

Greater Cambridge Shared Planning
**Greater Cambridge Skyline and Tall
Buildings Strategy**
Strand 2: Heritage Impact Assessments
(Part 2)





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Published as part of the Draft Local Plan - Regulation
18 consultation (December 2025 - January 2026)

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1. Introduction

CBA were commissioned by the Greater Cambridge Shared Planning Service ('Greater Cambridge') to prepare Heritage Impact Assessments for selected allocation sites. This work forms part of the Greater Cambridge development plan making process and the Heritage Impact Assessments will form part of the evidence base.

1.2 Approach

Development of the Heritage Impact Assessments has been informed by:

- National Planning Policy Framework¹
- Historic England's Good Practice Advice Note 1: The Historic Environment in Local Plans²
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets³
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans⁴
- Historic England Advice Note 4: Tall Buildings⁵

The Heritage Impact Assessments identify and discuss designated and non-designated heritage assets within each site allocation and a supporting study area and review the risks posed to these assets by potential development. This information can be used to guide the appropriateness of development on the site in addition to the location, design, scale, massing, and type of development that can be accommodated in the future.

1.3 Methodology

1.3.1 Purpose and Scope

The purpose of a Heritage Impact Assessment is to provide a high-level assessment of potential impacts on designated and non-designated heritage assets within and around proposed allocation sites in Cambridge city and surrounding rural settlements and areas within the Greater Cambridge area. It draws together information from existing documentation including Planning Applications, Conservation Area Appraisals and data including OS mapping, aerial imagery, statutory and non-statutory heritage designations.

It draws together a series of data:

- Data about each site:
 - Planning Applications
 - Historic and current OS Mapping
 - Aerial Imagery

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

² <https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>

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

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

⁵ <https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/>

- Data about statutory heritage designations:
 - National Heritage List for England entries⁶
 - Conservation Area Appraisals⁷
- Data about non-statutory heritage designations:
 - Historic Environment Records (HER) (supplied by Greater Cambridge)
 - Locally Listed Buildings (supplied by Greater Cambridge)
 - Characteristics defined within the 'Strategic Heritage Impact Assessment: Baseline'⁸
 - Historic Landmarks
 - Strategic Views
 - Connectivity and Approaches

Only significant non-designated assets were included in the assessment.

Greater Cambridge outlined in their brief the need for assessment of 9 site allocations for development (referred to as 'sites' within this report). Greater Cambridge supplied GIS data outlining the extent and location of these Sites and an indication of the type of development which is being considered i.e. residential, commercial or a mix.

Following initial review of the Sites, it was determined that the Cambourne area and the Cambridge East site would require additional detail and assessment, and therefore bespoke approaches; this was agreed with Greater Cambridge and these areas are excluded from this report.

The approach to the Heritage Impact Assessments was based upon a previously agreed methodology, outlined in 'Strategic Heritage Impact Assessment: Assessment Methodology'⁹ supplied to Greater Cambridge in 2021. This approach has considered and is guided by best practice, standards, and guidance (listed above). It is to be noted, however, that the Heritage Impact Assessments were rapid / high level strategic assessments, rather than detailed site / project specific assessments and the level of assessment, analysis and reporting is therefore proportional. These assessments are to guide the appropriateness of site allocations within the Local Plan, to support the preparation of policy and inform future proposals for the site. They are not sufficient for supporting planning applications and further detail is likely to be needed to assess impacts on heritage assets.

1.3.2 Process

Following the methodology outlined in 'Strategic Heritage Impact Assessment: Assessment Methodology'⁹, the steps detailed below were taken to produce the assessment of each site:

⁶ Historic England (2023) Download Listing Data. Available at: <https://historicengland.org.uk/listing/the-list/data-downloads>

⁷ Greater Cambridge Shared Planning (2022) Conservation Area Appraisals. Available at: <https://www.greatercambridgeplanning.org/design-heritage-and-environment/historic-environment/conservation-areas/conservation-area-appraisals/#a3>

⁸ CBA (2021) Strategic Heritage Impact Assessment: Baseline. Report for Greater Cambridge Shared Planning.

⁹ CBA (2021) Strategic Heritage Impact Assessment: Assessment Methodology. Report for Greater Cambridge Shared Planning.

1. Describe the potential impact on the characteristics of Cambridge and its setting as defined in the Strategic HIA Baseline Report⁸
2. Identify designated heritage assets and significant non-designated assets in and around the allocation site and describe the potential impact on their significance.
3. Identify potential mitigation and opportunities for enhancement
4. Score the likely risk of significant residual harm and prepare a short narrative statement summarising the outcome.

Further detail on each step is summarised briefly below, for full detail see 'Strategic Heritage Impact Assessment: Assessment Methodology'⁹

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

Key characteristics relating to Cambridge and its setting were identified in the Strategic HIA Baseline Report. Concise statements were set out describing the relationship between the site and these characteristics, and then the potential impact of development on these characteristics. The aim was to identify where significant impacts may occur, e.g., impacts that would be in clear conflict with national and local policy relating to the historic environment.

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

Designated heritage assets and non-designated assets within a defined study area around each allocation site were identified and mapped. Concise statements were set out describing the relationship between the site and these assets, and then the potential impact on the significance of these assets. The aim was to identify where significant impacts may occur.

Step 3: Identify potential mitigation and enhancement

Design-based mitigation was considered for each site e.g., recommendations for areas for avoidance, potential need for screening or planting, limitations on density or heights of development, geographic spread, retention of heritage assets or sensitive historic elements, enhancing legibility of historic features or assets, improved access given the known geography and likely boundaries of a site. Potential for further archaeological remains was also reported on. This information was reported using standardised statements.

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

The overall risk of harm was categorised based on conclusions determined in Step 3 about potentially significant impacts on Cambridge and other assets, and viable mitigation of these impacts. The following definitions would be used to describe that risk:

- **HIGH RISK** – Allocation is likely to affect the key characteristics of Cambridge or other assets to a degree that results in significant conflict with national and local policy, and which is unlikely to be fully addressable through design-based mitigation measures.

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

Where sites were identified as **HIGH** or **MODERATE** Risk, further refinement of the site / proposals and further assessment may enable a change in risk category.

The results of the Heritage Impact Assessment for each site are reported in the next section.

1.4 Heritage Impact Assessments

1.4.1 Summary

The results of the Heritage Impact Assessments are summarised below, inclusive of their assigned risk score (**LOW** / **MODERATE** / **HIGH**).

Sites at Cambourne and Cambridge East have been omitted from this list as each will be described in a separate deliverable.

Compass House and adjacent land, Chivers Way, Histon:

Brownfield site surrounded by predominantly modern development. 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.

Residual risk is considered to be **LOW**

North Cambridge Academy, 108 Arbury Road, Cambridge:

Tall building on the site would potentially intrude into Viewpoint 11 and design mitigation in terms of limiting height to 3 – 4 storeys, in line with prevailing heights in the vicinity is recommended. Archaeological investigation, via DBA in the first instance, required. Residual risk is considered to be **LOW**

1 – 99 Ekin Riad and 1 – 8 Ekin Walk, Cambridge:

Tall buildings on the site have the potential to impact negatively on the setting of Fen Ditton Conservation Area and it is recommended that building height is limited to 3 – 4 storeys to preserve the views available from the common. Limiting development height will also reduce the likelihood of any impacts on the strategic viewpoints, as building at height could feature in a number of these. Residual risk is considered to be **LOW**

2 – 28 Davy Road and Garage Blocks, Cambridge:

Brownfield site within 200 metres of two Conservation Areas and a single 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 the Conservation Areas; however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. Archaeological mitigation will be required. Residual risk is considered to be **LOW**

Hanover and Princess Court, Coronation Street and Garage Block at Union Lane, Cambridge:

Brownfield site adjacent to Registered Park and Garden and within the New Town and Glisson Road Conservation Area and 125 metres south of the Central Cambridge Conservation Area. The implementation of design-based mitigation, in the form of building heights and screening, 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 will be required. Residual risk is considered to be **MODERATE**

Former Garage Block, East Road, Cambridge:

Brownfield site on periphery of Historic Core, immediately adjacent Mill Road Conservation Area and within the setting of the Church of St Matthew. 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 the frontage prevailing height be exceeded this would increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required. Residual risk is considered to be **LOW/MODERATE**.

1 – 33 Stanton House, Christchurch Street, Cambridge:

Brownfield site abutting the Kite Conservation Area to the north. The implementation of design-based mitigation, primarily in the form of building height, style, and materials, should limit impacts on the setting of the Conservation Area, however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. Archaeological mitigation will be required. Residual risk is considered to be **LOW/MODERATE**.

636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge

Brownfield site surrounded by predominantly modern development. 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. Residual risk is considered to be **LOW**.

Addenbrookes Hospital Site, Hills Road, Cambridge

Not considered to be a sensitive site, with minimal contribution to the characteristics of Cambridge and the setting of heritage assets. The implementation of design-based mitigation, primarily in the form of building heights, mass, and screening should ensure no impacts on the setting of designated assets. Archaeological mitigation may be required. Residual risk is considered to be **LOW**

Wellcome/Genome Campus, Hinxton

Development of the eastern field parcels within the allocation site has potential to impact on Hinxton Conservation Area as open views to the east exist at various

points within the conservation area. Design mitigation in terms of limiting building height, mass and grouping together with landscape buffers and tree planting will assist in the reduction of impacts. Archaeological investigation of the site may be required. Residual risk is considered to be **MODERATE**

[Slate Hall Farm, Bar Hill, Cambridge](#)

Tall building on the site has some potential to impact on the back drop of viewpoints; limiting the height, massing and scale of the proposals will assist in reducing potential impacts. As a potential NDHA retention of Slate Hall Farm is advised and its setting will require consideration within any proposed development.

Archaeological investigation may be required. Residual risk is considered to be **LOW TO MODERATE**

[Cambridge Junction and Cambridge Leisure, Hills Road, Cambridge](#)

The site has the potential to be experienced in a number of strategic viewpoints and in the context of Landmark buildings beyond the study area, owing to long views along Hills Road. Design mitigation in terms of limitation on heights and careful orientation of development on the plot to avoid coalescence is advised.

Archaeological investigation may be required. Residual risk is considered to be **LOW**.

2. Compass House and adjacent land, Chivers Way, Histon

Mapping Reference:
S/RSC/CH

Proposed Use: Employment (22,000 sqm)

Size (ha): 1.7

Allocation: New site

2.1 Study Area:

Figure: 1

A study area of 200 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site. The site is currently occupied by offices, the Cambridge Vision Park (operated by Regus), with some commerce at the ground floor.

2.2 Site Description

Brownfield site bounded by Chivers Way to the north, Cambridge Road to the east, Cambridgeshire Guided Busway to the south and west, and the Cambridge Elite Swimming Academy to the northwest.

2.3 HIA Summary

Brownfield site surrounded by predominantly modern development. 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.

2.4 Summary of Relevant Baseline and Value

2.4.1 Characteristics of Cambridge

Historic Cambridge

The site is not within the Historic Core of Cambridge.

Strategic Viewpoints

The site does not fall within any of the identified Strategic Viewpoints.

Historic Landmark Buildings

There are no Historic Landmark Buildings within the site and study area, although the Grade II* listed Impington Mill lies just outside the study area.

Connectivity

The site is off Cambridge Road, which is a key historic route into the city, although the setting of this stretch of the road has been dominated by 19th-20th century development.

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

There are no designated heritage assets within the site.

Historic Environment Record

Almost the entirety of the site is traversed by the Former Chivers fruit preserving factory, Histon (MCB24360), dating to the 19th century and whose presence is known through documentary evidence. This factory was established by the Chivers family who settled in Histon in the early 19th century and grew from orchard owners into preserve makers, producing their first jam in 1873 and becoming Europe's first large-scale commercial canners by 1895.

2.4.3 Designated and significant non-designated heritage assets – 200 metre Study Area:

Listed Buildings

A row of five cottages, located at 82-92 Station Road, is located approximately 70 metres north of the site. Dating to the early 19th century, these Grade II listed structures are timber framed and plastered with long straw thatched roofs. They deploy over one storey and an attic. The facades are punctuated with several horizontal sliding sash dormer windows on both floors.

Immediately south of the study area is Mill Cottage, also dating to the 19th century and listed at Grade II. It is constructed in gault brick and crowned with a plain tile mansard roof with ridge stacks. It deploys on one storey with an attic and presents casement dormer windows and two ground floor sixteen-paned recessed hung sash windows in cambered brick arches. A Grade II* listed smock windmill, Impington Mill, is located close by. Dating the same period, it is of octagonal shape and made up of three storeys of tarred brick with two timber framed storeys above.

Conservation Area

The Histon and Impington Conservation Area is characterised by its rural village atmosphere, historic buildings, and green spaces. It features a blend of vernacular architecture, mature trees, and maintains historic street patterns. The area also retains a strong sense of place, reflecting its agricultural origins and evolution into a cohesive, semi-rural community.

Historic Environment Record

The west of the study area is occupied by the former Chivers fruit preserving Factory. To the immediate south of the site is the dismantled railway linking Cambridge and St Ives (MCB19611), whose existence spanned from the 19th to the late 20th centuries. In the east of the study area is the Former ridge and furrow in Impington (MCB22591) dating to the mediaeval period and indicated by levelled earthwork.

Other HER features include a mixture of historic buildings (MCB24361, MCB24362), archaeological finds (MCB16173, MCB31980), and former industrial buildings (MCB32934).

So far, little archaeological investigation has taken place in the study area, and current known features suggest the presence of more within the area.

2.5 Key Issues

The key issue for this site is the risk of impacting the setting of the conservation area and listed buildings.

2.6 Potential Impacts on Cambridge and its setting

2.6.1 Characteristics of Cambridge:

Strategic Viewpoints

The site does not feature within any Strategic Viewpoints.

Connectivity

Development of the site is unlikely to affect the approach to the city via Cambridge Road, therefore posing **low risk to no risk**.

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

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

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

2.7.2 Designated and significant non-designated heritage assets – in 200 metre Study Area:

Listed Buildings

There is **a low risk** of impacting heritage assets within and in the vicinity of the study area. Impington Mill and adjacent house are heavily screened within their garden plot, and the development site is not experienced within their setting.

Conservation Area

The present building on the site is a two and three-storey structure with a strong horizontal emphasis. Retention of these building heights will allow a new structure to sit within the context and not detract from the setting of the conservation area or 82 – 92 Station Road. There is **a low risk** of impacting the conservation area.

Historic Environment Record

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

2.8 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the settings of listed buildings in the vicinity. This should include measures to manage building heights and mass and ensure use of appropriate materials.

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.

2.9 Residual risk of harm

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

3. North Cambridge Academy, 108 Arbury Road, Cambridge

Mapping Reference: S/C/NCA

Proposed Use: Housing, Education
(130 - 168 homes TBC)

Size (ha): 7.7

Allocation: New Site

Figure: 2

3.1 Study Area:

A study area of 200 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

3.2 Site Description

Brownfield site north of Cambridge currently occupied by North Cambridge Academy, which includes car parking space. Site is bounded by a housing estate along Campkin Road to the north, Arbury Road to the west, a housing estate to the south and southeast, including modern developments, and green fields to the northeast.

3.3 HIA Summary

Tall building on the site would potentially intrude into Viewpoint 11 and design mitigation in terms of limiting height to 3 – 4 storeys, in line with prevailing heights in the vicinity is recommended. Archaeological investigation, via DBA in the first instance, required.

3.4 Summary of Relevant Baseline and Value

3.4.1 Characteristics of Cambridge

Historic Cambridge

The site is not within the Historic Core of Cambridge.

Strategic Viewpoints

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

Historic Landmark Buildings

There are no historic landmarks within the site or the study area,

Connectivity

The site fronts on to Arbury Road, a historic rural access route into the city via Chesterton now characterised by 20th and 21st century residential development.

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

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

3.4.3 Designated and significant non-designated heritage assets – 200 metre Study Area:

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

3.5 Key Issues

Issues relate to the prominence of a tall building on the site, which would have the potential to be experienced in viewpoint 11.

3.6 Potential Impacts on Cambridge and its setting

3.6.1 Characteristics of Cambridge:

Strategic Viewpoints

Tall development on the site could affect Viewpoint 11 and potentially appear in the backdrop of Viewpoint 3. There is therefore a **moderate risk** of impact.

Connectivity

Development will not affect the Arbury Road and has potential, assuming good quality design, to improve the approach to the Historic Core of Cambridge thus there is **low risk / no risk** of impact.

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

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

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

3.7.2 Designated and significant non-designated heritage assets – in 200 metre Study Area:

Historic Environment Record

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

3.8 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on the local and wider skyline, townscape character. 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 heights on Arbury Road of 3-4 storeys may be appropriate.

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

3.9 Residual risk of harm

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

4.1- 99 Ekin Road and 1 – 8 Ekin Walk, Cambridge

Mapping Reference: S/C/

Proposed Use: Housing 134 (26 net)

ER Size (ha): 2.5

Allocation: New site

4.1 Study Area

Figure: 3

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

4.2 Site Description

Brownfield site currently occupied with modern housing. Site located northeast of Cambridge city. The site is surrounded by modern housing.

4.3 HIA Summary

Tall buildings on the site have the potential to impact negatively on the setting of Fen Ditton Conservation Area and it is recommended that building height is limited to 3 – 4 storeys to preserve the views available from the common. Limiting development height will also reduce the likelihood of any impacts on the strategic viewpoints, as building at height could feature in a number of these.

4.4 Summary of Relevant Baseline and Value

4.4.1 Characteristics of Cambridge

Historic Cambridge

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

Strategic Viewpoints

The site in its current state does not feature in any Viewpoints.

Historic Landmark Buildings

There are no landmark buildings within the study area.

Connectivity

The site is located to the north of Newmarket Road, a historic route into the city.

4.4.2 Designated and significant non-designated heritage assets –

Site: No designated or non-designated assets within the site.

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

Conservation Areas

The Study Area overlaps the southern boundary of the Fen Ditton and the Riverside and Stourbridge Common Conservation Areas. The Fen Ditton Conservation Area is defined by its historic village character and its relationship to the River Cam and surrounding open fenland. It includes a mix of mediaeval and later buildings, including timber-framed cottages, thatched roofs, and brick farmhouses, as well as

the historic church of St Mary the Virgin. The built form is predominantly low-rise and loosely arranged along winding lanes and green spaces, with views across the river and open meadows contributing to its rural setting and distinctive sense of place.

