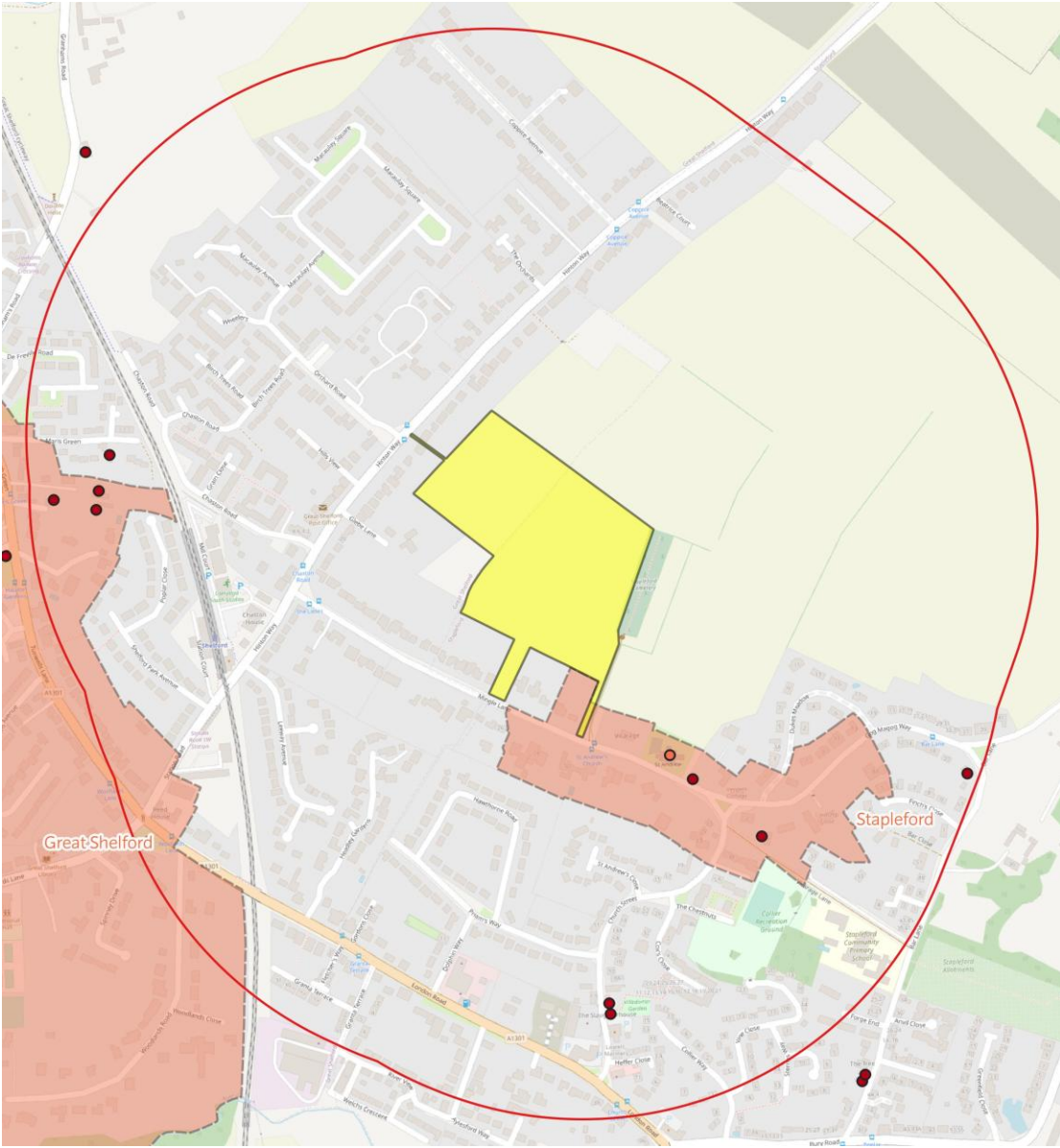
Archaeological investigation (starting with desk-based assessment) will be required to identify the presence and significance of as yet unknown archaeological remains across the Site. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on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

### 5.17 Residual risk of harm

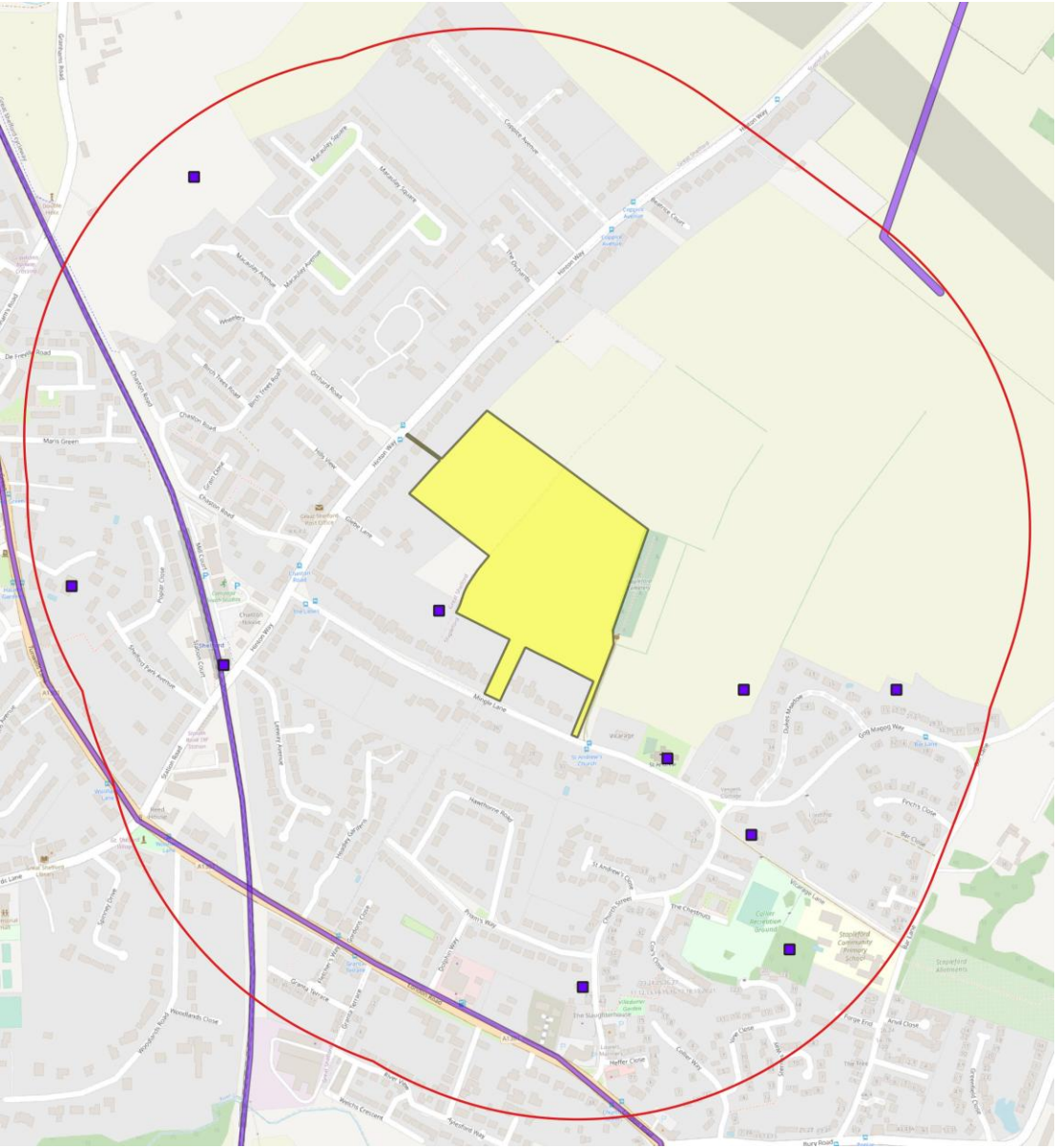
With the adoption of suitable mitigation strategies, there would be a **low risk** of residual harm as potential impacts on the setting of the Stapleford Conservation Area and Grade II\* listed Church of St Andrew should be addressed.



