

Addendum to Heritage Impact Assessment

Following representations from Historic England, some clarifications and updates were required to the HIA methodology and specific heritage impact assessments (HIAs).

HIA Methodology Clarification

This clarification relates to differences between viewpoints referenced in the HIAs and the viewpoints described in the *Tall Buildings and Skyline Strategy*.

The HIAs (produced between 2022 and 2024, published for consultation in December 2025) tested impacts on specific heritage receptors and characteristics described in the HIA methodology, which was based on a methodology agreed in 2021. These receptors included designated assets, non-designated heritage assets (HER records, Locally Listed Buildings etc.), and characteristics such as Historic Landmarks, Strategic Views, and Connectivity and Approaches. These characteristics were defined in the 2021 *Strategic Baseline*¹.

The Strategic Views were derived from the Adopted Cambridge Local Plan (2018), and were numbered 1-14 (see associated Figure). In addition, a range of other views were considered and identified during development of the HIAs including views of specific assets, views of historic landmarks, dynamic views, key approaches to the city, and views across open spaces.

The HIAs formed part of the evidence base for and informed the development of the *Tall Buildings and Skyline Strategy* (published in 2025). During the development of the Strategy, the adopted Strategic Views were reviewed and updated, and a new version of these views was included in the final Strategy (labelled A-K) (see associated Figure). Some of the original Strategic Views are the same as the updated Strategic Views, however some have been removed or moved (see table below). The views considered and identified during the development of the HIAs were also formalised as part of the *Tall Buildings and Skyline Strategy* development.

Adopted Cambridge Local Plan (2018)	Emerging Greater Cambridge Local Plan / Skyline Strategy
1. Castle Hill Mound	A.Castle Hill Mound
2. Madingley Rise, Madingley Road	N/A
3. Redmeadow Mill, Barton	H.Redmeadow Mill, Barton
4. Grantchester Road	D.Grantchester Road
5. Grantchester Meadow	P. Grantchester Meadows (South)
6. M11/A1309 Elevated Roundabout	Q.M11/A1309 Approach
7. Little Trees Hill, Magog Downs	F. Little Trees Hill, Magog Downs
8. Limekiln Road	E. Limekiln Road
9. Worts' Causeway/Shelford Road	J. Worts' Causeway/Shelford Road
10. Cherry Hinton Road roundabout, overlooking Cambridge Airport	N/A
11. Ditton Meadows	M. Stourbridge Common

¹ CBA (2021) Greater Cambridge Shared Planning Strategic Heritage Impact Assessment: Baseline.

12. A14 Junction 33 with A10 and A1309	N/A
13. River Cam looking south between the A14 and Baits Bite Lock	L. Ditton Meadows
14. Coton footpath over the M11	B. Coton footpath over the M11
15. M11 between Junctions 12 and 13	G. M11 between Junctions 12 and 13
	C. Coton Road
	I. Shelford Road below Limepit Hill
	K. Little Wilbraham Road
	N. Grantchester Road
	O. Grantchester Meadows (North)

As such, the HIAs should be read in context of the Adopted Local Plan (2018) (1-14) as set out in the 2021 *Strategic Baseline* and original methodology for the HIA work. Although these viewpoints have been updated, they still represent important views over the city of Cambridge, and the HIAs make recommendations to safeguard these. Similarly, the table above sets out how the viewpoints identified in the HIAs should be interpreted against the new/updated strategic viewpoints.

Where an adopted strategic viewpoint is not proposed to form part of the new strategic viewpoints, this has been addressed in the Skyline and Tall Buildings Strategy. Typically, this is a result of new intervening features (such as built form or vegetation) that now limit the views afforded by that position and therefore do not lend themselves to understanding the relationship between the city and its rural environs or the importance of the city's skyline. This evidence base and methodology has been developed in collaboration with Historic England.

Development planning for the allocations should always be based on the latest available information and studies.

Updates to HIAs

The following pages include updates to these HIAs:

- Cambridge Professional Development Centre, Foster Road
- Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge
- Slate Hall Farm, Bar Hill

Cambridge Professional Development Centre, Foster Road

JDI: 59387

Proposed Use: Housing (67 homes)

Mapping Reference:59387/OS042/R16

Allocation: Existing

Size (ha): 1.49

Figure: 11

Study Area:

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

Site Description

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

HIA Summary

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

Summary of Relevant Baseline and Value

Characteristics of Cambridge

Historic Cambridge

The site is removed from the Historic Core of Cambridge.

Strategic Viewpoints

The site does not feature in any Viewpoints.

Historic Landmark Buildings

There are no Landmark Buildings within the study area.

Connectivity

The site is on a minor residential road.