The Riverside and Stourbridge Common Conservation Area is defined by the open landscape of Stourbridge Common and the linear form of the River Cam. It includes modest 19th-century terraced housing, industrial remnants, and boathouses. Built form is generally low-rise, with gault brick and slate materials, set against wide open spaces and mature riverside vegetation.

Locally Listed Buildings

Two Locally Listed buildings lie within the study area, these being: Cemetery Lodge and Chapel, located c. 110m south east of the allocation site, and The Old Maltings, Ditton Walk, located c. 450m north west of the allocation site.

Historic Environment Record

HER features include extant 18th-19th century buildings, cropmarks, and earthworks. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

Multiple evaluations have taken place within the study area, revealing some of the features mentioned above.

4.5 Key Issues

Key issues associated with this site relate to the potential impacts on Cambridge and its setting and the Riverside and Stourbridge Common and the Fen Ditton Conservation area, should the site be developed at height.

4.6 Potential Impacts on Cambridge and its setting

4.6.1 Characteristics of Cambridge:

Development at height on this allocation would have the potential to feature within the periphery of Viewpoints 10 and 11 and in the backdrop of Viewpoints 7 and 8. There is therefore a **moderate risk** of impact.

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

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

There is **no risk** of impact to designated and significant non-designated heritage assets.

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.

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

Conservation Areas

Building at height within the allocation site would have the potential to be visible from within the Fen Ditton Conservation area, particularly from Ditton Meadows. Tall buildings on the site may be experienced within the skyline above tree cover. Development of 3 – 4 storeys could be accommodated without impacting on the skyline in views from the conservation area. It is considered that there is a **low risk** of impact to the designated asset.

Locally Listed Buildings

There is **no risk** of impacting locally listed buildings on account of intervening built form and tree screening.

Historic Environment Record

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

4.8 Mitigation and opportunities for enhancement

Design based mitigation should focus on ensuring that development does not further erode legibility of the estate or the rural character of the Conservation Area. This should include limiting development to areas of existing development and limiting building height to 4 storeys to preserve the current character of views from the Fen Ditton Conservation Area.

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

4.9 Residual risk of harm

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

5. – 28 Davy Road and Garage Blocks

Mapping Reference: S/C/DR

Proposed Use: Housing 90 (48 net)

Size (ha): 1.2

Allocation: New site

5.1 Study Area:

Figure: 4

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 with modern housing, located southeast of Cambridge City, bounded by modern housing to the east, north, and west, and a greenfield to the south across Davy Road.

5.3 HIA Summary

Brownfield site within 200 metres of two Conservation Areas and a single 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 the Conservation Areas; however, should prevailing heights be exceeded or unsympathetic design be used this could increase risk. Archaeological mitigation will be required.

5.4 Summary of Relevant Baseline and Value

5.4.1 Characteristics of Cambridge

Historic Cambridge

The site is not within the Historic Core of Cambridge. It lies c. 250m south of the Mill Road Conservation Area and 400 metres east of the Newtown and Glisson Road Conservation Area and Railway Station.

Strategic Viewpoints

The site in its current state is not prominent in any Viewpoints.

Historic Landmark Buildings

Foster's Mill to the south of Station Road falls within the study area.

Connectivity

The site is not located on any historic route into the city.

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

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

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

Conservation Areas

The site is located just over 200m south of the Mill Road Conservation Area and west of the New Town and Glisson Road Conservation Area.

Mill Road Conservation Area in Cambridge is a lively, diverse neighbourhood, defined by its late 19th- and early 20th-century terraced housing, independent shops, and community facilities. Its linear form, continuous frontages, and varied architectural details create a strong sense of enclosure and visual interest. Traditional paving, mature street trees, and historic boundaries enrich its distinctive, human-scaled townscape. A vibrant street life and strong community identity underpin its special character.

New Town and Glisson Road Conservation Area in Cambridge is a cohesive residential quarter, characterised by its orderly grid of late 19th-century terraced housing built for the city's growing middle classes. Uniform building lines, consistent scale, and traditional brickwork create a harmonious streetscape, subtly enlivened by decorative detailing and varied rooflines. Mature street trees and modest front gardens soften the urban form and enhance its visual appeal. The area's quiet, well-kept character and architectural unity define its distinctive sense of place.

Listed Buildings

The Railway Station is the only Listed (Grade 2) Building present in the study area, to the west of the site. designed by Sancton Wood in 1845 in white gault brick, features a long façade of 15 round-headed arches and decorative stone roundels with coats of arms, though its original design was significantly altered in 1863.

Locally Listed Buildings

There are numerous locally listed buildings within the study area to the north of the allocation site. These predominantly flank the Mill Road and include St Philip's Church and former Vicarage and the Baptist Church, Romsey Mill and the Salisbury Club. Foster's Mill to the south of Station Road also falls within the study area.

Historic Environment Record

The south of the study area was captured in the aerial photographic survey south of Cambridge in 2008. Various studies have also been undertaken in specific places as part of pre-development archaeological investigations within the study area, including evaluations, radar surveys, and test pit surveys.

A number of non-designated monuments are scattered around the site, including archaeological features like a palaeolithic handaxe (MCB5544) and Roman ditches (MCB33298), as well as historic buildings such as Saint Martin's Church (MCB14823) and the Mill Road/Stockwell Street Baptist Church (MCB15858). Most notably, the Cambridge Railway Site (MCB33490) and the disused Railway between Newmarket and Bury (MCB24470) are located west and north of the site and represent major features within the study area.

5.5 Key Issues

The key issue for this site is the risk of building at height impacting the setting and character of the Mill Road and the New Town and Glisson Road Conservation Areas. There is also potential risk to the landmark status of Fosters Mill.

5.6 Potential Impacts on Cambridge and its setting

5.6.1 Characteristics of Cambridge:

Strategic Viewpoints

The site in its current state is not prominent in any viewpoints, but tall development on the site would have the potential to feature in Viewpoints 8 – 11, and is considered to be a **moderate risk**.

Historic Landmark Buildings

Fosters Mill is located within the study area to the west of the allocation site. Tall building on the site could have the potential to challenge the landmark status of the building. This is considered to be a **moderate risk**.

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

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

Historic Environment Record

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

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

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. Therefore, while the site is mainly brownfield land that has been subject to historic development which is likely to have disturbed any remains on site, it still retains **moderate potential** for significant archaeology on site.

Conservation Areas

The site is located just over 200m south of the Mill Road Conservation Area and west of the New Town and Glisson Road Conservation Area. Building at height at this location would have the potential to impact on the setting and character of the Conservation Areas, this is considered to be a **moderate risk**.

Listed Buildings

There is considered to be **no risk** to the Railway Station.

Locally Listed Buildings

Building at height could impact the settings of locally listed buildings on Mill Road and the Fosters Mill building at Station Place, this is considered to be a **moderate risk**.

5.8 Mitigation and opportunities for enhancement

Design-based mitigation is required to limit potential impacts on the character and setting of the New Town and Glisson Road and the Mill Road Conservation Areas. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at a scale similar to the surroundings may be appropriate.

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.

5.9 Residual risk of harm

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

6. Hanover and Princess Court, Coronation Street and Garage Block at Union Lane, Cambridge

Mapping Reference: S/C/

Proposed Use: Housing 164 (37 net)

HPC Size (ha): 0.76

Allocation: New site

6.1 Study Area

Figure: 5

A study area of 200 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site, including key historic landmark buildings such as Our Lady of the English Martyrs Church.

6.2 Site Description

Brownfield site 600 metres south of the Cambridge Historic Core and bounded to the south by Coronation Street, to the west by Bentinck Street, to the north by Union Road and to the east by George IV Street.

6.3 HIA Summary

Brownfield site adjacent to Registered Park and Garden and within the New Town and Glisson Road Conservation Area and 125 metres south of the Central Cambridge Conservation Area. The implementation of design-based mitigation, in the form of building heights and screening, 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 will be required.

6.4 Summary of Relevant Baseline and Value

6.4.1 Characteristics of Cambridge

Historic Cambridge

The site is located within the historic core of Cambridge within the Newtown and Glisson Road Conservation Area. The study area overlaps into the Central Conservation Area.

Strategic Viewpoints

The Site in its current state is not a prominent feature in any strategic viewpoints.

Historic Landmark Buildings

One historic landmark building is present within the study area, the 19th century Church of Our Lady and the English Martyrs approximately 85 metres north of the site, whose spire serves as a local landmark. This building can be seen from the site, looking northwards along Hills Road.

Connectivity

The site is just to the west of the A1307, a key historic access route into the city.

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

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

Conservation Areas

The site is within the New Town and Glisson Road Conservation Area, characterised by 19th-20th century terraced houses and larger villa style houses, with open space of the Botanic Gardens beyond with a backdrop of mature trees. Existing buildings range from 1-6 storeys, with the majority of 4 storeys or less in the surrounding area.

6.4.3 Designated and significant non-designated heritage assets – 200 metre Study Area:

Conservation Areas

The study area includes a portion of the Central Cambridge Conservation Area, characterised by densely-packed medieval and Victorian streets, narrow lanes and collegiate landmarks alongside generous green spaces including Christ's Pieces, Coe Fen and The Backs. Buildings range from 2-6 storeys, predominantly gault brick with slate roofs, interspersed with striking modern structures of greater height.

Listed Buildings

The Scott Polar Research Institute, situated on Lensfield Road in Cambridge, is a Grade II listed building. Constructed in the early-to-mid 20th century, it features a robust brick and stone façade, steep pitched roofs, and mullioned windows. Designed to support polar research, its architectural form includes tall chimneys, gabled wings, and functional historic detailing that reflect its origins and purpose.

The row of buildings at 27–41 Panton Street, listed Grade II and located on the east side of Panton Street, dates to the early-mid 19th century. Constructed of grey gault brick, the terrace stands two storeys over a basement and features two-window facades with vertical sash windows and paired round-headed doorways with panelled doors (except No 41). First-floor windows are slightly misaligned with those below. The simple roof is slate with a parapet. Immediately south of this row is the mid-19th-century cast and wrought-iron gates of the Panton Arms Public House, located on Panton Street. They form a Grade II listed ensemble. Set within the pub's perimeter, they bear the historic inscription "Greene King & Co." and exemplify Victorian-era public-house ornamentation and craftsmanship.

A Grade II listed terrace, 41–57 Downing Terrace on Lensfield Road, dates to circa 1819. This two-storey run of small gault-brick houses features continuous wall arcades with plain brick pilasters and semi-circular arches on the ground floor, under an elegant slate roof. Windows are vertical sashes with glazing bars and shutters below; first-floor openings have segmental heads. Doorways are paired within bays, set beneath reeded surrounds and flanked by upstairs windows. Notably, No. 53 rises to three storeys, rendered and pedimented, forming a subtle central focus in the otherwise harmonious Georgian composition.

The Grade II Church of St Paul, on Hills Road, was initially built in 1841 by Ambrose Poynter as a nave and western tower of red brick with blue diapering, stone dressings, and slate roofs. An aisle chancel and north vestry (c. 1864) and north and

south transepts by Temple Moore (1893) reflect Gothic Revival additions. The tall west tower, with clock faces and embattled turrets, forms a prominent streetscape feature. Internally, tall arcades, Victorian fixtures, and stained glass remain, although the nave was reduced and the building converted into a multi-use space in 1996.

The rectory of the Church of Our Lady and the English Martyrs on Hills Road, built around 1890 in Tudor style, is a red brick L-shaped building with stone dressings and a castellated slate roof. It features a central doorway flanked by multi-light windows and decorative chimneys that highlight its period character.

A red brick garden wall with stone coping and matching gate piers, dating from the late 19th century, forms the boundary around the adjacent rectory on Hills Road. The modest Tudor-style detailing of the wall complements the rectory's architecture.

The boundary wall and gates of the Church of Our Lady and the English Martyrs, constructed around 1890, are built of red brick with stone coping. The wall is punctuated by carved animal-topped piers and original wrought-iron gates facing Lensfield Road, adding to the church's Gothic Revival setting.

Just west of the main church building, a pair of early 19th-century cast-iron openwork gate piers stand as decorative features, enhancing the street presence of the church complex.

The Church of Our Lady and the English Martyrs, completed between 1887 and 1890 by Dunn & Hansom, is a grand Roman Catholic parish church built of red brick with stone dressings in the Gothic Revival style. Its cruciform plan, prominent tower, and richly detailed interior fittings are complemented by extended walled precincts dating from around 1890.

Wanstead House at 2 Hills Road, dating from the early 19th century, is a refined two-storey building notable for its elegant proportions and classic Regency style.

In addition to these notable buildings, Hills Road features a number of Grade II listed houses, reflecting the area's rich architectural heritage and contributing to its distinctive historic character.

Registered Parks and Gardens

One Grade II* Registered Park and Garden – Botanic Garden, Cambridge, garden of 18th century origins lies to the south just outside the 200m study area.

Historic Environment Record

HER features include a variety of remains dating to the mediaeval and postmediaeval periods, as well as extant 19th-20th century structures.

Notable features include Downing College dating to the 19th and 20th centuries (MCB5876), the Victorian 'Dell' garden in Highsett (MCB19475), the Hobson's Conduit (MCB16550) dating to the 17th and 19th centuries, the Saxon street (MCB27235), and the Roman road (MCB9602). All these are located close to the site.

Excavations and evaluations have taken place in close proximity to the site, all of which have produced finds amongst those discussed above.

Locally Listed Buildings

Fifteen Locally Listed Buildings fall within the study area, including No 18 George VI Street to the east of the site, a large number on Lensfield Road to the north, and a further group on Panton Street to the west. The presence of the Perse Senior School to the west and the University Chemical Laboratory to the north screen the site from view.

6.5 Key Issues

The key issues for this site are the risk of impacting key strategic viewpoints, impacts on the setting of the Grade I listed Church of Our Lady and the English Martyrs, impacts to the character and appearance of the New Town and Glisson Road Conservation Area, and the high potential for significant archaeology to be present underneath the site.

6.6 Potential Impacts on Cambridge and its setting

6.6.1 Characteristics of Cambridge:

Strategic Viewpoints

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

Historic Landmark Buildings

Intervisibility between the site and the Grade I Listed Building the Church of Our Lady and the English Martyrs indicates that tall and/or unsympathetic development would pose a **moderate risk** to the setting of this Listed Building and reduce the prominence of the spire as a local feature in views along Hills Road.

Connectivity

Development will not affect the A1307 and has potential, assuming good quality design, to improve the approach to the Historic Core of Cambridge thus there is **low risk / no risk** of impact.

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

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

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

Conservation Areas

Development exceeding the local prevailing building heights may intrude into the character of the conservation area and the setting of designated and none designated buildings, potentially competing for dominance within the established architectural hierarchy. As such there is a **moderate risk**.

6.7.2 Designated and significant non-designated heritage assets – in 200 metre Study Area:

Conservation Areas

The site is approximately 125 metres south of the Central Cambridge Conservation Area and currently has a minimal role in defining its character and backdrop. Tall development may intrude into the setting of the Conservation Area, but assuming that heights are maintained at or below local prevailing building heights storeys there is a **low risk**.

Registered Parks and Gardens

The Registered Park and Garden is located c. 230m to the south of the site, with low rise intervening built form present and as such tall and/or unsympathetic development poses a **low risk** of impact on the setting and character of the garden.

Historic Environment Record

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

Listed Buildings

The site is visually enclosed owing to the narrow nature of Union Road, which prevents views of the site from Hills Road. Should a proposal be put forward that exceeds the current height of the building on the site, it could be experienced in the context of the Grade I listed church and Grade II* Wanstead House and the Grade II listed properties adjacent on Hills Road.

Locally Listed Buildings

Owing to the proximity of 18 George VI Street to the site, there is **moderate/high risk** of impacting this Locally Listed Building. Owing to distance and intervening built form, there is a **low risk** of impacting other Locally Listed Buildings in wider area.

6.8 Mitigation and opportunities for enhancement

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

Should designs exceed the local prevailing height, then there will be more limited opportunities for mitigation through screening and planting as buildings will exceed the treescape.

Development of the site has potential to enhance the historic character of the New Town and Glisson Road Conservation Area and the backdrop of the if designs are sympathetic to the existing character.

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.

6.9 Residual risk of harm

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

7. Former Garage Block, East Road, Cambridge

Mapping Reference: S/C/

Proposed Use: Housing (40 homes)

GER Size (ha): 0.14

Allocation: New Site

7.1 Study Area:

Figure: 6

A study area of 200 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

7.2 Site Description

Brownfield site on the junction of St Matthew's Street and the A603. The site is currently cleared and occupied by vehicles and containers and is fenced.

7.3 HIA Summary

Brownfield site on periphery of Historic Core, immediately adjacent Mill Road Conservation Area and within the setting of the Church of St Matthew. 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 the frontage prevailing height be exceeded this would increase risk. There are opportunities for design to enhance character and setting of heritage assets. Archaeological mitigation may be required.

7.4 Summary of Relevant Baseline and Value

7.4.1 Characteristics of Cambridge

Historic Cambridge

The site is approximately 400 metres east of the Historic Core of Cambridge.

Strategic Viewpoints

The site in its current state is not a prominent feature in any Viewpoints but falls within Viewpoints 1 and 11.

Historic Landmark Buildings

The Grade II listed Church of St Matthew (NHL 1268345) is located c. 135m south east of the allocation site.

Connectivity

The site is on the junction of the A603, on a prominent corner on this historic route into the city.

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

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

Historic Environment Record

There are no non-designated assets within the site.

7.4.3 Designated and significant non-designated heritage assets – 200 metre Study Area:

Conservation Areas

The study area overlaps with three different conservation areas encompassing historic parts of Cambridge:

The Mill Road Conservation Area is characterised by long terraces of late 19th-century brick housing set in a tight grid. The buildings typically feature shallow front gardens, sash windows, and slate roofs. Commercial frontages line the main road, with a consistent scale and form. The area includes a historic cemetery with mature trees.

The Riverside and Stourbridge Common Conservation Area is defined by the open landscape of Stourbridge Common and the linear form of the River Cam. It includes modest 19th-century terraced housing, industrial remnants, and boathouses. Built form is generally low-rise, with gault brick and slate materials, set against wide open spaces and mature riverside vegetation.