Designated Heritage Assets



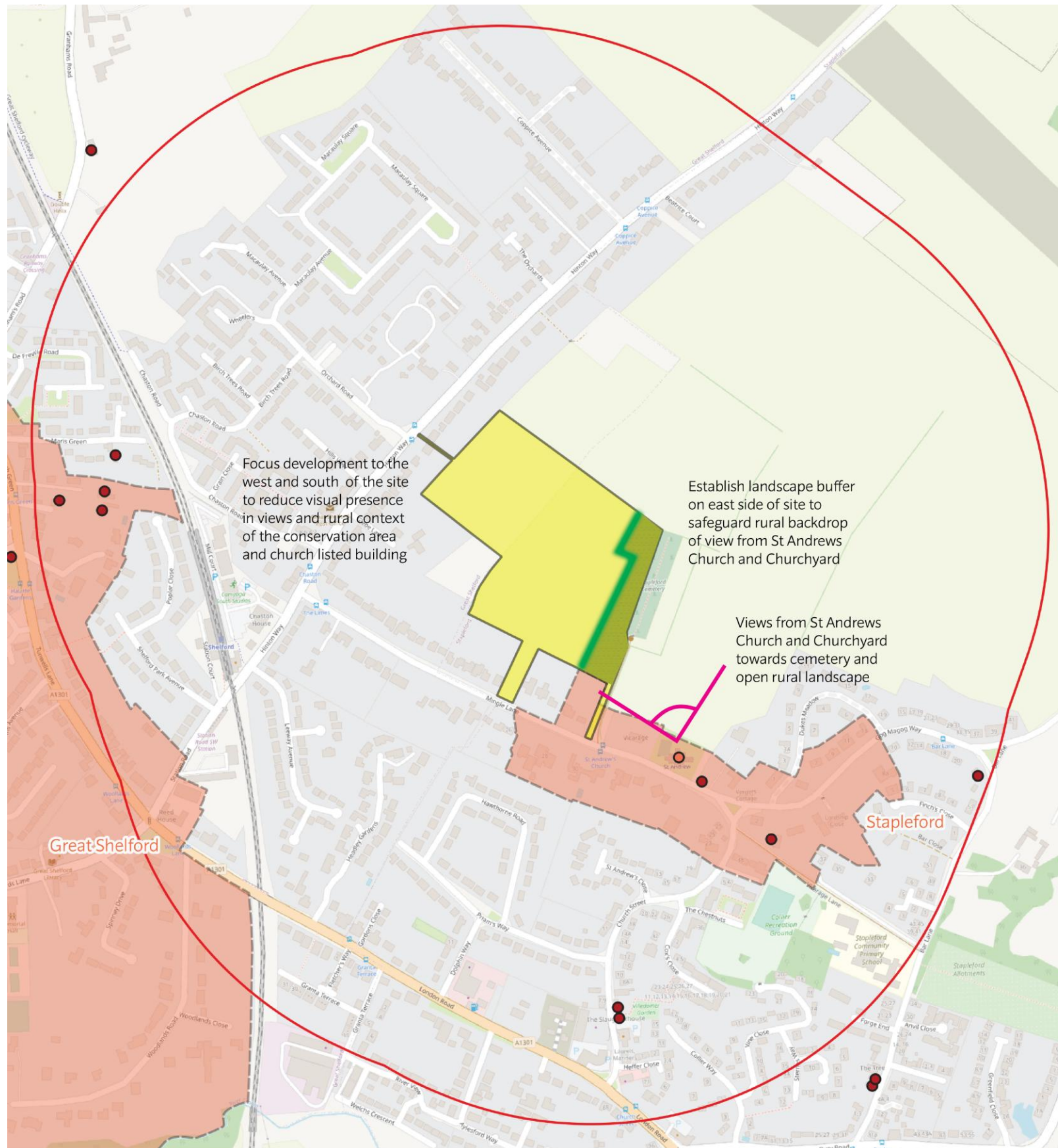
Non-Designated Heritage Assets



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

## **6. Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge**

JDI: -

Proposed Use: Mixed Use (1478 homes)

Mapping Reference: R43

Allocation: Existing

Size (ha): 52.87

Figure: 33

### **6.1 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.

### **6.2 Site Description**

Major allocation site for c. 1,500 dwellings and associated infrastructure, school and centres. Site has Outline Permission and is partially built out, with ongoing reserved matters applications. There is an agreed Design Code for the overall site. Site lies adjacent to established residential areas.

### **6.3 HIA Summary**

Major development site with outline permission. No heritage risks identified assuming that development is developed within the height parameters established by the agreed Design Code.

### **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 is not a prominent feature in any Viewpoints.

##### **6.5.3 Historic Landmark Buildings**

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

##### **6.5.4 Connectivity**

The site is not on an historic access route to the city.

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

No designated heritage assets are present within the site.

The remains of medieval ridge and furrow were present in the north of the site

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

### 6.7.1 Conservation Areas

Storey's Way Conservation Area, on the southern boundary of the study area, is characterised by early 20<sup>th</sup> century large, detached houses, colleges and their grounds, and the parish burial ground. The existing buildings are 2-4 storeys. These elements of the Conservation Area are separated from site by the A1307 and intervening residential development and built form.

Castle and Victoria Road Conservation Area, on the southeast boundary of the study area, is characterised by broadly 19<sup>th</sup> century terraced houses of mainly 2 storeys and small open green spaces with historic character. These elements are separated from site by townscape spanning from the A1307.

### 6.7.2 Listed Buildings

One Grade II Listed Building, a small 20<sup>th</sup> century Arts and Crafts house, separated from site by townscape and open green space.

### 6.7.3 Certificate of Immunity

One building with a Certificate of Immunity, the Victorian Hotel Felix. This is less than 85 metres from the site, it is separated from site by minimal treescape.

### 6.7.4 Locally Listed Buildings

Locally Listed Buildings located south of the site along Huntingdon Road, the nearest two being 1-14 Howes Place and the National Institute of Agricultural Botany, Huntingdon Road. Most of these buildings are separated from the site by townscape.

### 6.7.5 Historic Environment Record

HER features include undated cropmarks and earthworks, Saint Augustine's Church, a 20<sup>th</sup> century terraced house, a 19<sup>th</sup> century cemetery, a Second World War pillbox, and a post medieval college building. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

## 6.8 Key Issues

The key issues for this site are the risk of impacting the Conservation Areas and Listed Building.

## 6.9 Potential Impacts on Cambridge and its setting

### 6.10 Characteristics of Cambridge:

Development on site has potential to intrude on the peripheries of Viewpoints 2, 11, and 12. Assuming development is sympathetic to the local prevailing building height and reflects the requirements of the agreed Design Code for the site then there is **no risk** of impact on views to the city.



## 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 Historic Environment Record

The remains of the ridge and furrow have been removed by works, as such there is **no risk** of further impact on this feature.

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 has largely been cleared and any remains on site are likely to have been disturbed / removed. There is **limited potential** for significant archaeology on site in undisturbed areas.

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

#### 6.13.1 Conservation Areas

Tall development may intrude into the setting and character of the Conservation Areas, but assuming that heights are maintained at the levels prescribed in the agreed Design Code and are of a sympathetic design there is a **no / low risk**.

#### 6.13.2 Listed Buildings

Development that introduces intervisibility between the Listed Building would negatively impact the setting and character of the Listed Building. However, assuming that heights are maintained at the levels prescribed in the agreed Design Code and are of a sympathetic design there is **no / low risk** of impact.

#### 6.13.3 Locally Listed Buildings

Development has potential to impact the setting of Locally Listed Building, particularly those closest to the site which look out over the current green space. However, assuming that heights are maintained at the levels prescribed in the agreed Design Code and are of a sympathetic design there is **no / low risk** of impact.

