

7.0 Cultural Heritage

Introduction

- 7.1 This chapter addresses the approach and findings of the assessment of the potential impacts of Proposed Development on built heritage. It refers to the findings of the Heritage Statement undertaken by Bidwells which can be found within **Appendix 7.1A**.

Potential Impacts

- 7.2 Effects on the historic environment can arise through direct physical impacts, impacts on setting or indirect impacts.
- 7.3 Direct physical impacts describe those development activities that directly cause damage to the fabric of a heritage asset. Typically, these activities are related to construction works and will only occur within the Site and may consist of the following;
- Site set-up works, including contractors compound set-up and associated temporary services, levelling work and other preparatory groundworks including remediation for unexploded ordnance and chemical contaminants;
 - Construction including demolition, earthworks, foundation excavation or pile installation, service installation, road construction and visual impacts resulting from construction cranes and building activity;
 - Landscaping, including ground reduction or levelling and creation of attenuation tanks and ponds; and
 - The visual, acoustic, traffic and other effects of the completed development on the significance or setting of built and historic landscape heritage assets.
- 7.4 An impact on the setting of a heritage asset occurs when the presence of a development changes the surroundings of a heritage asset in such a way that it affects (positively or negatively) the heritage significance of that asset. Visual impacts are most commonly encountered but other environmental factors such as noise, light or air quality can be relevant in some cases. Impacts may be encountered at all stages in the life cycle of a development from construction to decommissioning but they are only likely to lead to significant effects during the prolonged operational life of the development.
- 7.5 Indirect impacts describe secondary processes, triggered by the development, that lead to the degradation or preservation of heritage assets. For example, changes to the setting of a building may affect the viability of its current use and thus lead to dereliction.
- 7.6 Potential impacts on the settings of heritage assets are identified from an initial desk-based appraisal of data from the National Heritage List for England and the Cambridgeshire Historic Environment Record (HER) and consideration of historic mapping. Where this initial appraisal has identified the potential for a significant effect, the asset has been visited to define baseline conditions and identify key viewpoints.

Methodology

- 7.7 In order to understand which assets to consider, we have referred to definitions in the NPPF and PPG.

- 7.8 A heritage asset is defined within the National Planning Policy Framework as: *“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”* (NPPF Annex 2: Glossary).
- 7.9 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Registered Park & Gardens, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 7.10 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that *“non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”* (Paragraph: 039 Reference ID: 18a-039-20190723).
- 7.11 The PPG goes on to clarify that *“a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*

Significance of Effect Criteria

Significance (Value/Importance) of Heritage Assets

- 7.12 It is important to be proportionate in assessing significance (value/importance) as required in both national policy and guidance set out in paragraph 189 of the NPPF.
- 7.13 The Historic England document ‘Conservation Principles’ states that *“understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.”*
- 7.14 The document goes on to set out the following process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values; and
 - Articulate the significance of the asset.
- 7.15 At the core of this assessment is an understanding of the significance (value/importance) of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset’s significance. Historic England’s ‘Conservation Principles’ sets out a grouping of values as follows, which inform this assessment:

- 7.16 Evidential value – *‘derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.’* (Page 28)
- 7.17 Aesthetic Value – *‘Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive’.* (Pages 30-31)
- 7.18 Historic Value – *‘derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance... The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value’.* (Pages 28-30)
- 7.19 Communal Value – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there”.* (Pages 31-32)
- 7.20 Value-based assessment should be flexible in its application. It is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.
- 7.21 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance (value/importance) - although it should be noted that ‘setting’ itself is not a designation. The value of setting lies in its contribution to the significance (value/importance) of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 7.22 Historic England’s Conservation Principles defines setting as *“an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”*
- 7.23 It goes on to state that *“context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant*

to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.” (page 39)

- 7.24 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 7.25 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance (value/importance) of that asset(s).
- 7.26 It is evident that the significance (value/importance) of any heritage asset(s) requires clear assessment to provide a context for, and to determine the magnitude of impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.
- 7.27 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established ‘James Semple Kerr method’ which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the Design Manual for Roads and Bridges (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This ‘value hierarchy’ has withstood scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.
- 7.28 The first stage of the approach is to carry out a thoroughly researched assessment of the significance (value/importance) of the heritage asset (**see Table 7.1A**), in order to understand its value:

Table 7.1A: Receptor Sensitivity

SIGNIFICANCE (VALUE/ IMPORTANCE) OF RECEPTOR	TYPICAL DESCRIPTION
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).

SIGNIFICANCE (VALUE/ IMPORTANCE) OF RECEPTOR	TYPICAL DESCRIPTION
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

Magnitude of Impact

7.29

Once the significance (value/importance) of an asset has been assessed, the next stage is to determine the magnitude of impact (change). **Table 7.2A** sets out the levels of magnitude of impact (change). Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low (remembering that according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).