The Kite Conservation Area consists of a regular grid of late 19th-century terraced housing, interspersed with small commercial buildings and community structures. Houses are typically gault brick with slate roofs, decorative detailing, and consistent frontages. The historic urban grain remains legible despite later redevelopment along its western edge.

Listed Buildings

The Grade II Listed Church of St Matthew, built in 1866 by R. R. Rowe, is a distinctive gault-brick structure with red-brick detailing and a Greek-cross plan centred on an octagonal core. It features paired lancet windows, slate roofs, and a bellcote. The interior reflects a broad, open preaching-space beneath a timber lantern. The relatively diminutive scale of the building means that its landmark status is limited.

There are two designated buildings on Newmarket Road, just within the 200m study area, these being: 38 Newmarket Road, a late 18th century house now converted into offices, and the Grade II* listed Arts Theatre Workshop and Store, a Georgian theatre now in use as a Buddhist centre.

Historic Environment Record

HER features include a variety of archaeological finds dating to the Roman (MCB32385), Mediaeval (MCB33266) and postmedieval (MCB33266) periods, amidst a majority of 19th to 20th centuries monuments, most of which are known through documentary evidence.

Archaeological activity has taken place in the study area sporadically, as part of previous redevelopments.

Locally Listed Buildings

Ragged School, Young Street (also known as New Street School) lies c. 200m east of the site. This building is constructed of gault brick with three large gables fronting

onto Young Street. Three window ranges to each gable, a central entrance with glass block overlight, lancet windows to the gable apexes and dogtooth detailing at eaves level.

7.5 Key Issues

The key issue for this site is the risk of impacting the character and setting of the nearby conservation areas and potentially featuring in strategic viewpoints, particularly Viewpoints 1 and 11.

7.6 Potential Impacts on Cambridge and its setting

7.6.2 Characteristics of Cambridge:

Historic Cambridge

Tall and unsympathetic development has the potential impact the historic core, thus posing **moderate risk** of impact.

Strategic Viewpoints

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

Historic Landmark Buildings

The site is experienced within the setting of one historic building with some limited landmark status, although the scale of the church is relatively diminutive and development of the allocation is unlikely to generate significant impact. There is therefore a **low risk** of impact.

Connectivity

Development will not affect the A603 and has potential, assuming good quality design, to improve the approach to the Historic Core of Cambridge thus there is **low risk / no risk** of impact.

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

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

Conservation Areas

Tall development could potentially intrude into the setting and character of nearby conservation areas, but assuming that heights are maintained at or around the local prevailing building height and are of a sympathetic and high-quality design there is considered to be a **low risk**.

Historic Environment Record

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

7.7.2 Designated and significant non-designated heritage assets – in 200 metre Study Area:

Conservation Areas

The site currently plays no role in defining the Mill Road or Kite Conservation Areas. Tall development would intrude into the setting of the Conservation Areas, but assuming that heights are maintained at or around the local prevailing building heights there is a **low risk**.

Listed Buildings

There is **low risk / no risk** of impacting the Listed Buildings in the vicinity due to visual and physical separation.

Historic Environment Record

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

Locally Listed Buildings

There is a **low risk/no risk** of impacting non-designated heritage assets.

7.8 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 the Conservation Areas, in particular Mill Road. This should include measures to manage building heights and mass and ensure use of appropriate materials. Development at 3 storey 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.

7.9 Residual risk of harm

Subject to the application of suitable mitigation strategies including building retentions, the risk of significant residual harm is **low to moderate**.

8.1– 33 Stanton House, Christchurch Street, Cambridge

Mapping Reference: S/C/

SH Size (ha): 0.2

Proposed Use: Housing (29 homes) (-4 net)

Allocation: New

8.1 Study Area:

Figure: 7

A study area of 200 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site.

8.2 Site Description

A roughly square site presently housing two -storey residential buildings in an L-shape plan to the north and east of the site, with car-parking and landscaping to the south-western corner. To the north the site abuts Christ Church churchyard, and accesses Christchurch Street to the west. To the south the site abuts the Grafton Centre, whilst Napier Street lies to the east.

8.3 HIA Summary

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

8.4 Summary of Relevant Baseline and Value

8.4.1 Characteristics of Cambridge

Historic Cambridge

The site abuts the historic core of Cambridge, lying to the immediate south of the Kite Conservation Area.

Strategic Viewpoints

The site in its current state does not feature in any Viewpoints but has the potential to feature in Viewpoints 1 and 11 should building at height be situated on the site.

Historic Landmark Buildings

The Grade II listed Christ Church is located immediately north of the site.

Connectivity

The site is on a minor residential road.

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

No designated heritage assets are present within the site.

Historic Environment Record

A Former Female Refuge (MCB21875) is located in the middle of the site. Dating to the 19th century, this feature is known from documentary evidence.

8.4.3 Designated and significant non-designated heritage assets – 200-metre Study Area:

Conservation Areas

The site abuts the Kite Conservation Area to the north and is in close proximity to the Mill Road Conservation Area:

The Kite Conservation Area consists of a regular grid of late 19th-century terraced housing, interspersed with small commercial buildings and community structures. Houses are typically gault brick with slate roofs, decorative detailing, and consistent frontages. The historic urban grain remains legible despite later redevelopment along its western edge.

The Mill Road Conservation Area is characterised by long terraces of late 19th-century brick housing set in a tight grid. The buildings typically feature shallow front gardens, sash windows, and slate roofs. Commercial frontages line the main road, with a consistent scale and form. The area includes a historic cemetery with mature trees.

Listed Buildings

There are several listed buildings located north of the site:

- The Arts Theatre Workshop and Store at 36 Newmarket Road was built in the early 19th century and features a stucco-rendered façade with a multi-bay elevation, classical pilasters, and cornice detailing. Positioned within a terrace, the rear annexe retains original cast-iron and glazed elements, with an interior designed for open-plan rehearsal and storage use.
- 38 Newmarket Road is a mid-19th-century two-storey terraced house constructed in gault brick, with red brick detailing around sash windows, a slate roof, and decorative lintels. It forms part of a continuous and architecturally coherent row along Newmarket Road, typical of modest Victorian residential development.
- 26 Newmarket Road is a late Victorian residence of two storeys, built in gault brick with plain sash windows, a slate roof, and simple decorative brickwork at the eaves and window heads. It contributes to the uniform rhythm of terraced housing that characterises this section of Newmarket Road.
- The Church of Christ Church, Newmarket Road is a mid-19th-century Anglican church constructed in polychrome brick with lancet windows and a steeply pitched gabled roof. The structure incorporates restrained Gothic Revival elements, including buttresses, pointed arches, and a small bellcote, reflecting the ecclesiastical architecture of the period.
- The Churchyard Wall, Railings and Parish Room of Christ Church date from 1839 and include a flint-panelled wall with red brick piers and copings, complemented by cast-iron spearhead railings and gates along Newmarket Road. The attached parish room is built in brick and flint with stone dressings and a slate roof in a simple Tudor revival style.
- 6 and 8 Newmarket Road are a pair of late Victorian terraced houses built in gault brick, featuring sash windows, slate roofs, and restrained brick lintel

decoration. Their two-storey scale and consistent detailing reinforce the architectural character of this part of the Newmarket Road frontage.

- 73 Maid's Causeway is a Victorian townhouse constructed in gault brick with a symmetrical front elevation, sash windows, slate roof, and cornice detailing. Decorative brick banding and simple stone dressings are used modestly. The building forms part of the linear historic terrace facing the green space of Midsummer Common.
- The terrace at 55–71 Maid's Causeway comprises a continuous row of mid-Victorian two-storey houses, built in gault brick with slate roofs and regularly spaced sash windows. The uniform roofline, modest eaves ornament, and rhythm of entrances and bays contribute to a cohesive and harmonious streetscape.

Historic Environment Record

To the north of the site is the toll road Turnpike Trus: Paper Mills, linking Cambridge to Newmarket (MCB31309). Its presence is attested through documentary evidence and its layout follows closely Newmarket Road today. This road dates to the period between the 18th and 19th centuries and overlaps with the Barnwell Causeway (MCB23064) which dates to the medieval period.

Grafton Centre, located southeast of the site, includes several non-designated assets recorded on the Cambridgeshire Historic Environment Record (HER), reflecting the area's diverse 19th- and 20th-century urban history. These include:

- Victoria Brewery on Napier Road (MCB17306), now demolished, which comprised a mineral water factory, laboratory, and shop, and is attested by documentary evidence throughout the 19th and 20th centuries
- A former Mission Room on Wellington Street (MCB21880), which also housed a theatre, and is recorded in 19th-century documentation
- A former School (MCB21874), now incorporated into the Grafton Centre, whose existence is documented
- Former St John's Church, also part of the Grafton Centre complex, dating to the 19th century and known through documentary sources
- Several former public houses (MCB21868, MCB21869, MCB21870, MCB21871) and a former brewery (MCB21872), all dating to the 19th century and recorded through documentary evidence

HER features include Christchurch on Christchurch Street (MCB14821), a church dating to the 19th century.

The wider setting includes further breweries, schools, and religious monuments, known from documentary evidence and most have which have been demolished. They date to the 19th and 20 centuries.

Archaeological activity includes evaluations (ECB6212, ECB7247, ECB4335, ECB3750, ECB3333), which have revealed several of the archaeological features discussed above.

Locally Listed Buildings

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

8.5 Key Issues

The key issue for this site is the risk of impacting the character of the Kite Conservation Area and the settings and significance of buildings in the vicinity of the site. Tall buildings on the site could also potentially impact on Strategic Views 1 and 11

8.6 Potential Impacts on Cambridge and its setting

8.6.1 Characteristics of Cambridge:

The site abuts the historic core of the city and a tall building on the site would have the potential to impact on Viewpoints 1 and 11. This is considered to be a **moderate risk**.

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

8.7.1 Designated and significant non-designated heritage assets within the site

Remains of the documented Former Female Refuge within the site may be present underneath current development, pausing a **moderate risk**.

8.7.2 Designated and significant non-designated heritage assets – in 200 metre Study Area:

Conservation Areas

The site plays a significant role in defining the backdrop of the Kite Conservation Area as it sits in the background of Christ Church. Tall development would intrude into the setting and character, but assuming that heights are maintained close to the local prevailing building height and existing building heights on site, and that new buildings are of a sympathetic and high-quality design, there is a **low/moderate risk**.

Listed Buildings

The site plays a significant role in defining the backdrop of the Listed Buildings, particularly Christ Church. Tall development may intrude into the setting and character, but assuming that heights are maintained at or below the local prevailing building height and are of a sympathetic and high-quality design there is **low risk/moderate risk**

Historic Environment Record

Given that most of these assets are now demolished, there is **no risk** of impacting HER features outside of the site.

8.8 Mitigation and opportunities for enhancement

Design based mitigation is required to limit, in particular, potential impacts on the character and setting of the Conservation Area. This should include measures to manage building heights and mass and ensure use of appropriate materials.

Development at a scale similar to the local prevailing building height and existing buildings on site should be appropriate. Site is not considered appropriate for tall landmark buildings.

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

8.9 Residual risk of harm

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

9. 636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge

Mapping Reference: S/C/

Proposed Use: Housing (75 homes)

BRN Size (ha): 1.01

Allocation: Existing

9.1 Study Area:

Figure: 8

A study area of 500 metres is considered suitable for assessing potential impacts to heritage within and surrounding the site. The site is currently occupied by East Barnwell community centre, Cambridge Spiritualist Centre, See-Saw Pre-School, and Christ the Redeemer Church. There are large areas of carparking on the site.

9.2 Site Description

Brownfield site bounded by Newmarket Road to the north, housing to the east and south, and retail buildings to the west.

9.3 HIA Summary

Brownfield site surrounded by predominantly modern development. 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.

9.4 Summary of Relevant Baseline and Value

9.4.1 Characteristics of Cambridge

Historic Cambridge

The site is not within the Historic Core of Cambridge.

Strategic Viewpoints

The site is captured by Viewpoint 11, although it is not a prominent feature.

Historic Landmark Buildings

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

Connectivity

The site is on Newmarket Road/A1303 which is a key historic route into the city, although the setting of this stretch of the road has been dominated by 19th-20th century development.

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

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

Historic Environment Record

There are two pits located within the site parcel to the west of Barnwell Road, one (MCB20564) is an extractive pit dating from the 19th – 20th centuries and the other (MCB33308) is a post-medieval pit of uncertain date.

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

Historic Environment Record

HER features include 20th-21st century churches, a Second World War building, and a Post Medieval milestone. 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.

9.5 Key Issues

The key issues for this site are the risk of impacting Viewpoint 11.

9.6 Potential Impacts on Cambridge and its setting

9.6.1 Characteristics of Cambridge:

Strategic Viewpoints

Development exceeding the local prevailing building height of 2-3 storeys within the site would likely feature within Viewpoint 11, although the eastern part of this view already features Cambridge Airport. Assuming development is sympathetic in terms of height there is **low risk** of impact.

Connectivity

Development of the site is unlikely to affect the approach to the city via the A1303, therefore posing **low risk to no risk**.

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

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

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

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

Historic Environment Record

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

9.8 Mitigation and opportunities for enhancement

Design based mitigation is required to limit potential impacts on Viewpoint 11. This should include measures to manage building heights and mass and ensure use of appropriate materials.

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.

9.9 Residual risk of harm

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

10. Addenbrooke's Hospital Site, Cambridge Biomedical Campus Extension, and Cambridge Biomedical Campus possible new extension

Mapping Reference: S/CBC

Proposed Use: Employment

Size (ha): 68.21

Allocation: Existing/New

10.1 Study Area:

Figure: 9

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

10.2 Site Description

Clinical and research & development facilities at Cambridge University Hospital (Addenbrookes Hospital) and Cambridge Biomedical Campus are located immediately south of Cambridge city, with open countryside to the south and suburban development to the north and east. Areas selected for extensions to the Biomedical Campus are located to the south of the complex. A nature reserve is located west of the site separating it from further suburban development further west. Planning permission granted (on reserved matters) for redevelopment of the site with a new Children's Hospital, 'Hive', R&D facilities, multi-storey car park, games area, landscaping, internal roads, supporting facilities and ancillary structures. The maximum height of the approved schemes is 36 metres, occupying approximately 6 storeys.

10.3 HIA Summary

Not considered to be a sensitive site, with minimal contribution to the characteristics of Cambridge and the setting of heritage assets. The implementation of design-based mitigation, primarily in the form of building heights, mass, and screening should ensure no impacts on the setting of designated assets. Archaeological mitigation may be required.

10.4 Summary of Relevant Baseline and Value

10.4.1 Characteristics of Cambridge

Historic Cambridge

The sites are not within the Historic Core of Cambridge.

Strategic Viewpoints

The sites occupy the foreground of Viewpoint 7 and the backdrops and peripheries of Viewpoints 6-9.

Historic Landmark Buildings

No Historic Landmark Buildings are present within the sites or study area

Connectivity

The sites abut Babraham Road, an historic route into the city.

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

Conservation Areas

No designated heritage assets are present within the sites.

Historic Environment Record

HER features include undated cropmarks indicating rectilinear enclosures.

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

Listed Buildings

Four Grade II Listed Buildings including a 18th century milestone, a 19th century granite obelisk, and two 20th century houses. These are separated from the site by townscape and treescape.

Locally Listed Buildings

Three Locally Listed Buildings in the study area, these are separated from the site by townscape and treescape.

Scheduled Monuments

An archaeological site identified by aerial photography was identified in the southwest of the study area (1006891), located in and surrounded by open field south of the main urban area.

Historic Environment Record

HER features include undated cropmarks and evidence of medieval ridge and furrow. The 19th-20th century Cambridge railway is located to the west of the site. Further features include archaeological material spanning from the prehistoric to the modern period in the area.

10.5 Key Issues

The key issues for these sites are the risk of impacting the Viewpoints and potential archaeological features in undeveloped areas within the three allocation sites.

10.6 Potential Impacts on Cambridge and its setting

10.6.1 Characteristics of Cambridge:

Strategic Viewpoints

The Addenbrooke's/Biomedical Campus Complex dominates the foreground of Viewpoint 7 and the backdrops and peripheries of Viewpoints 6-9, further development could increase the impact of the sites on the skyline and the currently understood edges of Cambridge. However, assuming that the heights are managed to include scaling down towards the edges, mass is organised to avoid a 'block' effect, and sufficient screening is installed, there is a **low risk** of further impact on views to the city.

Connectivity

Development would increase the 'sprawl' of the existing Addenbrooke's/Biomedical Campus complex which already dominates views on this route into the city, and so there is a **low risk** of significant change to the rural approach offered on Babraham Road.

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

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

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 such as the Biomedical Campus extension allocations, there is **moderate potential** for significant archaeology on site.

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

Listed Buildings

Due to the visual separation between the sites and the Listed Buildings, and assuming that the heights are managed to include scaling down towards the edges, mass is organised to avoid a 'block' effect, and sufficient screening is installed, there is a **low risk**.

Scheduled Monuments

Assuming that heights are maintained at or below building heights of Addenbrooke's/Biomedical Campus Complex and that mass is managed effectively, there is a **low risk** of impacting the setting of the Scheduled Monument.

Historic Environment Record

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

10.8 Mitigation and opportunities for enhancement

Design based mitigation is required to manage potential impacts on Viewpoints 6-9. This should include measures to manage building heights and mass. New development should not exceed prevailing building heights, given that current heights and mass of buildings are considerable features on the skyline. Scaling down towards the edges of development would also be appropriate to soften the impacts on the rural areas on the southern edges. Mass should also be organised to avoid a 'block' effect. This will avoid new development becoming overly prominent in the Viewpoints. The sites are not considered appropriate for very tall landmark buildings but may accommodate up to roughly 6 storeys as described within the approved schemes.

Suitable robust, extensive, and maintained mature screening should be installed to limit impacts on the rural edges of Cambridge. This will minimise impacts on views and would enhance the boundary between the rural edges of Cambridge and the Addenbrooke's/Biomedical Campus Complex and extensions.

There is the potential to add to the interest of the skyline through new development, potentially breaking up the massing of Addenbrookes Hospital in views.