#### 6.13.4 Historic Environment Record

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

## 6.15 Mitigation and opportunities for enhancement

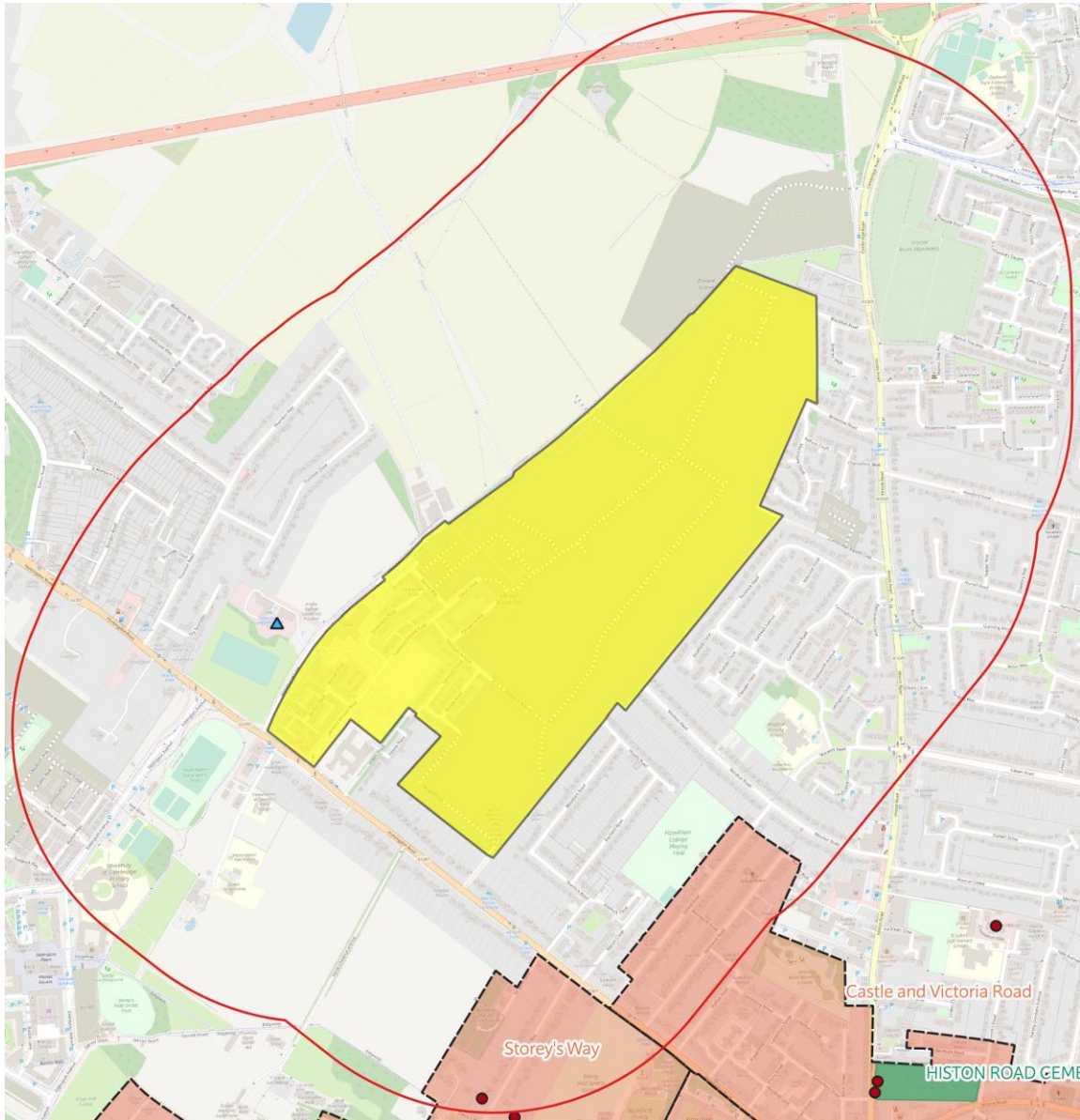
None required assuming compliance with, or enhancement of, the Design Code for the site.

Should development that is not designed in accordance with the Design Code be proposed and development is intensified, then risks to the Conservation Areas and other heritage assets around the site will require mitigation. This will likely be in the form of design-based mitigation to ensure that building height and mass is managed in order to minimise risk to heritage assets.

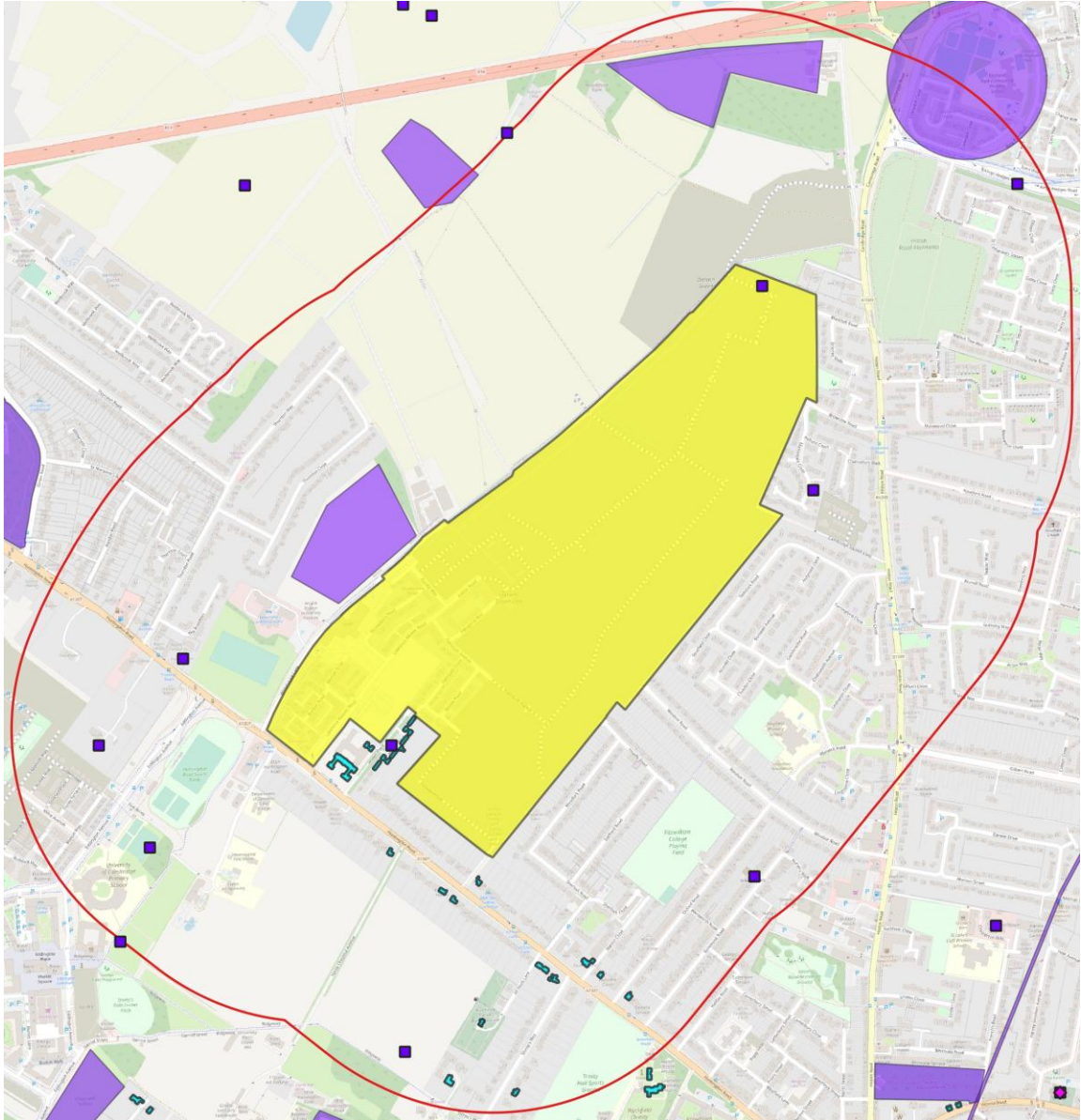
## 6.16 Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **none / 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. Land between Huntingdon Road and Histon Road (Darwin Green 2/3), Cambridge**

JDI: OS024

Proposed Use: Housing (1000 homes)

Mapping Reference: SS/2

Allocation: Existing

Size (ha): 31.07

Figure: 34

### **7.1 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.

### **7.2 Site Description**

The site is awaiting a decision on an outline planning application for development including up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition and infrastructure works. Site is located immediately north of another major allocation site (Darwin Green) which already has outline permission, ongoing reserved matters applications and an agreed Design Code.

### **7.3 HIA Summary**

Large site awaiting a decision on a major outline planning application. Adjacent to current major development site. No heritage risks identified. Archaeological investigation likely required (although may be already completed).

### **7.4 Summary of Relevant Baseline and Value**

#### **7.5 Characteristics of Cambridge**

##### **7.5.1 Historic Cambridge**

The site is not within the Historic Core of Cambridge.