Designated and significant non-designated heritage assets – Site:

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

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

Conservation Areas

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

Listed Buildings

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

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

Historic Environment Record

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

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.

Key Issues

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

Potential Impacts on Cambridge and its setting

Characteristics of Cambridge:

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

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

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

Conservation Areas

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

Listed Buildings

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

Historic Environment Record

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

Mitigation and opportunities for enhancement

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

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

Residual risk of harm

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

Land between Huntingdon Road and Histon Road (Darwin Green), Cambridge

JDI: -	Proposed Use: Mixed Use (1478 homes)
Mapping Reference: R43	Allocation: Existing
Size (ha): 52.87	Figure: 33

Study Area:

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

Site Description

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

HIA Summary

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

Summary of Relevant Baseline and Value

Characteristics of Cambridge

Historic Cambridge

The site is not within the Historic Core of Cambridge.

Strategic Viewpoints

The site is not a prominent feature in any Viewpoints.

Historic Landmark Buildings

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

Connectivity

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

Designated and significant non-designated heritage assets – Site:

No designated heritage assets are present within the site.

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

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

Conservation Areas

Howes Place Conservation Area, abuts the southwestern boundary of the site. This comprises a 1921 architect designed development of 14 houses, a boiler laundry house, and a 3-storey institutional building (National Institute of Agricultural Botany headquarters). Surrounding later development has been sympathetically designed to integrate with the character of the Conservation Area.

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

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

Listed Buildings

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

Certificate of Immunity

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

Locally Listed Buildings

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

Historic Environment Record

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

Key Issues

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

Potential Impacts on Cambridge and its setting

Characteristics of Cambridge:

Development on site has potential to intrude on the peripheries of Viewpoints 2, 11, and 12. Assuming development is sympathetic to the local prevailing building height

and reflects the requirements of the agreed Design Code for the site then there is **no risk** of impact on views to the city.

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

Designated and significant non-designated heritage assets – Site:

Historic Environment Record

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

The area around site contains a range of known extant and excavated sites and numerous archaeological finds, indicating significant potential for archaeological remains within the site. The site has largely been cleared and any remains on site are likely to have been disturbed / removed. There is **limited potential** for significant archaeology on site in undisturbed areas.

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

Conservation Areas

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

Listed Buildings

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

Locally Listed Buildings

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

Historic Environment Record

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

Mitigation and opportunities for enhancement

None required assuming compliance with, or enhancement of, the Design Code for the site. The Design Code should take into consideration the design recommendations provided in the Howes Place Conservation Area Appraisal.

Should development that is not designed in accordance with the Design Code be proposed and development is intensified, then risks to the Conservation Areas and other heritage assets around the site will require mitigation. This will likely be in the

form of design-based mitigation to ensure that building height and mass is managed in order to minimise risk to heritage assets.

Residual risk of harm

Following the application of suitable mitigation strategies, the risk of significant residual harm is **none / low**

Slate Hall Farm, Bar Hill

JDI: N/A

Proposed Use: Employment

Mapping Reference:

Allocation: Existing/New

Size (ha): 110

Figure: 12

Study Area:

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

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 Slate Hall Farm and the north-western portion of the site adjacent to New Close Farm.

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 Slate Hall Farm is advised and its setting will require consideration within any proposed development. Archaeological investigation may be required.

Summary of Relevant Baseline and Value

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.

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. Slate Hall Farm is present on the 1st edition OS mapping, but is not mentioned within the HER; no tithe mapping is available for Slate Hall Farm.

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 Slate Hall 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.

Designated and significant non-designated heritage assets – beyond the Study Area:

Listed Buildings

The Grade II* Listed Parish Church of All Saints (1127241) and the Grade II Listed Grange, East of All Saints Church (1164361) are located in Lolworth on an area of raised topography approximately 1.5 kilometres southwest of the site. The church has long range views across the wider landscape due to the raised topography, however, the A14 and Bar Hill settlement limit views towards the site. Due to intervening treescape, and the A14, there is no relationship between the site and the Grange.

The Grade II Listed Whitehall Farmhouse (1164375) is located 1.1 kilometres to the northeast of the site. Due to the surrounding buildings and treescape, and the low lying topography of the asset, there is no relationship between the site and the asset.

Key Issues

Key issues associated with this site relate to the potential for finds of archaeological significance, potential for direct or indirect impact on Slate Hall 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.

Potential Impacts on Cambridge and its setting

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.

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

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. Slate Hall Farm, whilst not included within the HER, has the potential for Non-designated heritage asset (NDHA) status and there is a moderate/high risk of impact to its significance, either through its removal or through change to its setting.

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.

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.

No mitigation is required where there is no relationship between the site and assets.

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.

Residual risk of harm

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



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