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

10.9 Residual risk of harm

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

11. The Wellcome/Genome Campus, Hinxton

Mapping Reference: S/RSC/

Proposed Use: Employment

GC Size (ha): 156

Allocation: New

11.1 Study Area:

Figure: 10

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

11.2 Site Description

The site is roughly triangular in area, incorporating the existing Wellcome Genome Campus and grounds, together with a number of field parcels located to the east of the campus. The site's northern boundary is defined by North End Road and its eastern boundary abuts the A11. To the south the site boundary follows the route of Mill Lane before turning north. The western boundary is defined by treeplanting to the Wellcome campus grounds and the railway line that lies just beyond. The Site is bisected north-south by the A1301, which separates the Genome campus from the field parcels to the east.

11.3 HIA Summary

Development of the eastern field parcels within the allocation site has potential to impact on Hinxton Conservation Area as open views to the east exist at various points within the conservation area. Design mitigation in terms of limiting building height, mass and grouping together with landscape buffers and tree planting will assist in the reduction of impacts. Archaeological investigation of the site will be required, initially through preparation of a DBA.

11.4 Summary of Relevant Baseline and Value

11.4.1 Characteristics of Cambridge

Historic Cambridge

The site is not within the Historic Core of Cambridge.

Strategic Viewpoints

The site falls outside of the strategic viewpoints associated with the city of Cambridge.

Historic Landmark Buildings

The Grade II* Parish Church of St John the Evangelist lies within the study area to the north, c. 200m from the site boundary. Within the site the Grade II* Hinxton Hall and the cupolas of the Grade II listed Stables are landmark features. To the southwest the Grade I Church of St Mary Magdalene lies c. 370m from the site boundary.

Connectivity

The site is bisected by the historic Newmarket Road (A1303) and Icknield Way (now the A11) forms the eastern site boundary.

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

Conservation Areas

The site lies partially within the Hinxton Conservation Area.

Listed Buildings

There are several listed buildings within the site, these being: Grade II* listed Hinxton Hall (NHL 1330969), Grade II listed Stable block (NHL 1318170), Grade II listed Game Larder (NHL 1128976) and Grade II listed North Lodge (NHL 1318133)

Historic Environment Record

The site area contains Anglo-Saxon, Roman and medieval archaeology associated with Hinxton Hall, including an Anglo Saxon Burial, Saxon building remains, Roman enclosure and ditches, Roman coins and a Medieval Chalk House platform.

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

Conservation Areas

The Ickleton Conservation Area lies partially within the 500m study area and the remainder of the Hinxton Conservation Area lies wholly within the study area.

Listed Buildings

Within the Hinxton Conservation Area there are a further 3 Grade II* listed buildings, including the landmark Church of Mary and St John the Evangelist (NHL 1163553) aforementioned and 21 Grade II listed buildings. The Grade II listed The Corner House (1318116) lies closest to the site boundary within the study area; the remaining assets are located within the historic core of the settlement.

Within the section of the Ickleton Conservation Area lying within the study area there is the aforementioned Grade I listed Church of St Mary Magdalene (NHL 1128057), the Grade II* listed Mowbrays (NHL 1330960) and a further 17 Grade II listed buildings.

Locally Listed Buildings

No Locally Listed buildings are currently recorded on the Cambridgeshire Local Heritage List.

Scheduled Monuments

A Roman British settlement site (NHL 1004672) lies partially within the study area to the north west of the allocation site. To the south the study area encompasses the very northern tip of the Roman Fort, Roman Town, Roman and Anglo Saxon cemeteries at Great Chesterford (NHL 1013484).

Historic Environment Record

The area around the site contains a range of known extant and excavated sites and numerous archaeological finds, including a shrunken village of unknown date, the site of a 16th century watermill, Ring ditches.

11.5 Key Issues

The key issues relate to direct and indirect impacts on listed buildings, conservation areas and archaeology within the site and the wider study area as a consequence of development.

11.6 Potential Impacts on Cambridge and its setting

11.6.1 Characteristics of Cambridge:

Strategic Viewpoints

The degree of distance between the allocation site and the city of Cambridge means that the site does not feature within any identified strategic viewpoint, and therefore there is **no risk** of impact on the characteristics of the city.

Connectivity

Development of the allocation has the potential to increase urban sprawl along the historic route through Hinxton and the Icknield Way. Again, the distance from Cambridge means that this impact will be localised and there is **no risk** of impact on the historic connectivity of Cambridge.

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

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

Conservation Areas

Development of the allocation site has the potential to impact on the character and appearance of the Hinxton Conservation Area through impacts on the settings of listed buildings within the conservation area that lie within the site, and on the contribution made to the rural setting of the conservation area by the undeveloped field parcels to the east. The Genome Campus is well screened from the wider context by tree screening to the north and east and development of the field parcels would not impact on the settings of the listed buildings. The Sulston Building and associated tree planting screens land to the south of the conservation area boundary, but there is potential for harm arising from the development of the land parcel west of the Sulston Building. If this area of land is excluded from development, the setting of Hinxton Hall will be preserved as will its contribution to open space within the conservation area.

Owing to the availability of eastern views from within the conservation area, development of the eastern land parcels is considered to pose a **moderate risk** of harmful impacts to the Hinxton Conservation Area.

Listed Buildings

As stated above the tree screening provision to Hinxton Hall and ancillary buildings prevents views into the wider setting. Providing development to the south and east

respects the prevailing building heights, there is a **low risk** of harmful impact to the hall.

Historic Environment Record

The area within the 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 such as the expansion area, there is **moderate/high potential** for significant archaeology on site.

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

Conservation Areas

Development of the field parcels to the east has the potential to urbanise the rural setting of the Hinxton Conservation Area particularly where views eastward from the High Street capture the wider rural context. The churchyard of St Mary and John the Evangelist is well screened to the east, but filtered views of the site may be available from the northern churchyard boundary. The spire and tower of the Church are experienced from the Newmarket Road and will be visible from within areas of the site.

Owing to the availability of eastern views from within the conservation area, development of the eastern land parcels is considered to pose a **moderate risk** of harmful impacts to the Hinxton Conservation Area.

The grounds of Hinxton Hall and the Genome Campus are heavily treed to their western boundary and, providing development within the site integrates with the prevailing building heights there is considered to be a **low risk** of harmful impacts to the Ickleton Conservation Area

Listed Buildings

There are a number of listed buildings within the Hinxton Conservation Area that potentially have open views east toward the development allocation including: 93 and 95 High Street, 42 High Street and Hall Farmhouse. These assets are separated from the allocation site by field parcels to the west of Newmarket Road and, providing building heights are limited there is a **low risk** of harmful impacts to these buildings.

The Church of St Mary and John the Evangelist will be visible from the allocation and it is considered that there is a potentially **moderate risk** of harmful impact to the significance of this building through urbanisation of its setting.

Of the listed buildings in Ickleton, the only asset with potential for harm is the Grade I listed Church, owing to its landmark status. There may be potential for views of the spire from within the Genome Campus grounds, although the level of tree screening makes this unlikely. Providing the development integrates with the prevailing heights

of buildings on campus it is considered that there is a **low risk** of harmful impact likely.

Scheduled Monuments

The allocated site is distanced from both SMs within the study area and visually severed from both. Discovery of Roman era artefacts within the site could potentially create an evidential link to these assets. There is therefore a **low risk** of harmful impact arising from the development of the allocation

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 such as the eastern field parcels and to the south of Hinxton Hall, there is **moderate/high potential** for significant archaeology on site.

11.8 Mitigation and opportunities for enhancement

Design based mitigation is required to manage potential impacts on the Hinxton Conservation Area and listed buildings within it. This should include measures to manage building heights and mass. New development should not exceed prevailing building heights. Scaling down towards the edges of development would also be appropriate to soften the impacts on the rural areas on the eastern edges. Mass should also be organised to avoid a 'block' effect. This will avoid new development becoming overly prominent. The site is not considered appropriate for very tall landmark buildings.

Suitable robust, extensive, and maintained mature screening should be installed to limit impacts on the rural edges of Hinxton. This will minimise impacts on views and would enhance the boundary between the rural edges of Hinxton and the Genome Campus extension.

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

11.9 Residual risk of harm

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

12. Slate Hall Farm, Bar Hill

Mapping Reference: S/RRA/SHF

Size (ha): 110

Proposed Use: Employment

Allocation: Existing/New

Figure: 11

12.1 Study Area:

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

12.2 Site Description

The site is an irregular shaped area comprising a number of agricultural field parcels. It is bounded to the north by hedgerows and open fields, to the east by Dry Drayton Road, to the south by the A1307 and to the west by the B1059. Slate Hall Farm lies within the site, accessed via roads to the east south and west. The land parcels within the site are divided by hedgerows and there are tree belts to the east and south of Slatehall Farm and the north-western portion of the site adjacent to New Close Farm.

12.3 HIA Summary

Tall building on the site has limited potential to impact on the back drop of viewpoints; limiting the height, massing and scale of the proposals will assist in reducing potential impacts. As a potential NDHA retention of Slatehall Farm is advised and its setting will require consideration within any proposed development. Archaeological investigation may be required.

12.4 Summary of Relevant Baseline and Value

12.4.1 Characteristics of Cambridge

Historic Cambridge

The site is not within the Historic Core of Cambridge.

Strategic Viewpoints

Strategic Viewpoint 7 from Gog Magog Hills looks northwest over Cambridge and it is possible that tall development at the allocation site could potentially be visible in the backdrop to this view, although the distances are considerable.

Historic Landmark Buildings

No Historic Landmark Buildings are present within the site or study area

Connectivity

The site lies adjacent to Huntingdon Road, formerly a Roman road and an historic route into the city.

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

Historic Environment Record

HER features within the site include undated cropmarks indicating rectilinear enclosures. Slate Hall Farm is the site of an extensive Mesolithic flint working area and a curvilinear enclosure, possibly dating from the Iron age to the Roman era lies further north-west within the site. Slatehall Farm is present on the 1st edition OS mapping, but is not mentioned within the HER; no tithe mapping is available for Slatehall Farm.

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

Listed Buildings

A Grade II listed milestone (1127302) lies immediately to the southern boundary of the site.

Locally Listed Buildings

There is currently no local list for South Cambridgeshire, although there is an emerging local list currently accepting nominations. The Rhadegund buildings feature on the HER and first edition OS mapping – as with Slatehall Farm, there is no tithe map available. Dependent on their level of original fabric retention they may be a candidate for the Local List. New Close Farm is also present on the HER and the first edition OS mapping

Historic Environment Record

There are various archaeological sites located in the wider area, including an Iron Age banjo enclosure, Roman Pottery finds, Roman Coin finds, Medieval field boundaries, ridge and furrow and moated enclosures.

12.5 Key Issues

Key issues associated with this site relate to the potential for finds of archaeological significance, potential for direct or indirect impact on Slatehall Farm, should it be considered as a non-designated heritage assets and potential for impact on the setting of New Close Farm. Tall buildings on this site could have the potential for impacts on the Cambridge Skyline.

12.6 Potential Impacts on Cambridge and its setting

12.6.1 Characteristics of Cambridge:

Strategic Viewpoints

Tall buildings on the site could potentially feature in the backdrop of the key viewpoint from Gog Magog Hill, although the distance is considerable. Assuming that the heights are managed to include scaling down towards the edges, mass is organised to avoid a 'block' effect, and sufficient screening is installed, there is a **low risk** of impact on views to the city.

Connectivity

The site lies adjacent to the A1307 and the A14, both being historic routes into the city. Development would increase the 'sprawl' of built form at Bar Hill, although there is a degree of severance generated by the A14. Providing that building heights are

managed and screening provision implemented there is a **low risk** of significant change to the approach offered on Huntingdon Road.

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

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

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/high potential** for significant archaeology on site. Slatehall Farm, whilst not included within the HER, has the potential for NDHA status and there is a **moderate/high risk** of impact to its significance, either through its removal or through change to its setting.

12.7.2 Designated and significant non-designated heritage assets – in

500 metre Study Area:

Listed Buildings

There is only one listed building within the study area, this being a milestone located in the vicinity of the Rhadegund buildings adjacent to the A14. There is **no risk** of impact to its significance likely to arise from the development of the allocation.

Historic Environment Record

There are numerous archaeological sites within the wider study area. Development of the allocation poses **little/no risk** of impacting the significance of these assets. New Close Farm lies immediately to the west of the allocation and development has the potential to impact its setting. It is considered that there is a **moderate risk** of impact to its significance.

12.8 Mitigation and opportunities for enhancement

Design based mitigation is required to manage potential impacts on the NDHAs within and in the vicinity of the site. This should include measures to manage building heights and mass. New development should not exceed prevailing building heights. Scaling down towards the edges of development would also be appropriate to soften the impacts on the rural areas on the eastern and northern edges. Mass should also be organised to avoid a 'block' effect. This will avoid new development becoming overly prominent. The site is not considered appropriate for very tall landmark buildings.

Suitable buffers should be implemented for the protection of the settings of Slate Hall Farm and New Close Farm. The retention of Slate Hall Farm and its incorporation within the development is recommended.

Suitable robust, extensive, and maintained mature screening should be installed to limit impacts on the rural edges of Bar Hill. This will minimise impacts on views, particularly to the north where the development might be perceived in the context of the Longstanton Conservation area which, although outside of the study area, has potential southerly views across the site.

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

12.9 Residual risk of harm

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

13. Cambridge Junction and Cambridge Leisure, Hills Road

JDI: OS271

Proposed Use: Employment

Mapping Reference: S/C/CJ

Allocation: Existing/New

Size (ha): 3.53

Figure: 12

13.1 Study Area:

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

13.2 Site Description

The site occupies an irregular area of brownfield land to the east of Hills Road. The southern boundary of the site abuts Cherry Hinton Road, while to the north the site is bounded by the Clifton Road Industrial Estate. Clifton Road and the gardens of properties on its west flank comprise the eastern boundary of the site.

13.3 HIA Summary

The site has the potential to be experienced in a number of strategic viewpoints and in the context of Landmark buildings beyond the study area, owing to long views along Hills Road. Design mitigation in terms of limitation on heights and careful orientation of development on the plot to avoid coalescence is advised. Archaeological investigation may be required.

13.4 Summary of Relevant Baseline and Value

13.4.1 Characteristics of Cambridge

Historic Cambridge

The site lies just outside the historic core of Cambridge on Hills Road and adjacent to the railway line.

Strategic Viewpoints

The site occupies an area that falls within strategic viewpoint 8, on the periphery of viewpoint 5 and within the background of rural views 9 and 10.

Historic Landmark Buildings

No Historic Landmark Buildings are present within the site or study area.

Connectivity

The site abuts Hills Road, an historic route into the city.

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

Conservation Areas

No designated heritage assets are present within the site.

Historic Environment Record

HER features include the 19th century Cambridge Cattle Market site which covers approximately two-thirds of the allocation site and the Cambridge Railway Site which covers the remaining northern third of the allocation site.

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

Listed Buildings

There are six Grade II listed buildings within 500m of the allocation site, these are: Royal Albert Homes (NHL 1349070), c. 240m to the northwest; The Railway Station (NHL 1343683), 280m north; Homerton College, Trumpington House (NHL 1331852), c. 240m south; Gym and Art studios at Homerton College (NHL 1126038), c. 380m south; and War Memorial (NHL 1268368) and Milestone (NHL 1391728) both c. 500m north.

Conservation Areas

At its closest point the allocation site lies c. 50m east of the New Town and Glisson Road Conservation Area and c. 200m east of the Brooklands Avenue Conservation Area, both conservation areas therefore fall partially within the study area.

Registered Parks and Gardens

The Grade II* Registered Botanic Gardens (NHL 1000612) are located c. 300m northwest of the allocation site and fall partially within the study area. There are five Grade II listed structures within the Garden. These fall outside of the study area, but would need to be considered in the context of the significance of the RPG.

Locally Listed Buildings

There are numerous locally listed buildings within 500m of the allocation site, mainly concentrated on Hills Road and Station Road. Those situated closest to the allocation site include: Fosters Mills, Station Road; Earl of Derby Public House, Hills Road; Hills Road Sixth Form College and Lodge, and 87-89 and 91 Cherry Hinton Road.

Historic Environment Record

The Cambridge Railway Site extends beyond the site boundary into the study area and Hobson's Conduit and Hobson's Brook, a watercourse constructed between the 17th and 19th centuries falls just within the western boundary of the study area.

13.5 Key Issues

Key issues relate to potential impacts on the settings and significance of listed and locally listed buildings, the character and appearance of the conservation areas and potential impacts on viewpoints.

13.6 Potential Impacts on Cambridge and its setting

13.6.1 Characteristics of Cambridge:

Strategic Viewpoints

Tall buildings on the site could generate a greater presence of built form within Viewpoint 7 and the backdrops and peripheries of Viewpoints 6-9, further development could increase the impact of the sites on the skyline and the currently understood edges of Cambridge. However, assuming that the heights are managed to include scaling down towards the edges, mass is organised to avoid a 'block'

effect, and sufficient screening is installed, there is a **low risk** of further impact on views to the city.

Connectivity

The application site is located on Hills Road, an historic approach to the city, and its development could further intensify the urban mass present in this area. There is an established mix of historic (mainly 19th century) fabric and 20th and 21st century development in the environs, and providing proposed development is well designed and integrates with the prevailing buildings heights it is considered that there would be a **low risk** of impact.

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

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

Historic Environment Record

Being previously developed, it is probable that any existing archaeology has been truncated, but there may be potential for deposits relating to the historic cattlemarket in the southeastern portion of the site that is currently landscaped/given over to parking. It is considered that there would be a **low risk** of significant impact.

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

Listed Buildings

The allocation site is not experienced alongside the Station frontage on approach along Station Road as intervening built form screens the allocation site. Along Hills Road, however, the site is visible within the setting of Royal Albert Homes, The Botanic Garden Gates and the War Memorial, and a tall building on this site would dominate the view along Hills Road, potentially impacting the landmark status of the Church of Our Lady of the Assumption which, whilst lying outside of the study area, is a landmark feature of views along Hills Road, looking north. From the south, the Grade II listed buildings at Homerton College are screened within the college campus and development to the corner site between the south side of Cherry Hinton road and Hills Road screens the allocation site from view. If the building height is managed in line with prevailing height in the area, it is considered that there would be a **low risk** of impact on the significance of any listed building.

Conservation Areas

The long views available along Hills Road from within the New Town and Glisson Conservation Area, particularly in relation to landmark buildings, means that the character and appearance of the conservation area is potentially susceptible to impacts from building at height. Ensuring that development on the allocation site sits within the prevailing building height and avoids coalescence with existing structures will assist in limiting potential impacts.