##### **7.5.2 Strategic Viewpoints**

The site is not a prominent feature in any Viewpoints.

##### **7.5.3 Historic Landmark Buildings**

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

##### **7.5.4 Connectivity**

The site is not on an historic access route to the city.

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

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

### **7.7 Designated and significant non-designated heritage assets – 500 metre Study Area:**

No designated heritage assets are present within the study area



#### 7.7.1 Historic Environment Record

HER features include Iron Age to post medieval and undated cropmarks, enclosures, and field boundaries. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

### 7.8 Key Issues

The key issues for this site are the risk of impacting the Viewpoints (should significant height be proposed) and potential archaeological features.

### 7.9 Potential Impacts on Cambridge and its setting

#### 7.10 Characteristics of Cambridge:

##### 7.10.1 Strategic Viewpoints

Development on site has potential to intrude on the peripheries of Viewpoints 2, 11, and 12. Assuming development is sympathetic to the local prevailing building height then there is **low risk / no risk** of impact on views to the city

### 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 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.

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

##### 7.13.1 Historic Environment Record

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

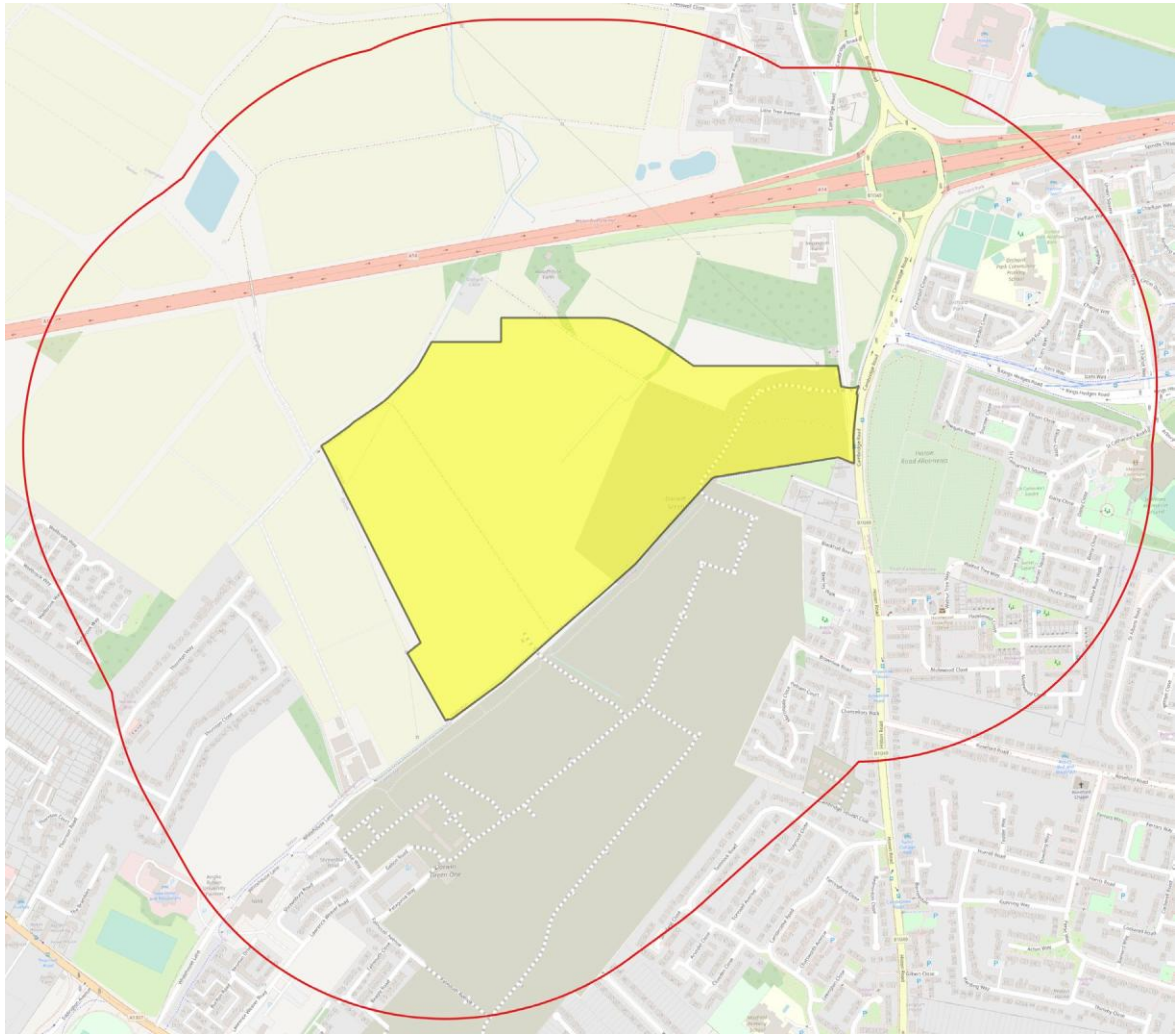
### 7.14 Mitigation and opportunities for enhancement

If not already completed, 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.

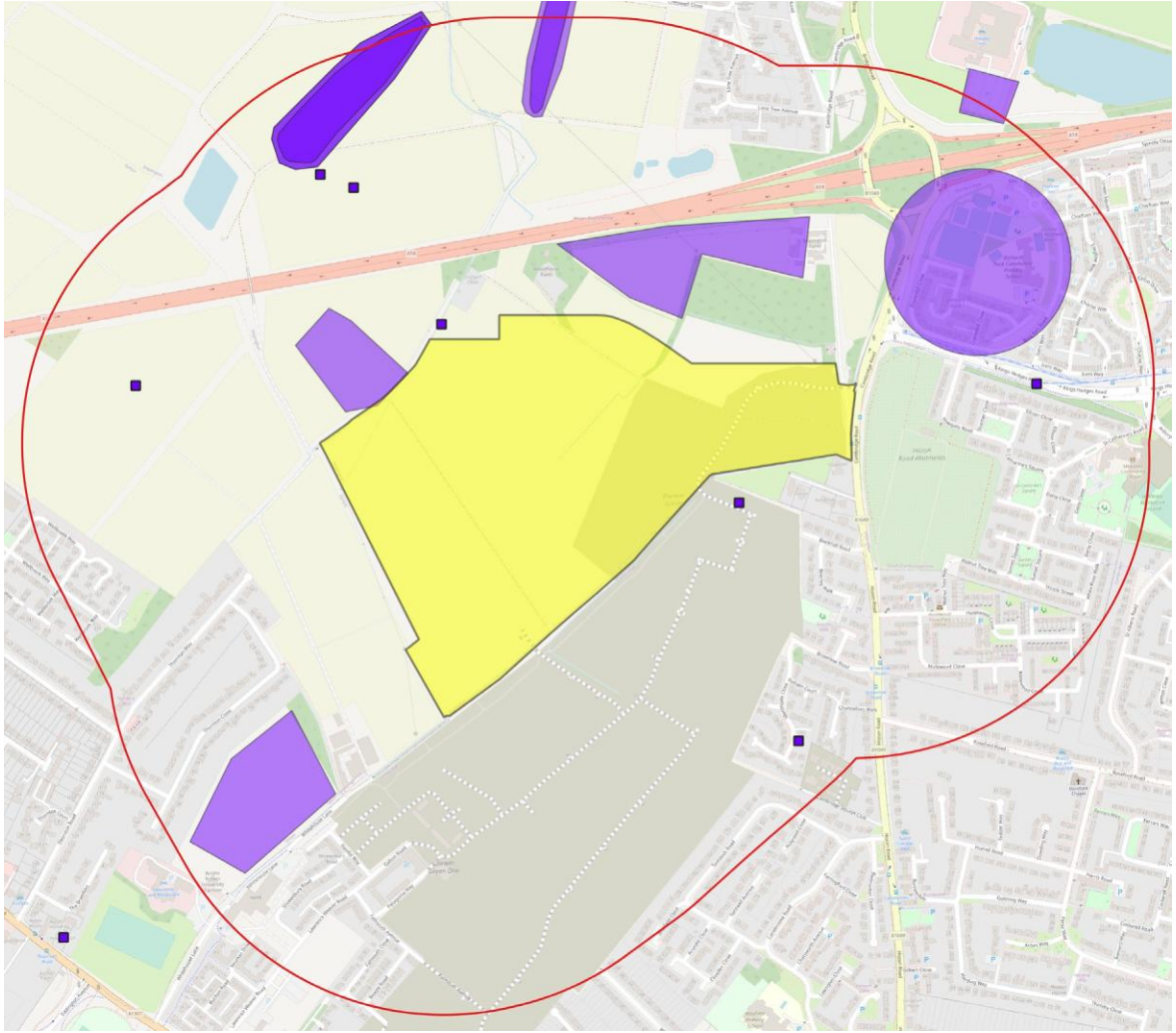
### 7.15 Residual risk of harm

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. Land North of Cherry Hinton, Cambridge

JDI: OS048

Proposed Use: Mixed Use (780 homes)

Mapping Reference: R47

Allocation: Existing

Size (ha): 31.95

Figure: 35

### 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

Greenfield site situated to the east of Cambridge Airport. Site is bounded on the north by greenspace, the south by a residential area, to the east by road, and to the west by the airport grounds.

This site is associated with another site, *Land North of Cherry Hinton South Cambs* which is located to the southwest of *Land North of Cherry Hinton* with a shared boundary. Outline planning permission has been granted for a maximum of 1200 residential units up to 4 storeys with associated infrastructure. Pertaining to this outline permission, planning permission has been granted for 9 show homes and associated marketing suite. A further application for permission to build 351 of the 1200 residential units is currently awaiting decision.

The site is also bounded to the north by Cambridge Airport, another allocation site being considered for future development.

### 8.3 HIA Summary

Greenfield site that occupies the foreground of Viewpoint 10. It currently represents part of the rural buffer between Teversham Conservation Area and the Cherry Hinton suburb. 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.

### 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 is a prominent feature in Viewpoint 10. It occupies the foreground of the eastern half of the Viewpoint. The character of this view is modern and does not convey a strong image of Cambridge or significantly contribute to its identity.

##### 8.5.3 Historic Landmark Buildings

No landmark buildings are present within the study area.



#### 8.5.4 Connectivity

The site is not on any major access routes to the city.

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

No designated heritage assets are present within the site.

#### 8.6.1 Historic Environment Record

HER features include the 20<sup>th</sup> century Cambridge airport and associated airfield, hangar, and flight office structures of which only the foundations remain.

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

#### 8.7.1 Listed Buildings

One Grade I Listed Building, the late 12<sup>th</sup> century origin Church of St Andrew. The site is visually separated from the Listed Building by treescape lining the churchyard, and the northern Cherry Hinton townscape.

Four Grade II Listed Building, the churchyard wall associated with the Church of St Andrew, 18<sup>th</sup> century 2-storey cottage, and two 16<sup>th</sup> century origin 2-storey cottages. These are generally separated from the site by treescape and townscape.

#### 8.7.2 Historic Environment Record

HER features include the Listed Buildings and earthworks indicating a Roman industrial site. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

#### 8.7.3 Locally Listed Buildings

Two Locally Listed Buildings, 19<sup>th</sup> century houses in the southwest of the study area.

### 8.8 Key Issues

The key issues for this site are the risk of impacting the Listed Buildings, in particular the Grade I Listed Building.

### 8.9 Potential Impacts on Cambridge and its setting

#### 8.10 Characteristics of Cambridge:

##### 8.10.1 Strategic Viewpoints

Development at this site is like to impact Viewpoint 10, however as this Viewpoint has limited significance to Cambridge and its identity, development poses a **low risk** of negatively affecting this Viewpoint.

### 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 greenfield land, as such any remains on site are unlikely to have been disturbed. Overall, 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 Listed Buildings**

Development exceeding the local prevailing building height in Cherry Hinton, that introduces intervisibility between the Listed Buildings, particularly the Grade I Church of St Andrew, would negatively impact the setting and character of the Listed Buildings. Thus, development poses a **moderate risk** of impact.

#### **8.13.2 Historic Environment Record**

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

#### **8.13.3 Locally Listed Buildings**

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

### **8.14 Mitigation and opportunities for enhancement**

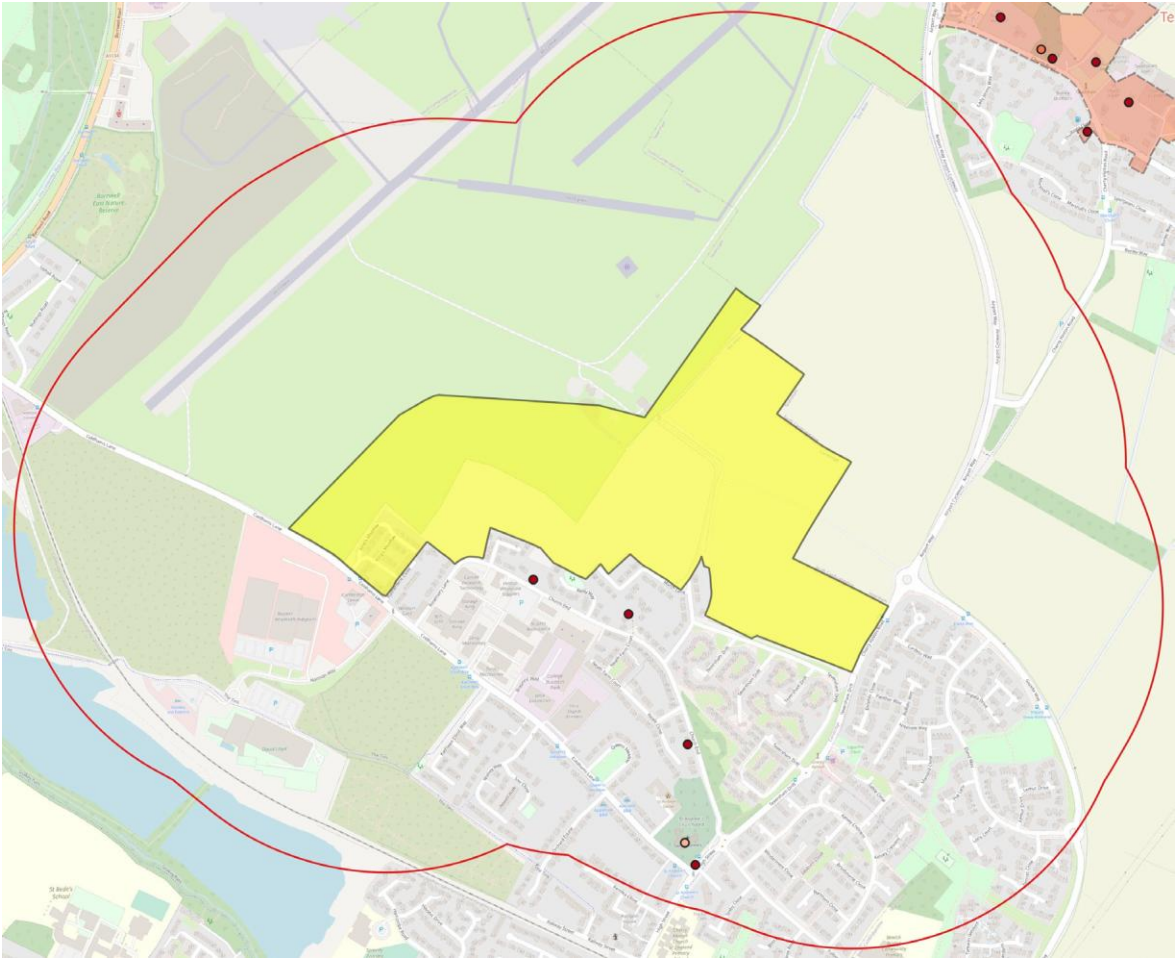
Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character and setting of listed buildings. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to the local prevailing building height of the Cherry Hinton suburb 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.