Brooklands Avenue Conservation Area is located east of the allocation site, but views westward from within the conservation area are interrupted by development

along Clarendon Road. From the junction of Brookland Avenue with Hills Road, the allocation site is evident, but tree screening and built form prevent views from Brookland Avenue itself. There is considered to be **no risk** to this designated asset.

A tall building on the allocation site could have detrimental impact on New Town and Glisson Conservation Area, but if the building heights are managed, the risk of harm is considered to be **low**.

Locally Listed Buildings

Most Locally Listed Buildings within the study area are screened from the allocation site on account of intervening development in their environs. The linear nature of views along Hills Road means that a number of locally listed buildings have the allocation site within their settings, including: The Earl of Derby Public House, 89-90 and 91 Cherry Hinton Road and Hills Road Sixth Form College. Providing the allocation site is developed in line with the prevailing height of development in its vicinity, it is considered that there is a **low risk** of harm to these assets.

Historic Environment Record

The allocation site is located on the historic sites of the Cambridge Railway Site and the Cattle Market. The salient elements of the railway site are protected by listing and it is likely that development activity has disturbed deposits from the era of the railway's construction from within the site. The same is also true for the 19th century cattle market site within the southern area of the allocation. It is considered that there is a **low risk** of harm to the significance of these assets.

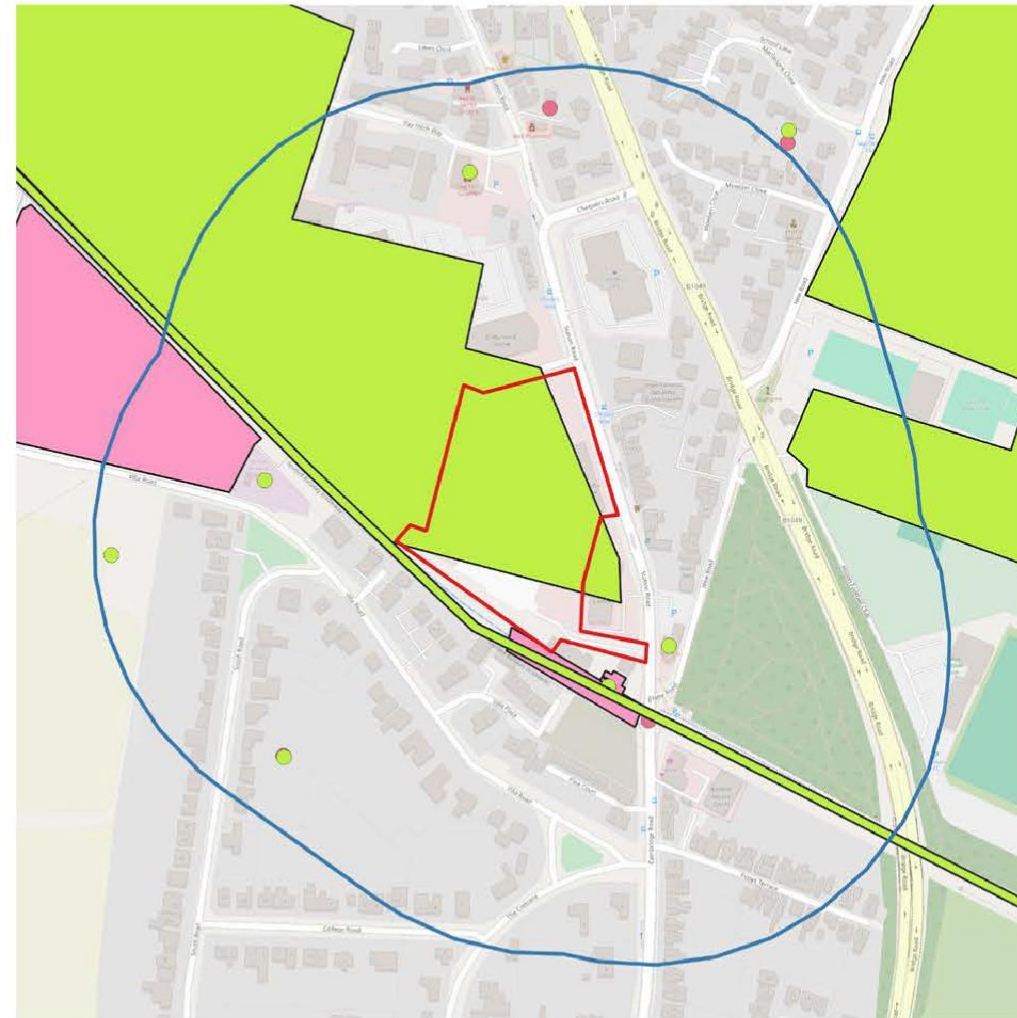
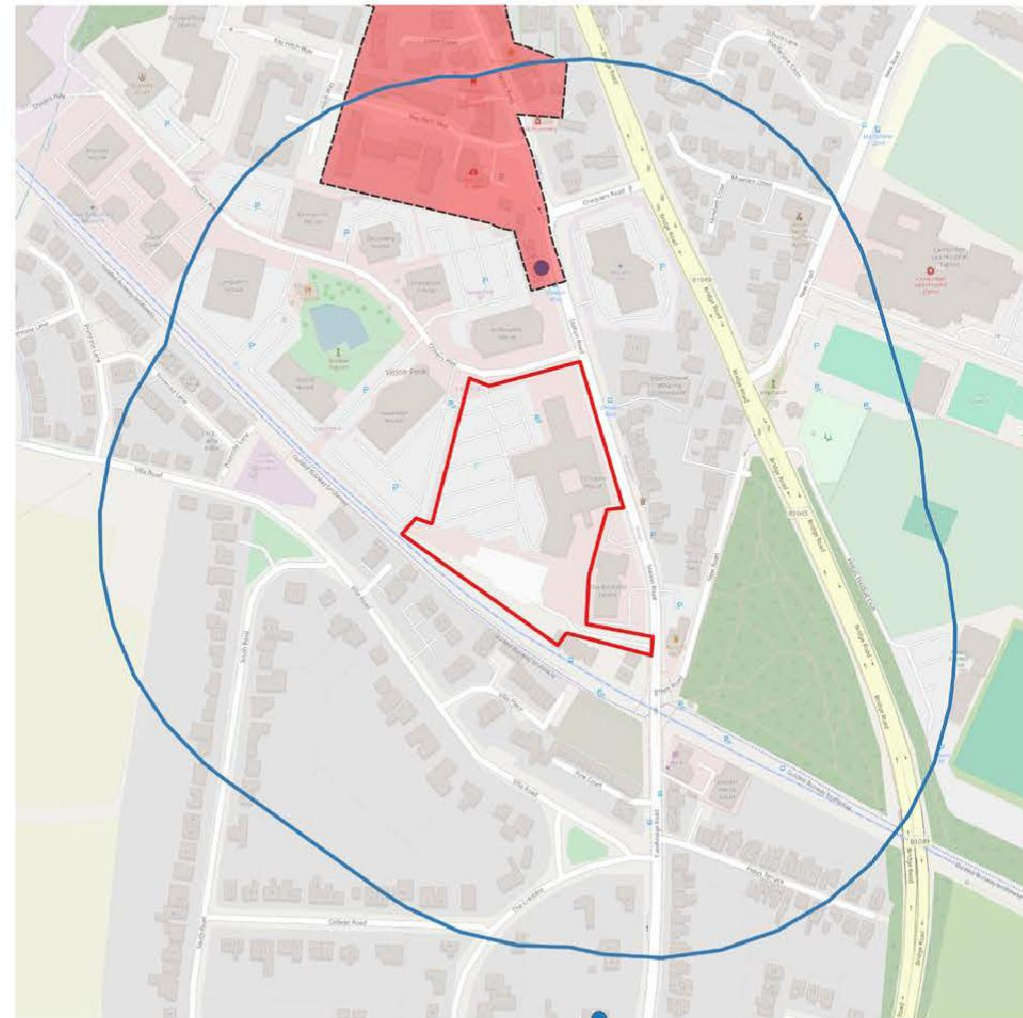
13.7 Mitigation and opportunities for enhancement

Design based mitigation is required to manage potential impacts on Viewpoints 6-9. This should include measures to manage building heights and mass. New development should not exceed prevailing building heights, given that current heights and mass of buildings are considerable features on the skyline. Scaling down towards the edges of development would also be appropriate to soften the impacts on the rural areas on the southern edges. Mass should also be organised to avoid a 'block' effect. This will avoid new development becoming overly prominent in the Viewpoints. The sites are not considered appropriate for very tall landmark buildings but may accommodate up to roughly 6 storeys.

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.

13.8 Residual risk of harm

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



Legend

- Development Site
- Study Area

Designated Heritage Assets

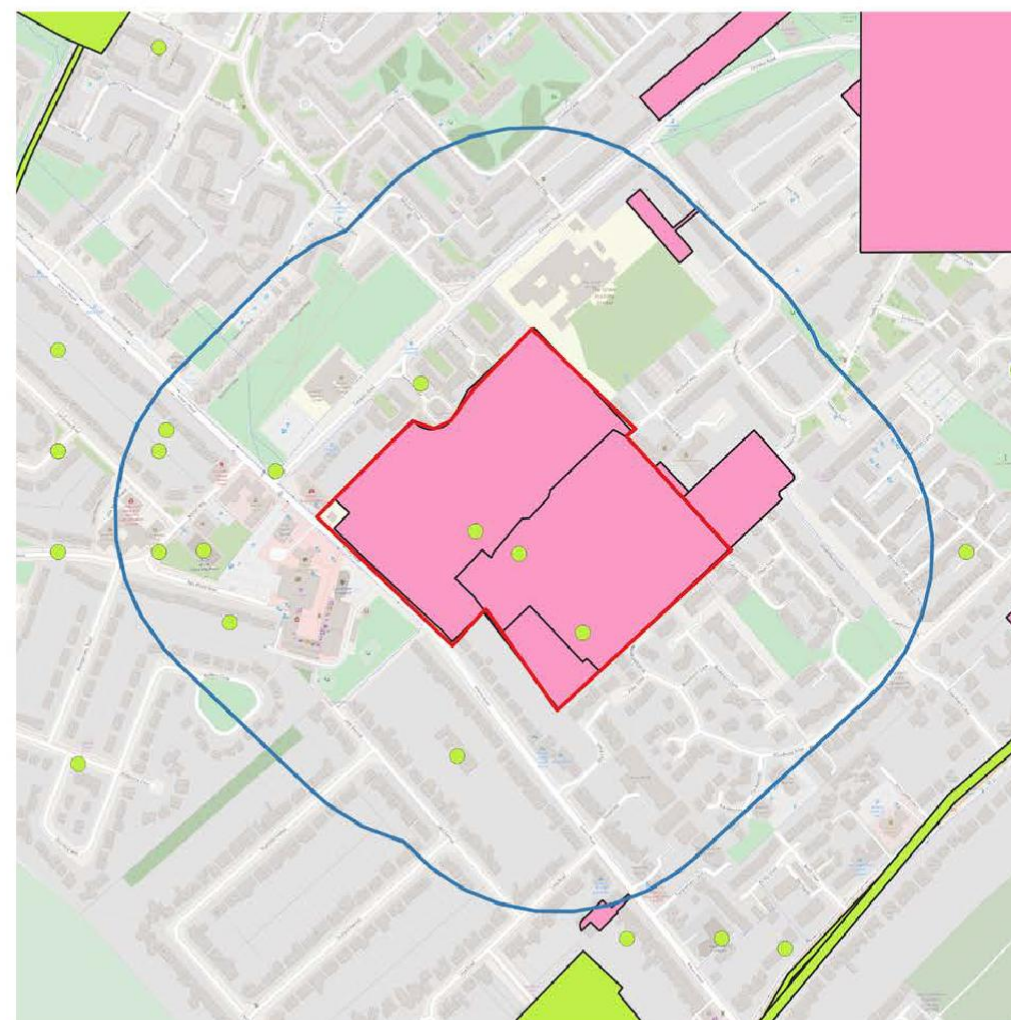
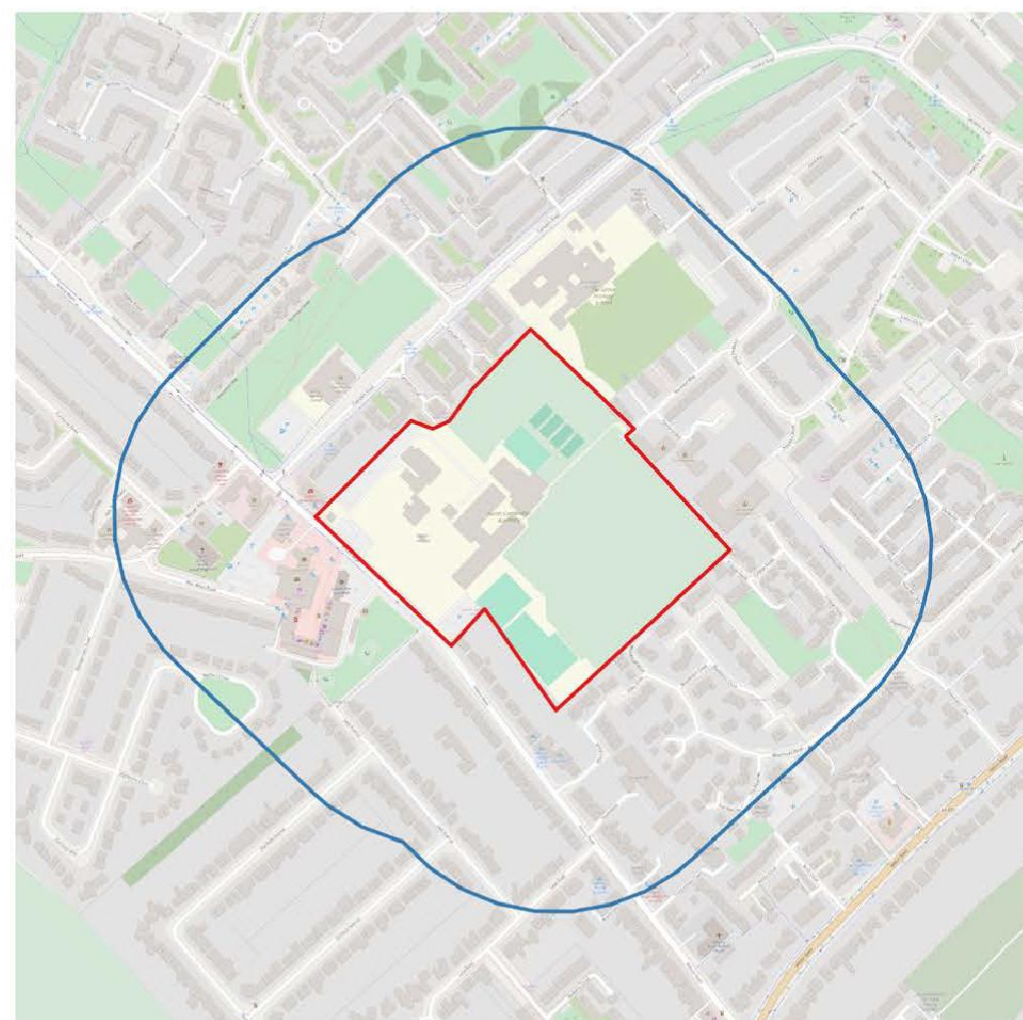
- Grade I Listed Buildings
- Grade II Listed Buildings
- Grade II* Listed Buildings
- Scheduled Monuments
- Registered Park and Garden
- Conservation Areas