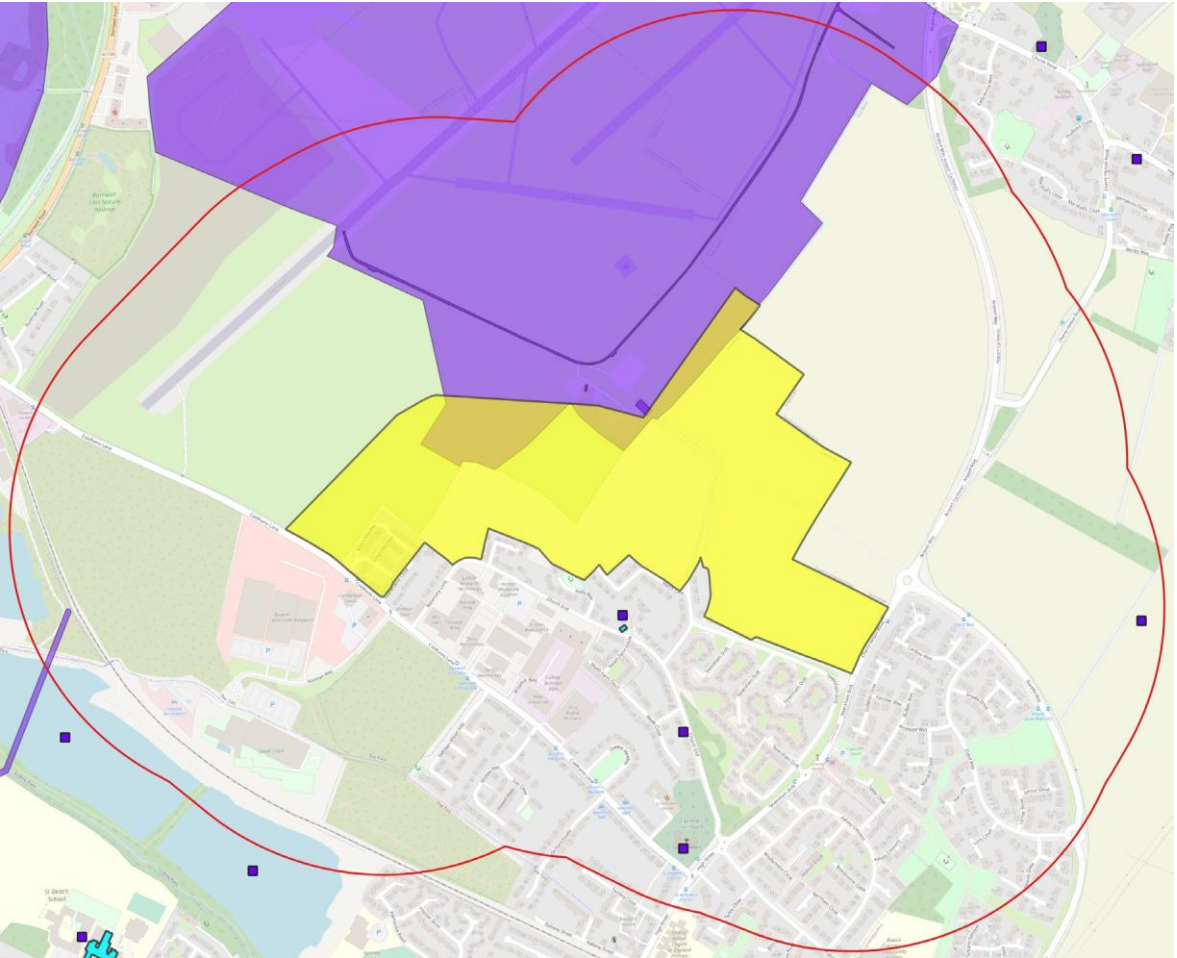
### **8.15 Residual risk of harm**

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

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

## 9. Land North of Cherry Hinton South Cambridgeshire

JDI: -

Proposed Use: Mixed Use (420 homes)

Mapping Reference: SS/3 (1b)

Allocation: Existing

Size (ha): 77.76

Figure: 36 and 37

### 9.1 Study Area:

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

### 9.2 Site Description

Greenfield site situated to the east of Cambridge Airport. Site is bounded on the north and south by greenspace, to the east by Airport Way, and to the west by the airport grounds.

This site is associated with another site, *Land North of Cherry Hinton* which is located to the southwest of *Land North of Cherry Hinton South Cambs* with a shared boundary. Outline planning permission has been granted for a maximum of 1200 residential units up to 4 storeys with associated infrastructure. Pertaining to this outline permission, planning permission has been granted for 9 show homes and associated marketing suite. A further application for permission to build 351 of the 1200 residential units is currently awaiting decision.

The site is also located to the east of Cambridge Airport, a further site being considered for allocated development.

### 9.3 HIA Summary

Greenfield site within that occupies the foreground of Viewpoint 10. It currently represents part of the rural buffer between Teversham Conservation Area and the Cherry Hinton Suburb. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, and landscape planting should limit impacts on the setting of designated assets, however, should prevailing heights be exceeded this could increase risk. Archaeological mitigation may be required.

### 9.4 Summary of Relevant Baseline and Value

#### 9.5 Characteristics of Cambridge

##### 9.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

##### 9.5.2 Strategic Viewpoints

The site is a prominent feature in Viewpoint 10. It occupies the foreground of the eastern half of the Viewpoint. The character of this view is modern and does not convey a strong image of Cambridge or significantly contribute to its identify

##### 9.5.3 Historic Landmark Buildings

No landmark buildings are present within the study area.

#### 9.5.4 Connectivity

The site is not on any major access routes to the city.

### 9.6 Designated and significant non-designated heritage assets – Site:

#### 9.6.1 Historic Environment Record

HER features include the airfield of the 20<sup>th</sup> century Cambridge airport.

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

#### 9.7.1 Conservation Areas

Teversham Conservation Area is north of the site, characterised as a small village with historic buildings. The Conservation Area is obscured from site by the modern south Teversham townscape. The site forms part of the rural buffer between the Conservation Area and the Cherry Hinton suburb.

#### 9.7.2 Listed Buildings

One Grade II\* Listed Building in Teversham, the 13<sup>th</sup> century All Saints Church. This is a key landmark within the village, although it is obscured from site by the intervening south Teversham townscape.

Two Grade II\* Listed Buildings in Teversham, a 19<sup>th</sup> century war memorial and a 17<sup>th</sup> century residential building, both visually separated from site by the south Teversham townscape.

Three Grade II Listed Buildings in Cherry Hinton, 16<sup>th</sup>-18<sup>th</sup> century cottages not exceeding 2.5 storeys. These are separated from site by north Cherry Hinton townscape.

#### 9.7.3 Historic Environment Record

HER features include the Listed Buildings, a hangar, and flight office associated with Cambridge Airport (of which only the foundations remain), a further 19<sup>th</sup> century cottage in Teversham, and earthworks indicating a Roman industrial site. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

#### 9.7.4 Locally Listed Buildings

Two Locally Listed Buildings, 19<sup>th</sup> century houses in the southwest of the study area.

### 9.8 Key Issues

The key issues for this site are the risk of impacting the Teversham Conservation Area and the local Listed Buildings.



## 9.9 Potential Impacts on Cambridge and its setting

### 9.10 Characteristics of Cambridge:

#### 9.10.1 Strategic Viewpoints

Development at this site is like to impact Viewpoint 10, however as this Viewpoint has limited significance to Cambridge and its identity, development poses a **low risk** of negatively affecting this Viewpoint.

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

#### 9.12 Designated and significant non-designated heritage assets – Site:

##### 9.12.1 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.

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

##### 9.13.1 Conservation Areas

The character of the Teversham Conservation Area relies on its rurality and separation from surrounding built form, and so development exceeding the local prevailing building height would intrude on views to and the village. There is a **moderate risk** of impact on the Conservation Area.

##### 9.13.2 Listed Buildings

Tall development may introduce intervisibility between the Listed Buildings and the site, therefore posing a **moderate risk** of impacting their setting and character.

##### 9.13.3 Historic Environment Record

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

##### 9.13.4 Locally Listed Buildings

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

### 9.14 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 in addition to the introduction of a thick landscape planting at the northern edge of the site including mature trees to reduce views of the development from Teversham Conservation Area. Development at a scale similar to, or less than, the local prevailing building height may be appropriate and stepped down on the northern edge to the rural buffer to the south of Teversham Conservation Area. Development should not exceed the height of landscape planting proposed at the

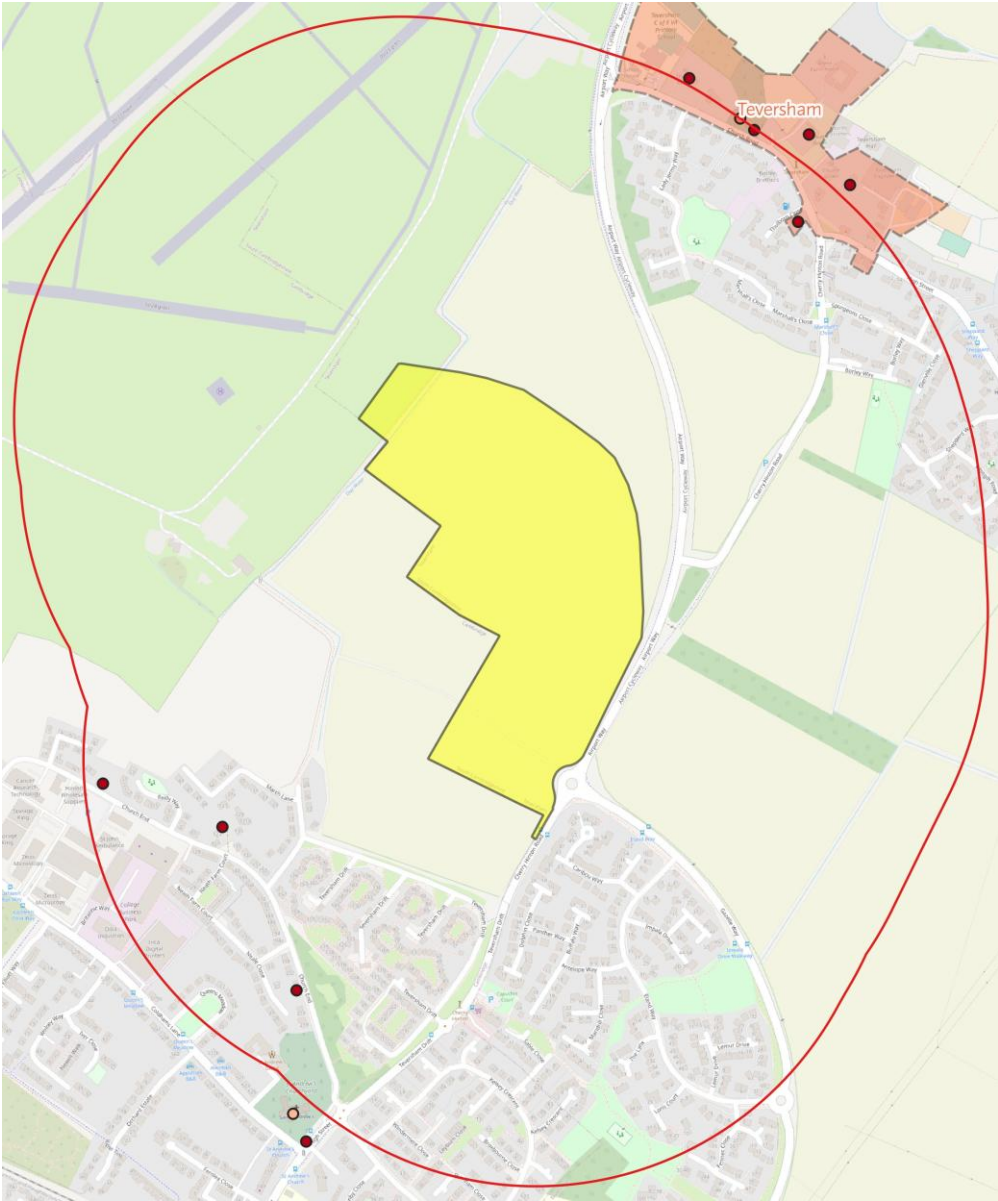
northern edge to prevent views of buildings overtopping the landscape screening. Site is not considered appropriate for tall landmark buildings.

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.