HER Data and Other Local Plan Information

- Monuments
- Monuments



0 100 200 m



Legend

- Development Site
- Study Area

Designated Heritage Assets

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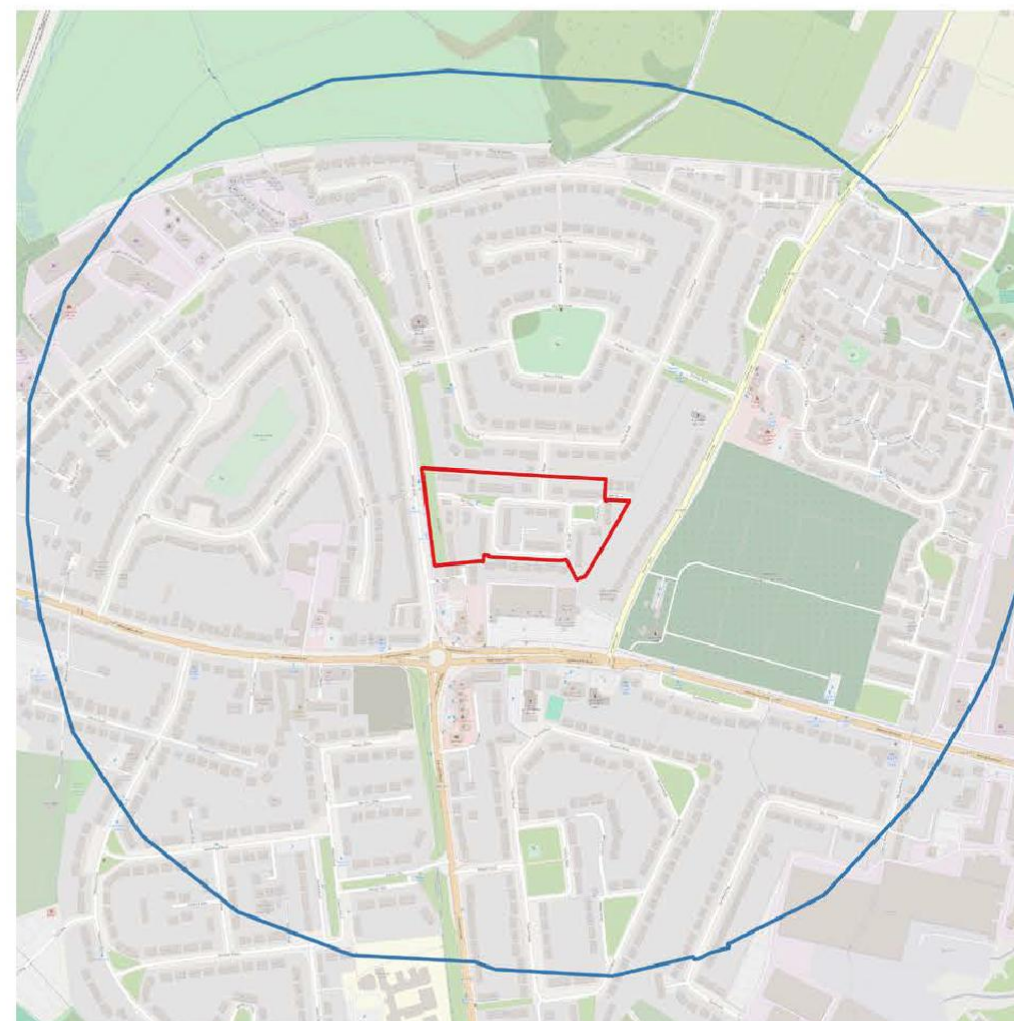
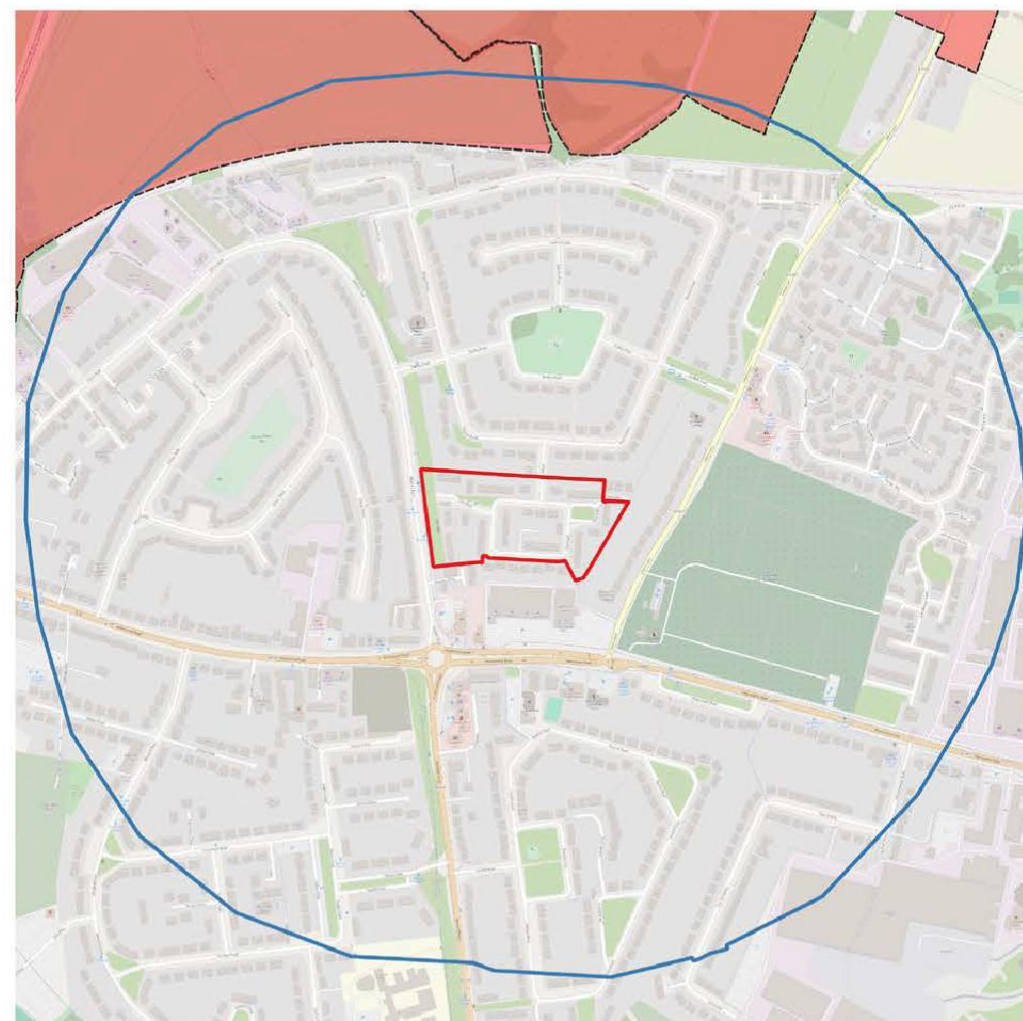
HER Data and Other Local Plan Information

- Monuments
- Monuments



0 100 200 m

A horizontal scale bar with markings for 0, 100, and 200 meters.



Legend

- Development Site
- Study Area

Designated Heritage Assets

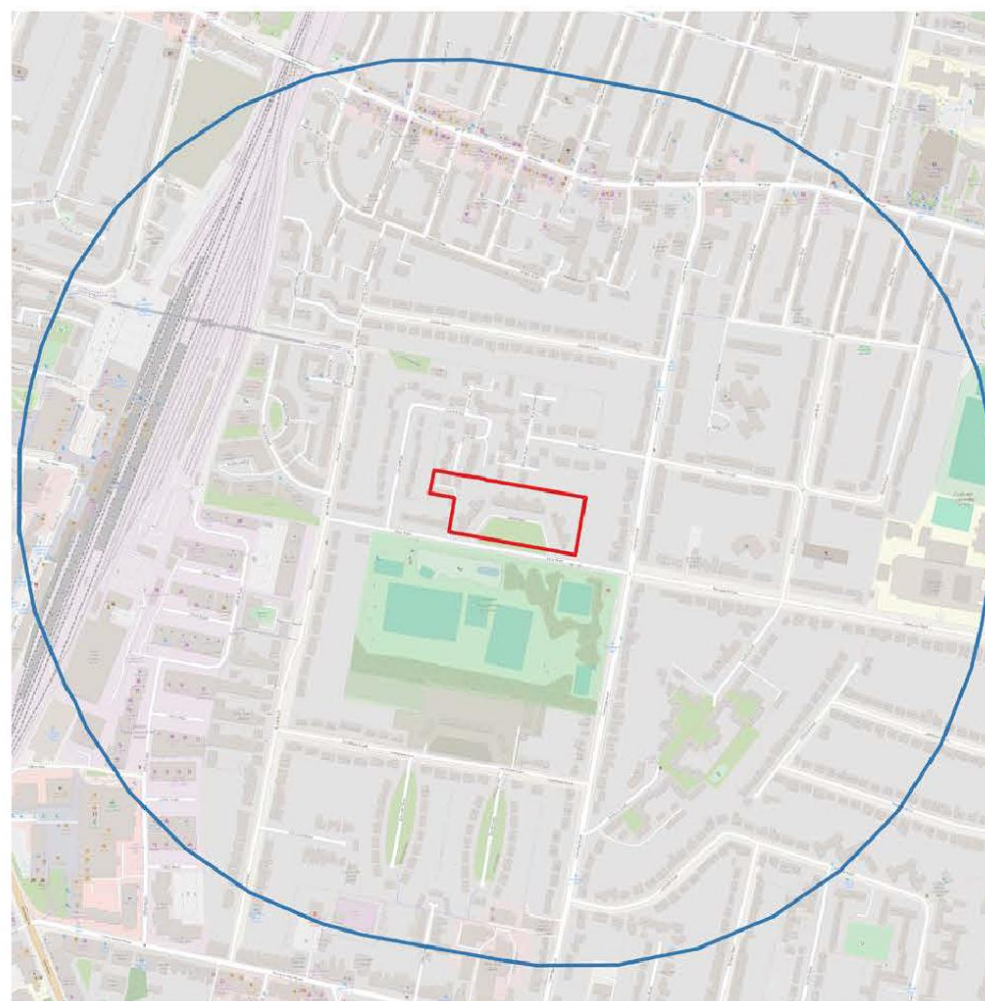
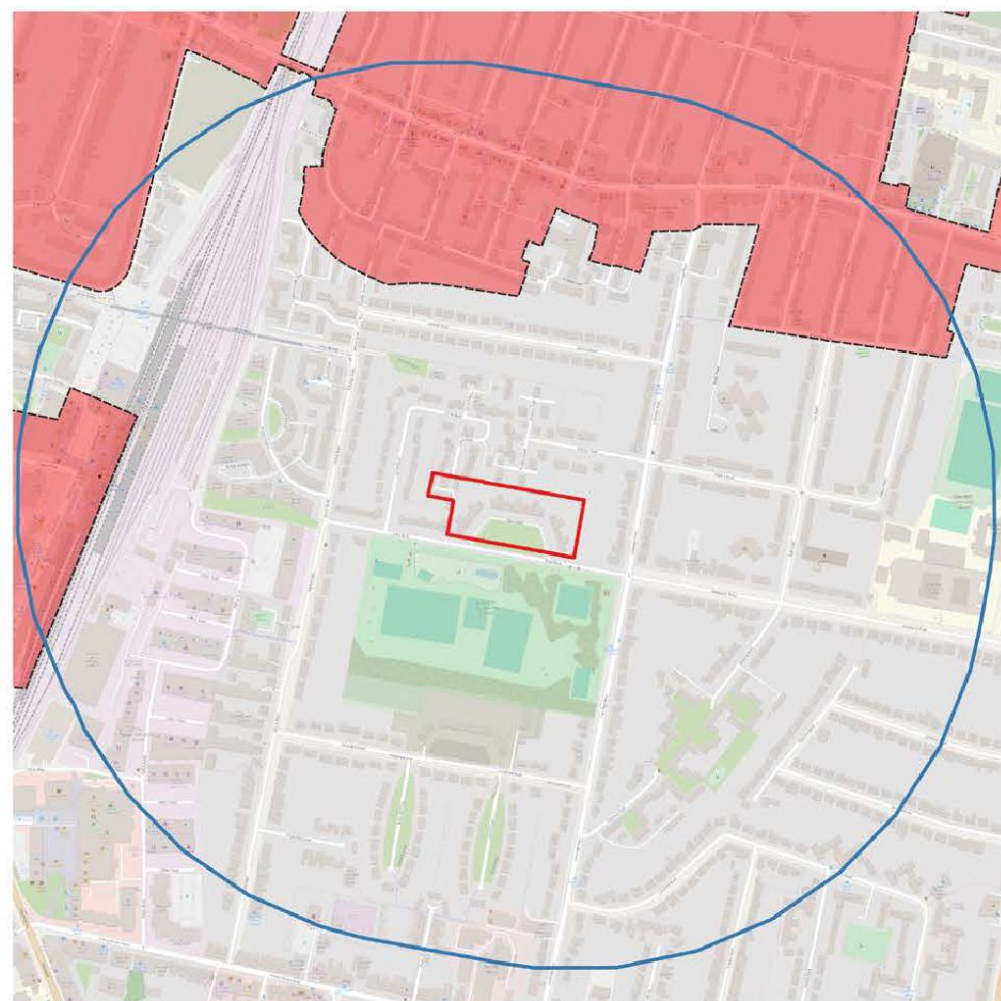
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HER Data and Other Local Plan Information

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- Monuments



0 250 500 m



Legend

- Development Site
- Study Area

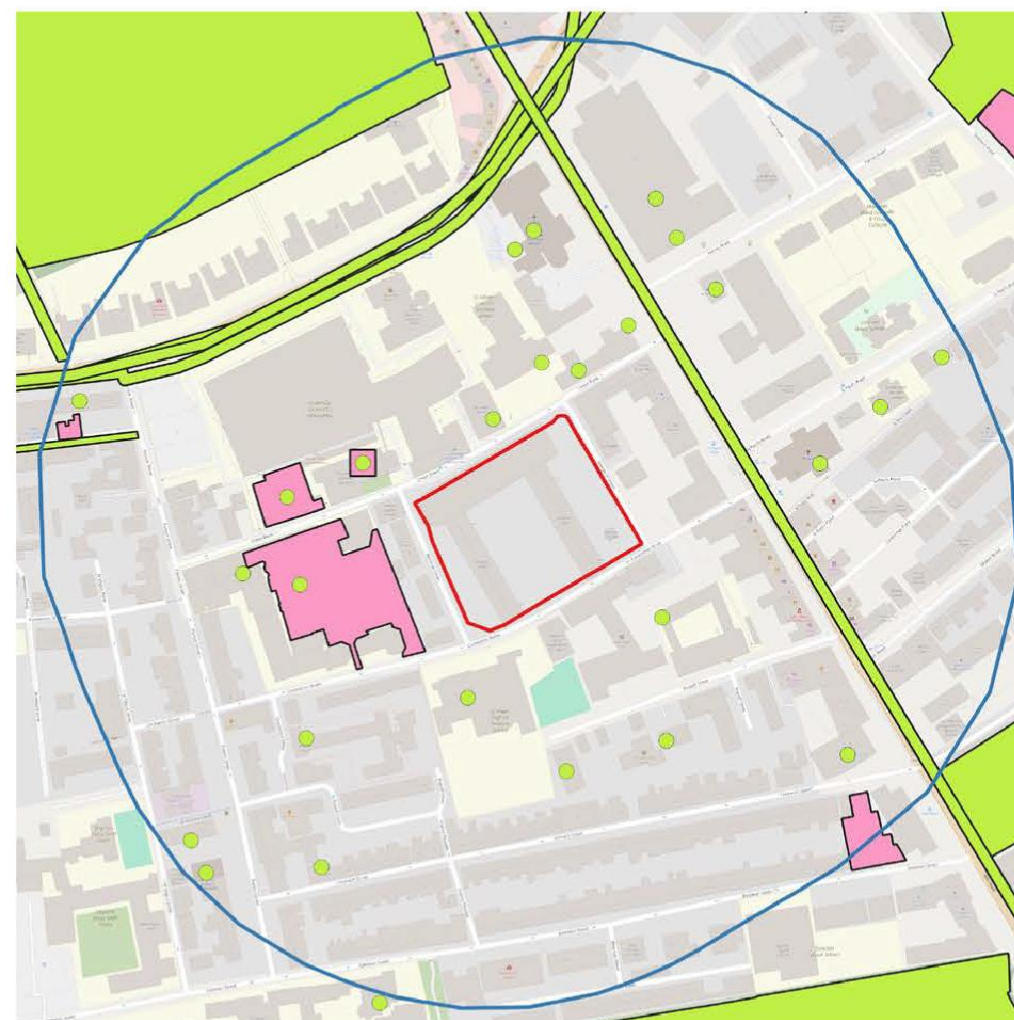
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Legend

- Development Site
- Study Area

Designated Heritage Assets

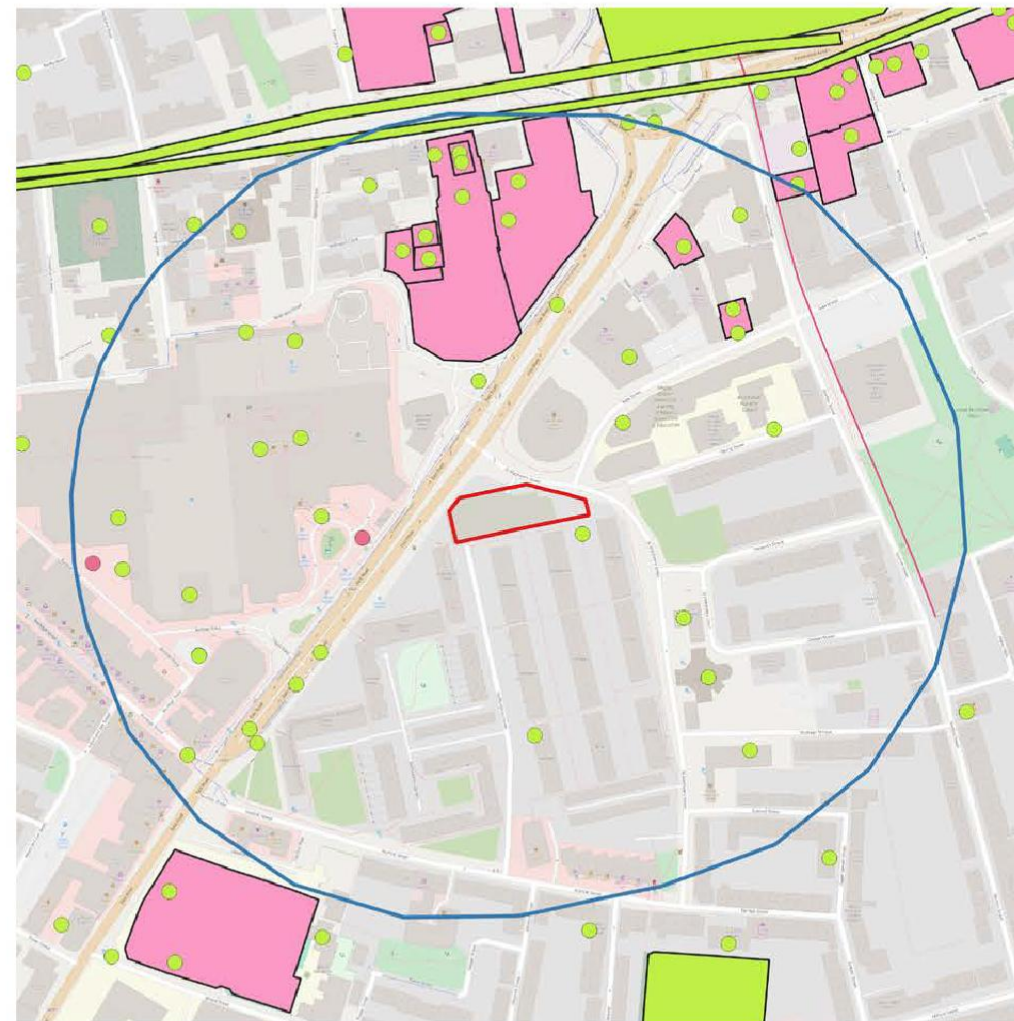
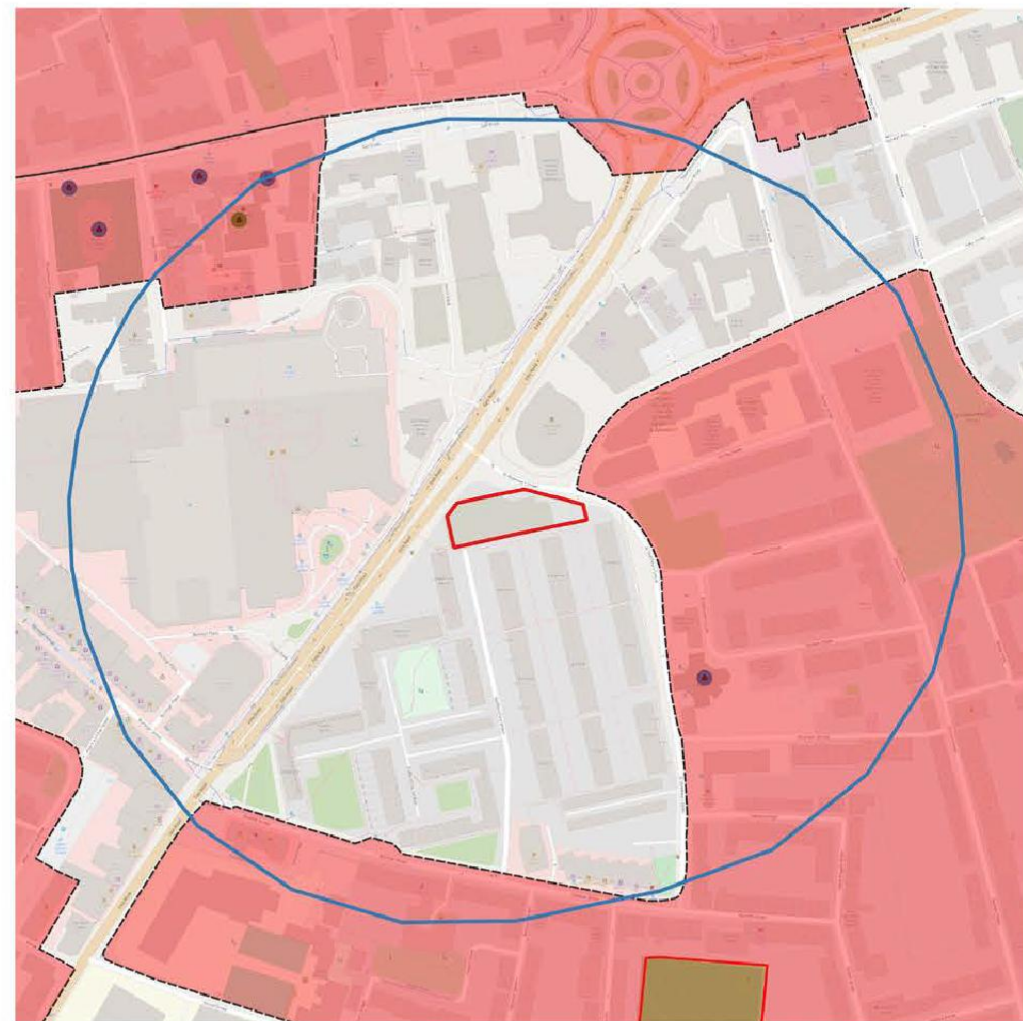
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0 100 200 m



Legend

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- Study Area

Designated Heritage Assets

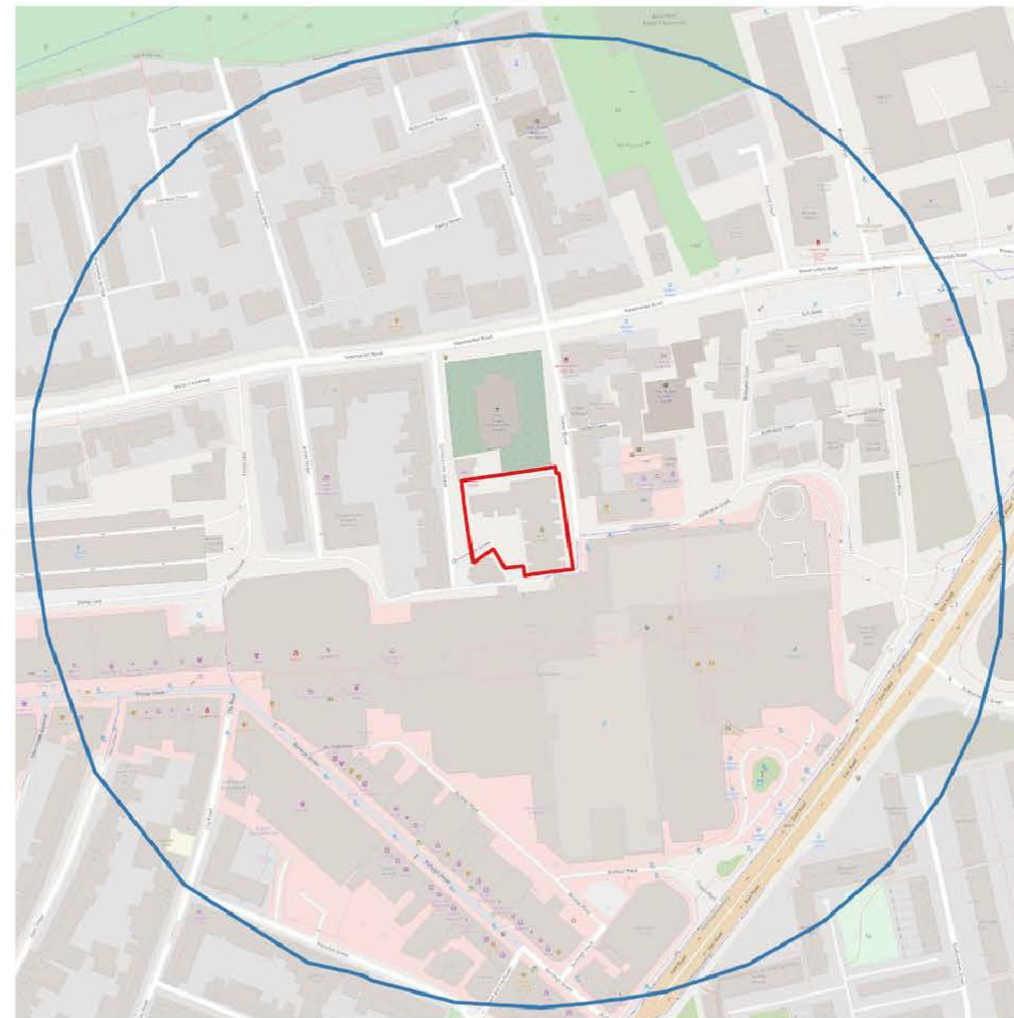
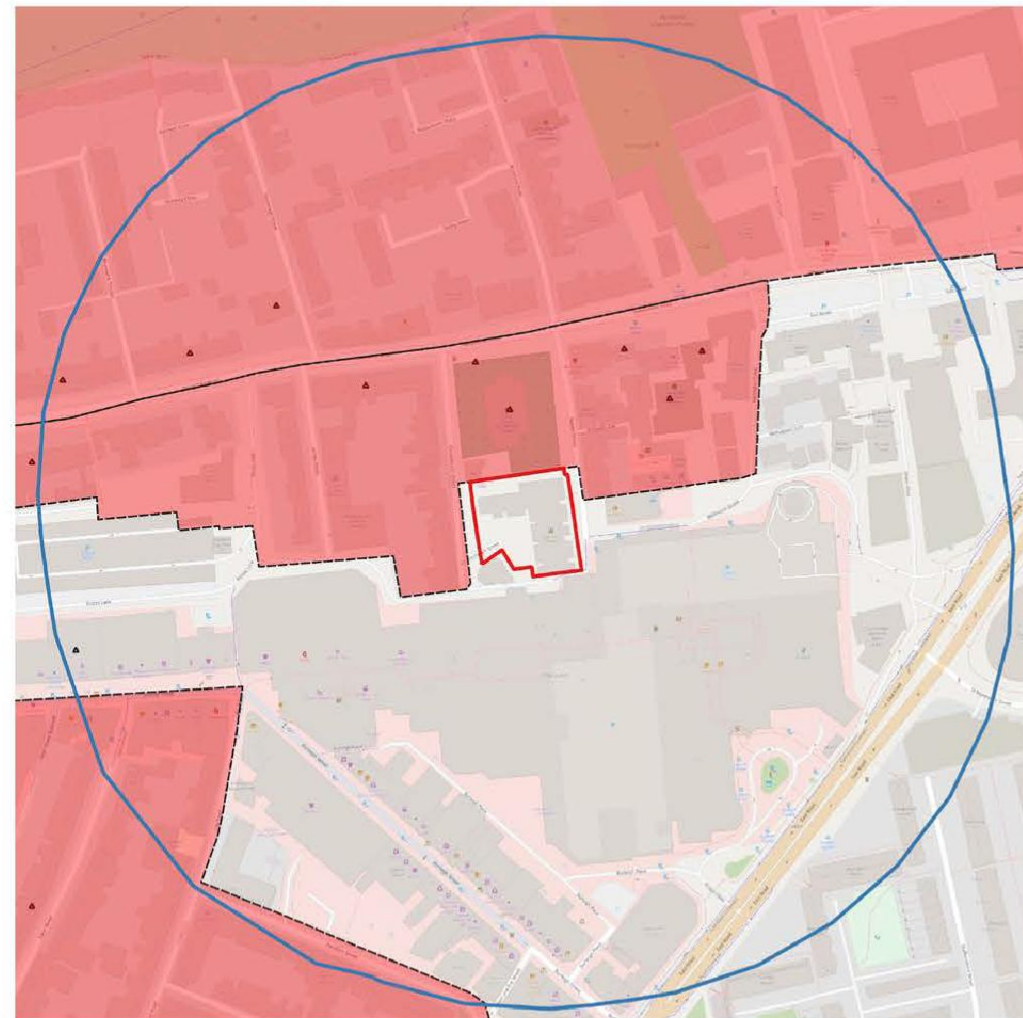
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0 100 200 m



Legend

- Development Site
- Study Area

Designated Heritage Assets

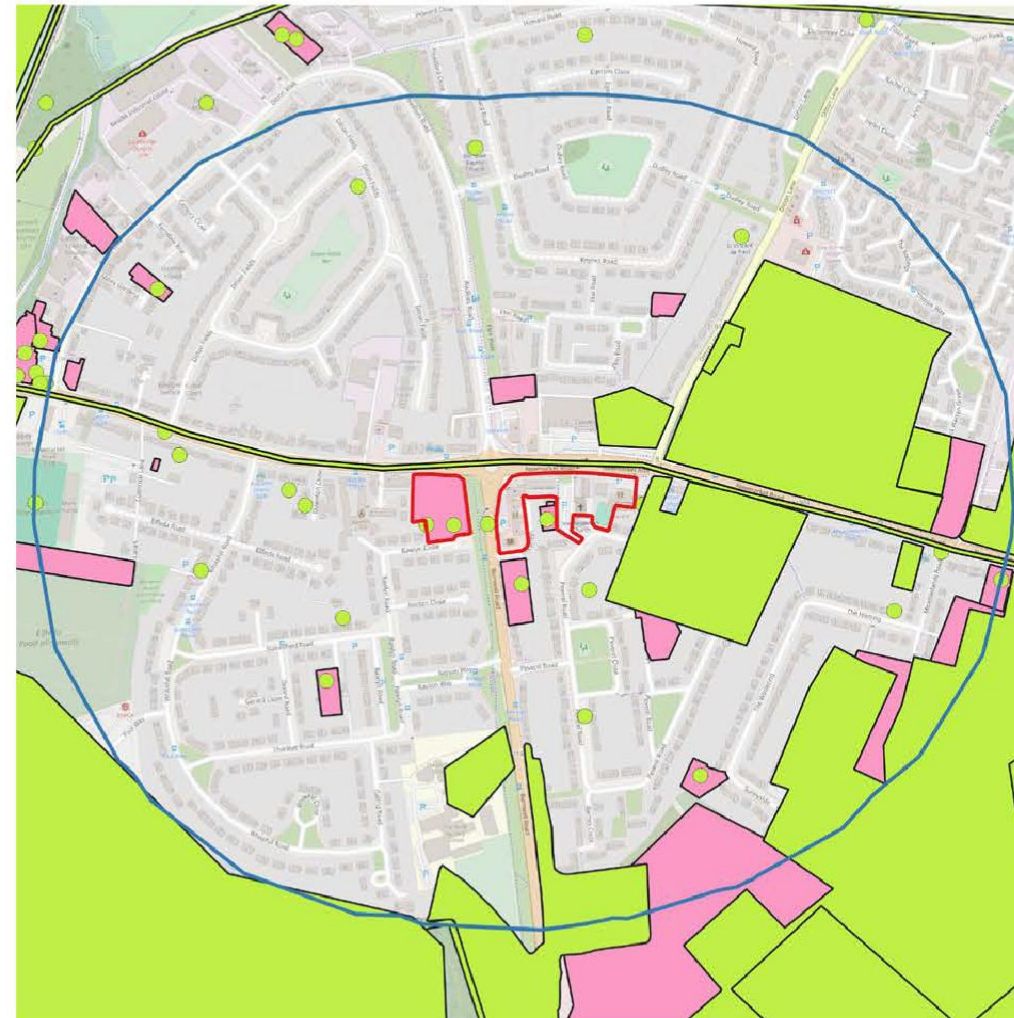
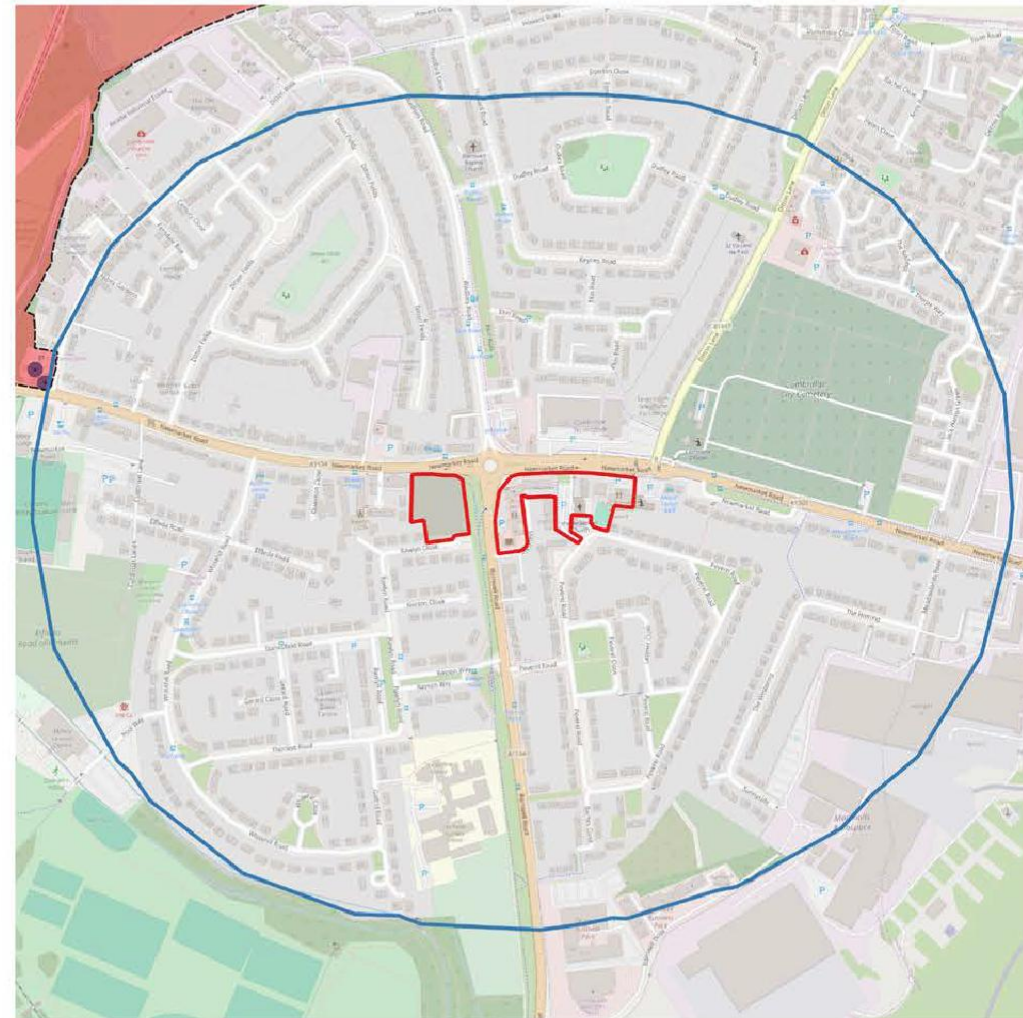
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0 50 100 m