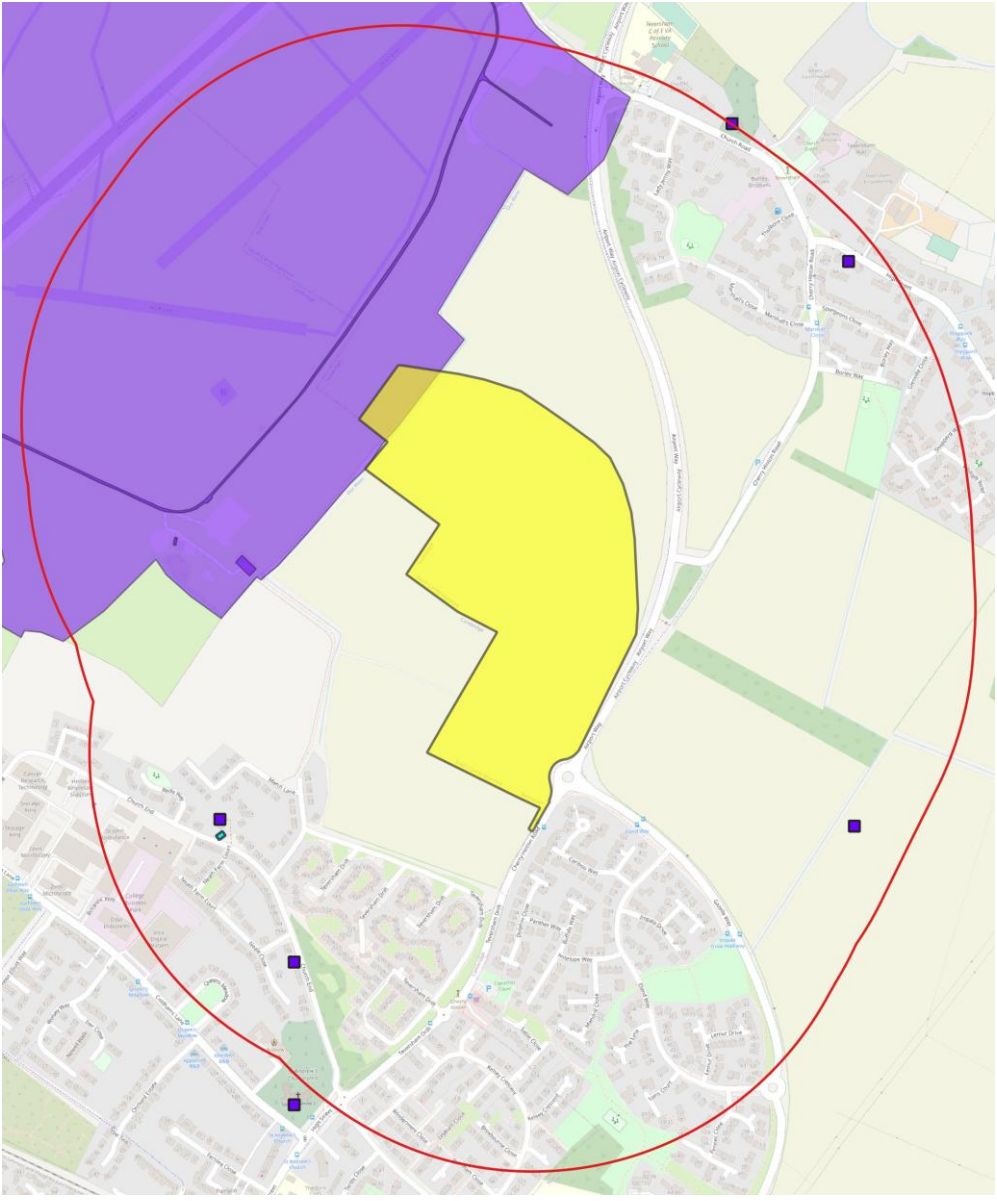
### **9.15 Residual risk of harm**

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

Designated Heritage Assets



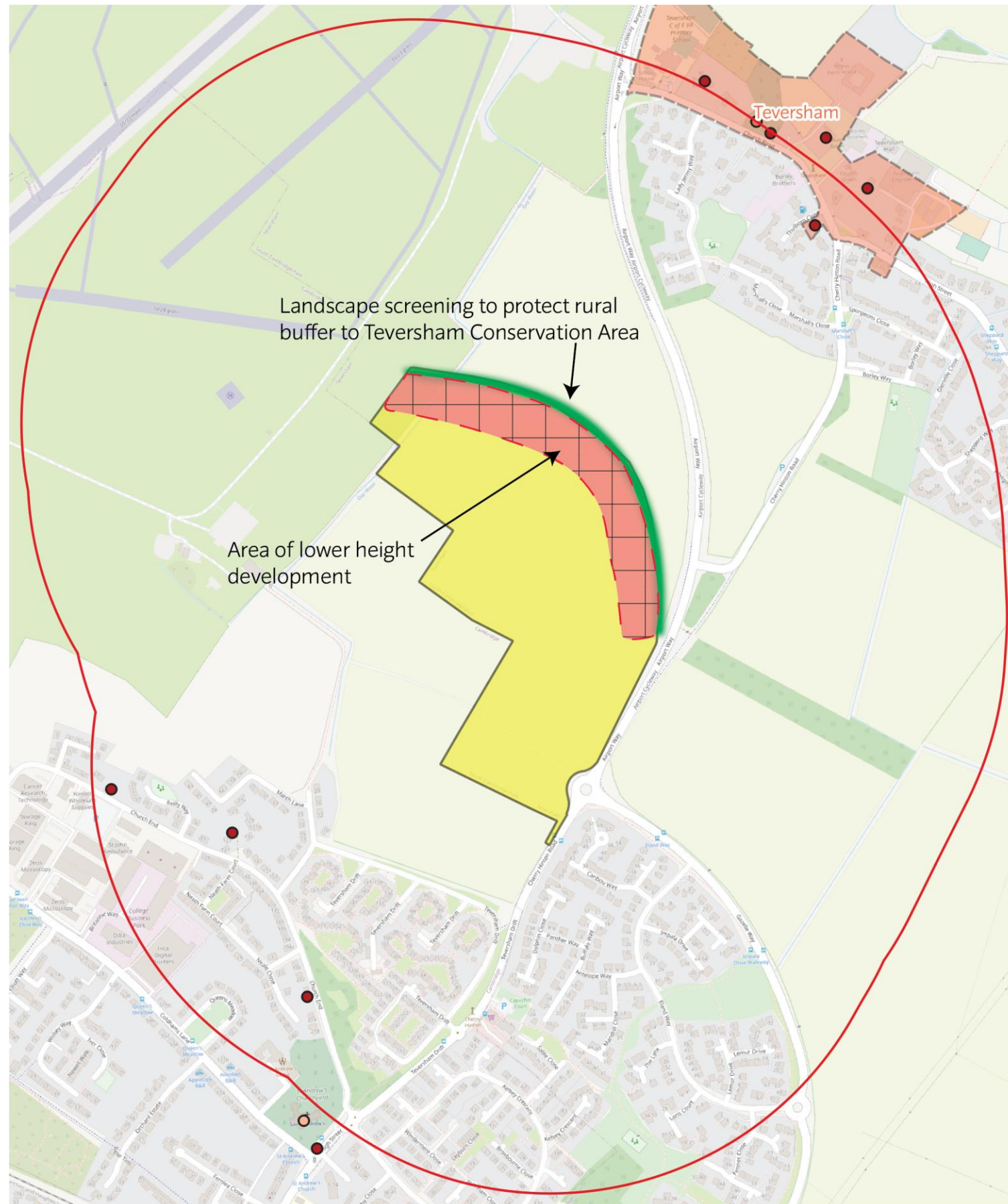
Non-Designated Heritage Assets



**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





## 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



## 10. Land North of Worts' Causeway, Cambridge

JDI: OS049

Proposed Use: Housing (200 homes)

Mapping Reference: GB1

Allocation: Existing

Size (ha): 7.84

Figure: 38 and 39

### 10.1 Study Area:

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

### 10.2 Site Description

Predominantly greenfield site with developed area in the north, containing a 19<sup>th</sup> century farm complex. The area is currently moderately screened from the residential development to the west and north, and the road to the south. On the east the site is bounded by open countryside.

The site was released from the Green Belt through the Cambridge Local Plan (2018).

### 10.3 HIA Summary

Predominantly greenfield site with a 19<sup>th</sup> century farm complex. The farm buildings are HER features and are Locally Listed Buildings. The site also forms the rural context of Viewpoints 7 and 9. Specific consideration of the current buildings on site is required, retention should be considered. 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 through the inclusion of a suitable landscape buffer to preserve their rural character. Archaeological mitigation will be required, particularly as the site abuts the Roman road Wort's Causeway and there is evidence of land undisturbed by modern ploughing present within the site.

### 10.4 Summary of Relevant Baseline and Value

#### 10.5 Characteristics of Cambridge

##### 10.5.1 Historic Cambridge

The site is not within the Historic Core of Cambridge.

##### 10.5.2 Strategic Viewpoints

The site sits in Viewpoint 7 and 9 and forms part of the rural context of these views, albeit to a limited degree at present.

##### 10.5.3 Historic Landmark Buildings

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

#### 10.5.4 Connectivity

The site abuts Wort's Causeway, an established historic rural approach into the city. The site is on the interface between the countryside and suburban areas and retains a strong rural character

### 10.6 Designated and significant non-designated heritage assets – Site:

HER features include a 19<sup>th</sup> century farm and associated buildings, and undated cropmarks indicating a possible enclosure.

#### 10.6.1 Locally Listed Buildings

All Netherhall Farm buildings are Locally Listed Buildings.

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

#### 10.7.1 Listed Buildings

One Grade II Listed Building, an 18<sup>th</sup> century milestone, 60m east of site, obscured from the site by treescape.

#### 10.7.2 Historic Environment Record

HER features include the 19<sup>th</sup> century Netherhall farmbuildings, and a series of undated cropmarks representing enclosures and field boundaries, medieval ridge and furrow, and modern cropmarks indicating a 1950s watermain. Further features include archaeological material spanning from the prehistoric to the modern period in the area. Of particular interest is Roman finds along Wort's Causeway- originally a Roman road.

#### 10.7.3 Locally Listed Buildings

Strangeways Research Laboratory is a Locally Listed Building. This early 20<sup>th</sup> century complex lies to the west of the site.

## 10.8 Key Issues

The key issues for this site are the risk of impacting the Locally Listed Buildings present within the site, the two viewpoints, the rural character of the approach to Cambridge and any potential archaeological features on site.

## 10.9 Potential Impacts on Cambridge and its setting

### 10.10 Characteristics of Cambridge:

#### 10.10 .1 Strategic Viewpoints

Viewpoint 7 provides panoramic views of the city. The development site sits low in the view and is screened by trees and vegetation. Significantly tall development above this vegetation would intrude into the view. Viewpoint 9 provides panoramic views over the city and the site lies in the arc of those views. It sits behind vegetation and partially screened by topography. Significantly tall development above this vegetation may slightly intrude into the view.

Assuming that heights are maintained at lower levels that do not visually intrude into Viewpoint 7 or 9 to any degree (hence increasing the sense of urban sprawl), possible at 1-2 storeys, then there is a **low risk**.

#### 10.10.2 Connectivity

Development is likely to markedly change the rural character of the site and affect the character of the Wort's Causeway approach to the city. There is a **moderate risk** of conflict with policy.

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

#### 10.12 Designated and significant non-designated heritage assets – Site:

##### 10.12.1 Historic Environment Record

Development design that included retention of the farm buildings and a suitable landscape buffer would pose **no risk** of impact on these features.

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 abuts Wort's Causeway, a known Roman road, suggesting potential for Roman archaeological remains to be present surrounding the road. The site is mostly greenfield land, as such any remains on site are unlikely to have been disturbed. The presence of relict ridge and furrow in the fields adjacent to the road and within the site suggest that modern ploughing has not disturbed archaeological remains. Overall, there is **moderate potential** for significant archaeology on the undeveloped areas of the site.

##### 10.12.2 Locally Listed Buildings

Development design that included retention of the farm buildings and a suitable landscape buffer would pose **no risk** of impact on these features.

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

##### 10.13.1 Listed Buildings

There is **no risk** of impact on the Listed Building.

##### 10.13.2 Historic Environment Record

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

##### 10.13.3 Locally Listed Buildings

There is **no risk** of impact on the Locally Listed Building.

### 10.14 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on Viewpoints 7 and 9, primarily through management of building heights. The rural character of the approach to the city along Wort's causeway will also need design considerations and a degree of screening and separation is advised, but rural character is likely to be lost.

Consideration may need to be given to the retention and setting of historic building on the site, further analysis is required. Landscape buffers for these features will reduce the impact of development, and the retention of the existing treescape that surrounds the farm buildings would be appropriate.

Site is not likely to be 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, particularly in the area between the farm complex and the road. Further mitigation could include avoidance and preservation in situ, further investigation, or recording depending on the significance of any remains found.

### **10.15 Residual risk of harm**

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