Legend

- Development Site
- Study Area

Designated Heritage Assets

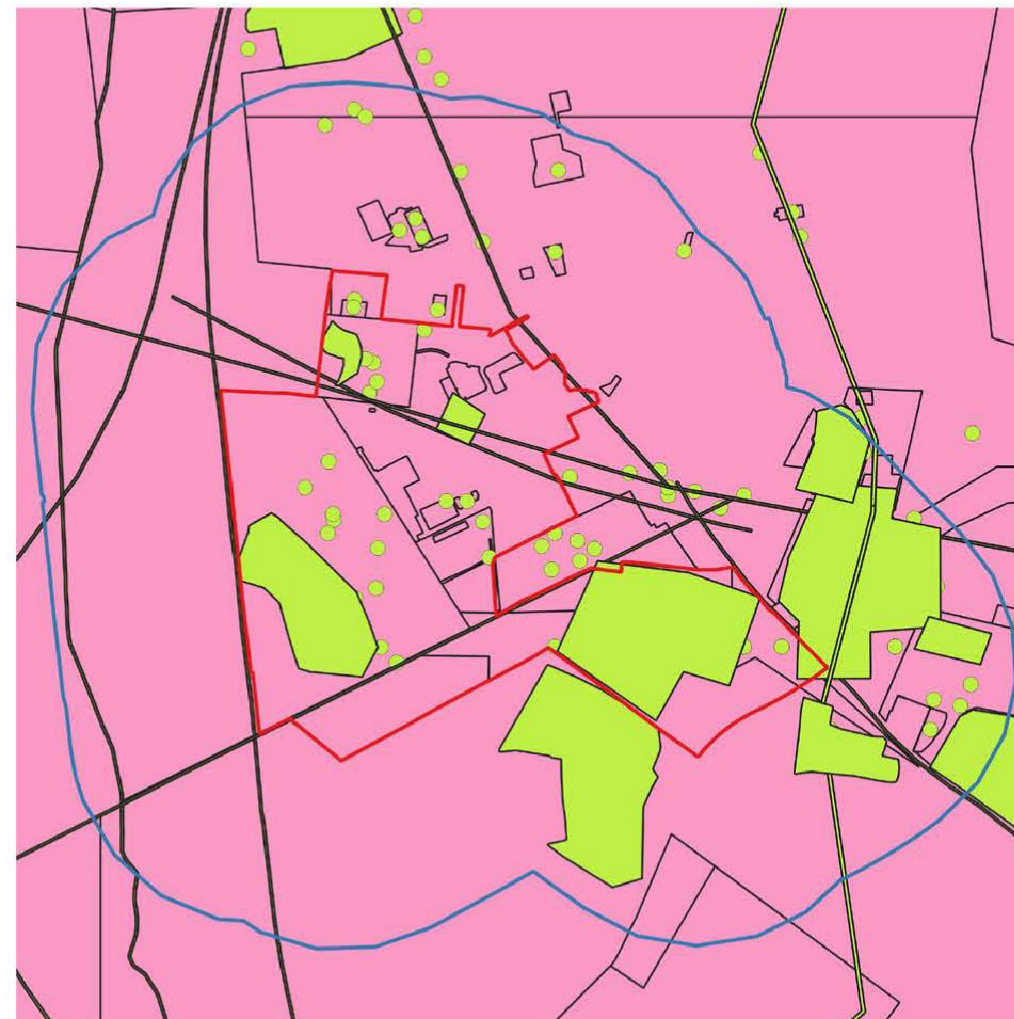
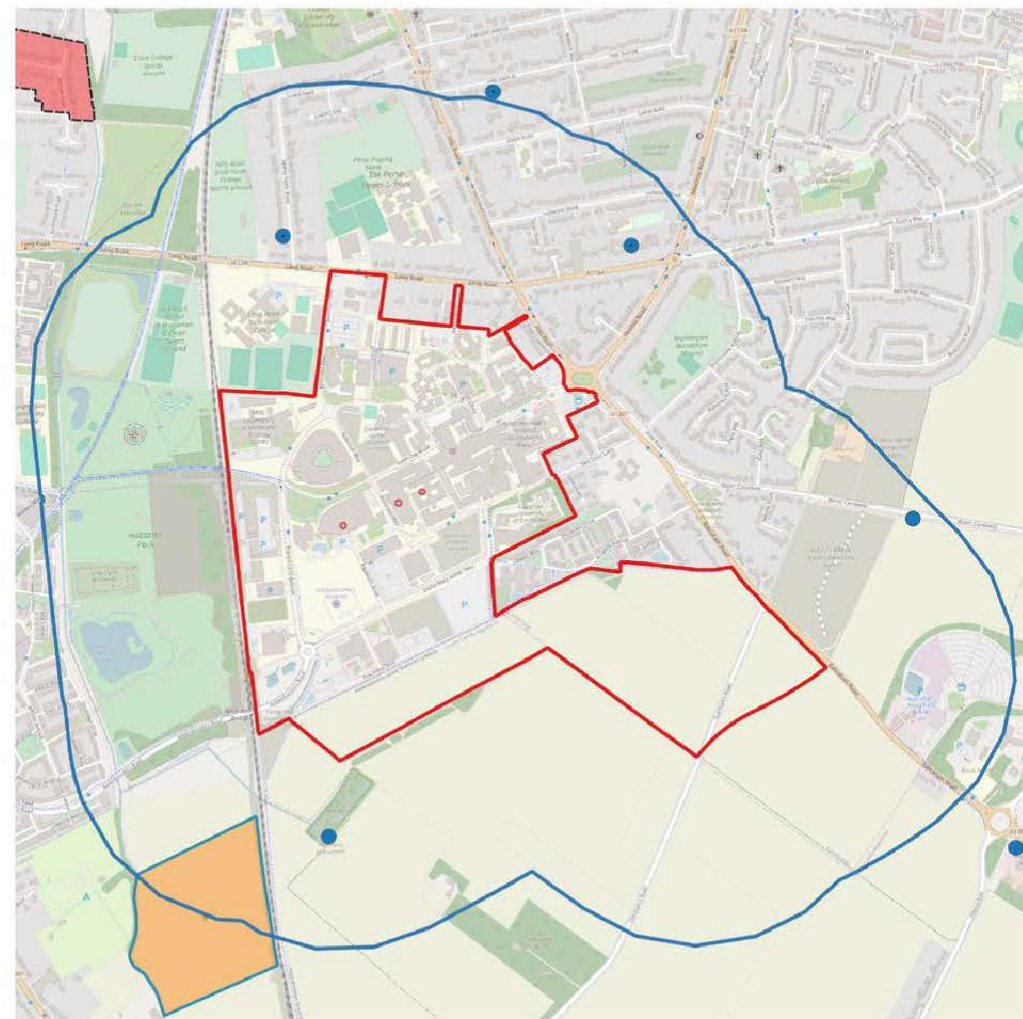
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0 250 500 m



Legend

- Development Site
- Study Area

Designated Heritage Assets

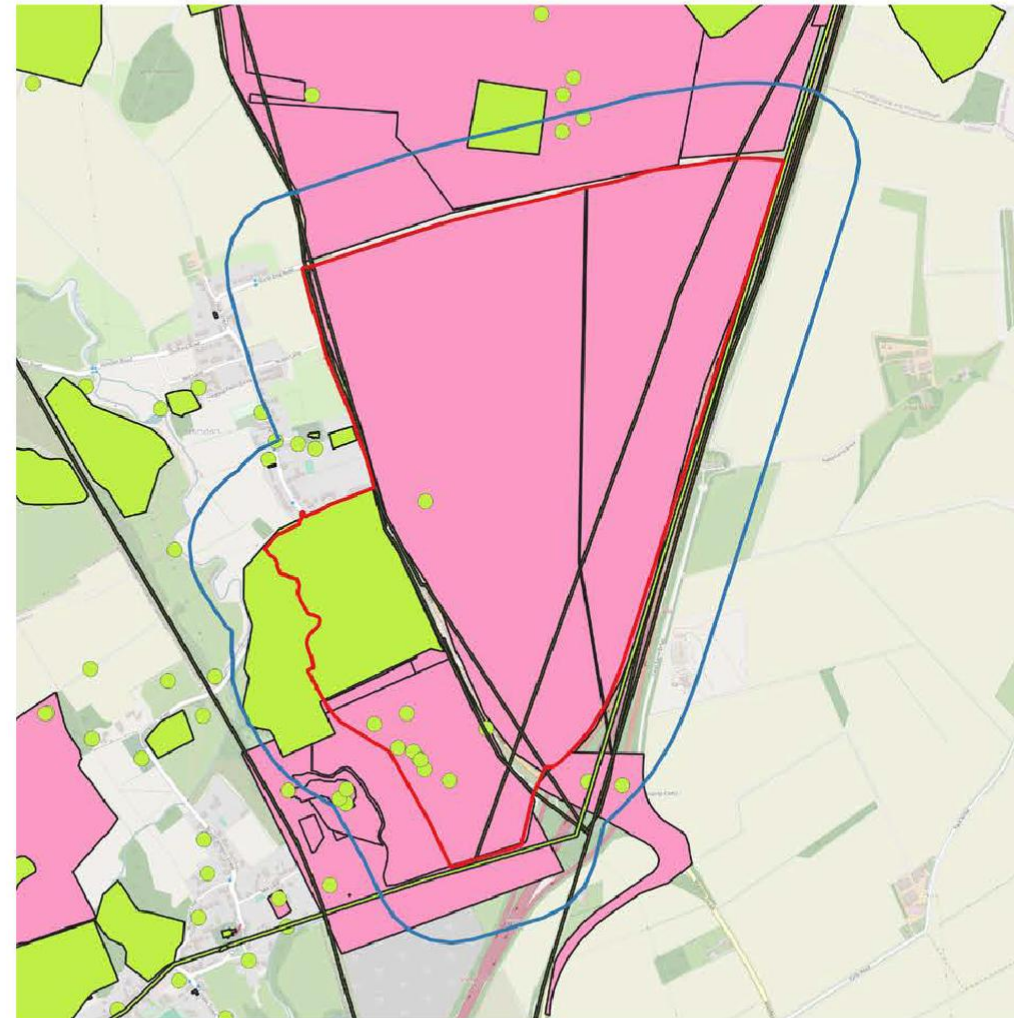
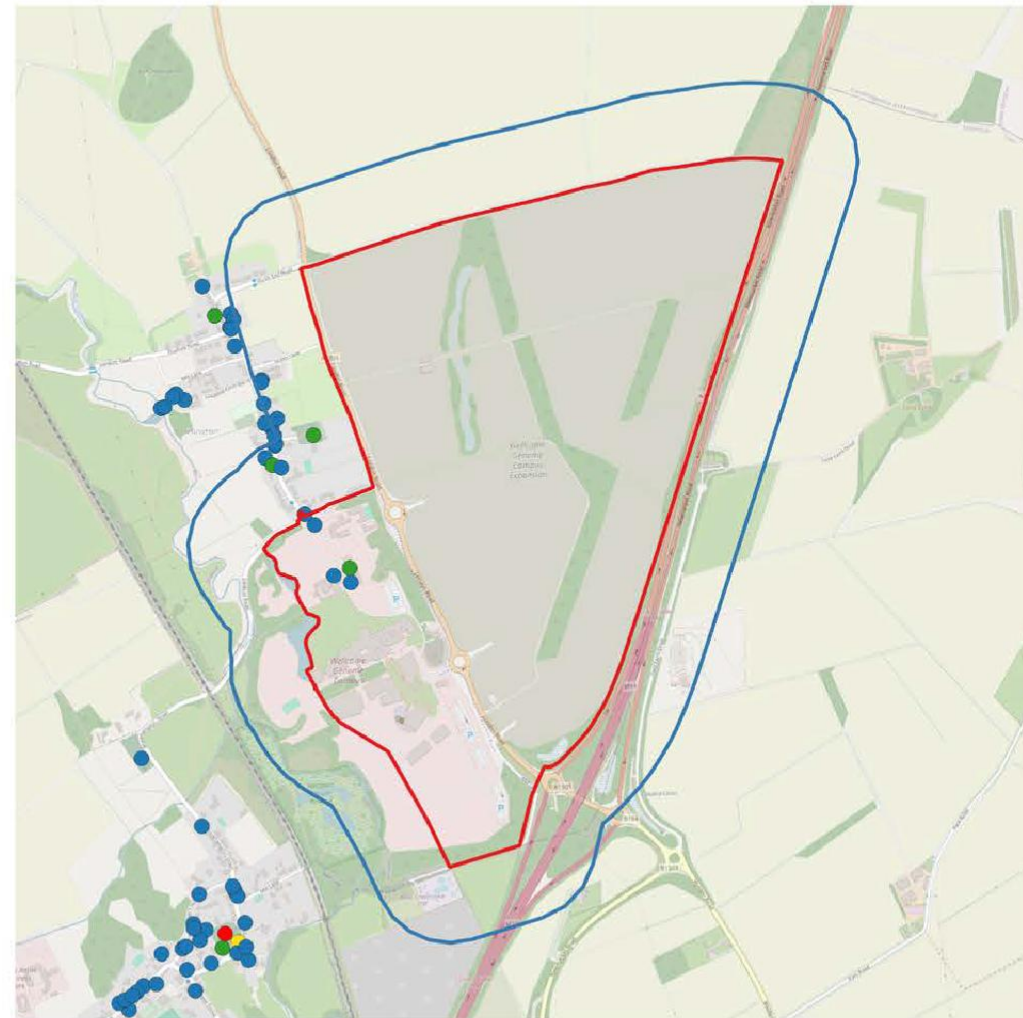
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0 250 500 m



Legend

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- Study Area

Designated Heritage Assets

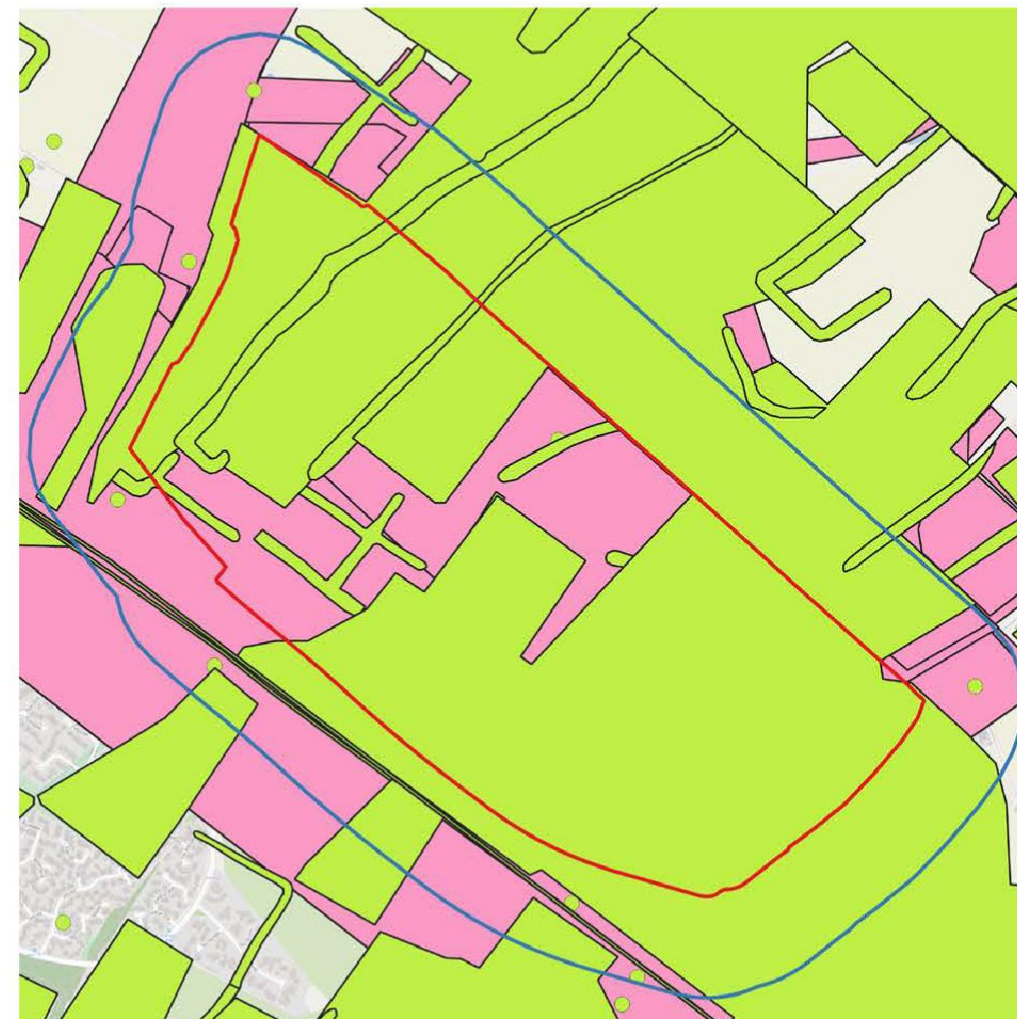
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HER Data and Other Local Plan Information

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- Monuments



0 500 1,000 m



Legend

- Development Site
- Study Area

Designated Heritage Assets

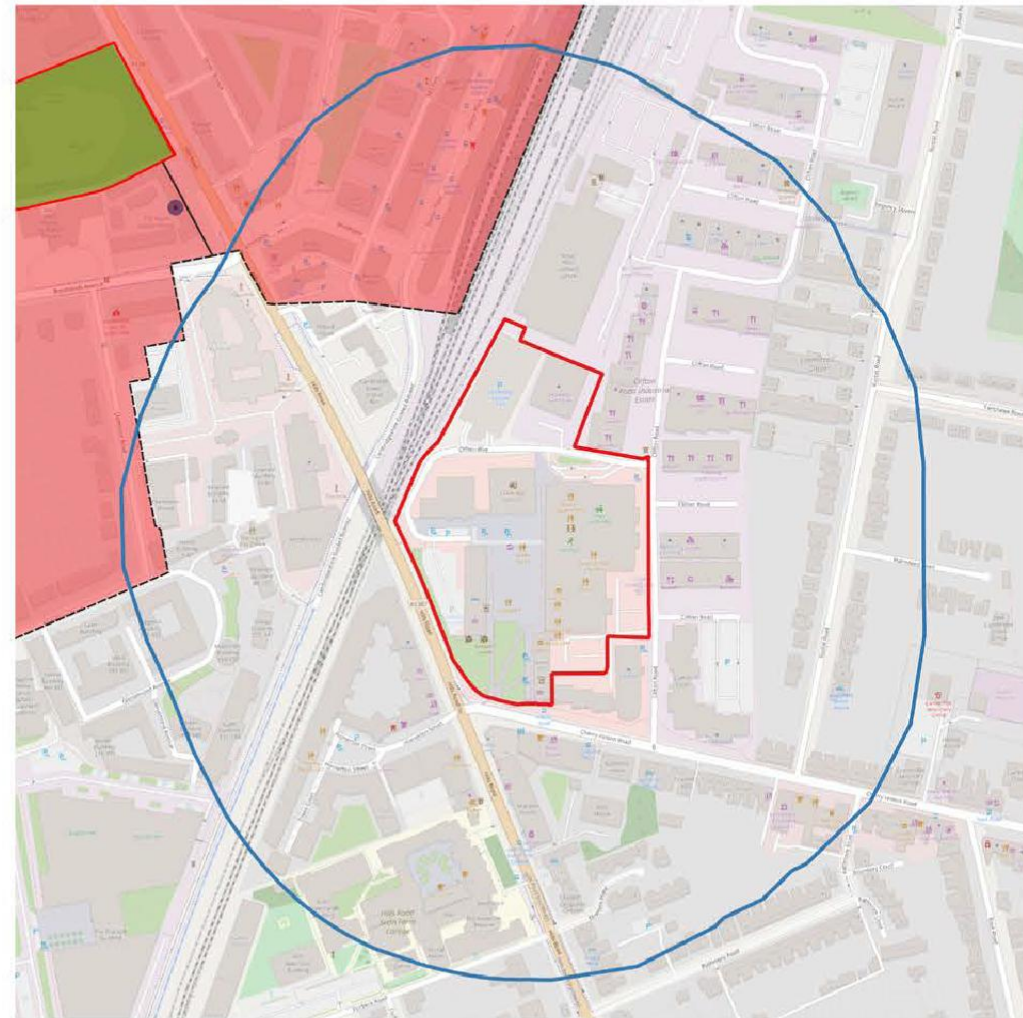
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0 250 500 m



Legend

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0 100 200 m