Table 7.2A: Impact Magnitude Criteria

MAGNITUDE OF IMPACT (CHANGE)	TYPICAL DESCRIPTION	
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction

Significance of Effects

7.30

The significance of an effect (Environmental Impact Assessment (EIA) ‘significance’) on the significance of a heritage asset (Heritage ‘significance’), resulting from a direct or indirect physical impact, or an impact on its setting, is assessed by combining the magnitude of the change and the importance of the heritage asset. The matrix in **Table 7.3A** below provides a guide to decision-making but is not a substitute for professional judgement and interpretation, particularly where the importance or effect magnitude levels are not clear or are borderline between categories. EIA significance may be described on a continuous scale from negligible to major; it is also common practice to identify effects as significant or not significant, and in this sense major and moderate effects are regarded as significant in EIA terms, while minor effects are ‘not significant’.

Table 7.3A: Criteria for assessing the significance of effects on heritage assets

		BASELINE SENSITIVITY				
		VERY HIGH	HIGH	MODERATE	LOW	VERY LOW
MAGNITUDE OF CHANGE	MAJOR BENEFICIAL	Major Beneficial	Major-Moderate Beneficial	Moderate Beneficial	Moderate-Minor Beneficial	Minor Beneficial
	MODERATE BENEFICIAL	Major-Moderate Beneficial	Moderate Beneficial	Moderate-Minor Beneficial	Minor Beneficial	Minor-Negligible Beneficial
	MINOR BENEFICIAL	Moderate Beneficial	Moderate-Minor Beneficial	Minor Beneficial	Minor-Negligible Beneficial	Negligible
	NEGLIGIBLE BENEFICIAL	Minor Beneficial	Minor Beneficial	Negligible Beneficial	Negligible Beneficial	Neutral
	NEUTRAL	Neutral	Neutral	Neutral	Neutral	Neutral
	NEGLIGIBLE ADVERSE	Minor Adverse	Minor Adverse	Negligible Adverse	Negligible Adverse	Neutral
	MINOR ADVERSE	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	Minor-Negligible Adverse	Negligible
	MODERATE ADVERSE	Major-Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse	Minor-Negligible adverse
	MAJOR ADVERSE	Major Adverse	Major-Moderate Adverse	Moderate Adverse	Moderate-Minor Adverse	Minor Adverse

7.31 As a guide, effects determined to be Moderate or Major are considered to be significant. However, this is tested with professional judgement where other factors such as timescales and reversibility are taken into consideration, as well as wider considerations such as quality of the existing and proposed built environment and the particular characteristics of the asset in question

7.32 Simply combining value and magnitude of effect through a matrix may not, however, necessarily provide the appropriate category of significance of the effect. In particular, effects may have an impact on the physicality, appreciation and/or setting of the heritage asset, landscape character area, or the value of the existing view. Therefore, the matrix-driven judgements are supported by qualitative assessment text describing the effects, and a final professional judgement about their significance is drawn. This is necessary because this is not a strict quantitative process and some of these considerations will depend on expert judgements. Essentially, the strict application of the matrix can lead to adverse impacts, to some degree. That initial sift of impact, producing an adverse effect, requires qualitative assessment to ascertain whether effects arising from the matrix are genuinely negative.

Existing Baseline Conditions

7.33 The baseline for the study area has been informed by a comprehensive desk-based study, based on all readily available documentary sources including;

- A site visit;
- A review of cartographic and archival evidence for the Site and relevant assets;
- An examination of national, regional and local planning policies in relation to the built heritage and historic landscape;
- Archaeological and architectural records from the National Record of the Historic Environment, viewed through the Heritage Gateway website; and
- An assessment of the significance of the identified heritage assets.

- 7.34 An assessment of the potential impacts of the proposals on identified heritage assets has been undertaken. The Study Area defined for this assessment is the Site boundary and the outer area extending to 1km from it. Due to the nature of the Site, this is taken as the maximum extent of potentially significant effects on heritage as a result of changes in their settings. This does not exclude consideration given to views into the study area from outside this set area.
- 7.35 The assessment of baseline conditions is fundamental to the EIA process: environmental effects are measured by the degree of deviation from the baseline.
- 7.36 Details of the built heritage baseline have been established through proportionate desk-based research contained within a separate Initial Heritage Statement. This was produced at an early stage of an iterative process to be undertaken by the design team.
- 7.37 Information on assets affected by the Site has been gathered to understand the location and relationship of heritage assets to the Site.
- 7.38 There are no heritage assets within the Site. However, the following sensitive receptors have been identified as having the potential to be affected by the Proposed Development, forming the baseline for assessment. These are identified in **Table 7.4A**.

Table 7.4A: Identified Heritage Receptors which form part of the Baseline

NAME	REFERENCE	CATEGORY	SENSITIVITY
Immediate Context			
Mill Road Conservation Area		Conservation Area	Moderate
St Matthew's Church	1268345	Grade II	Moderate
247 Newmarket Road	1300768	Grade II	Moderate
Cambridge Gas Company War Memorial, Newmarket Road	1428632	Grade II	Moderate
St Andrews the Less	1126143	Grade II	Moderate
York Street Terraces (excluding nos. 86-92a even, 98-104 even and 101-111a odd)		Positive Unlisted Buildings	Low
Ainsworth Street Terraces		Positive Unlisted Buildings	Low
Stone Street Terraces		Positive Unlisted Buildings	Low
Sleaford Street Terraces		Positive Unlisted Buildings	Low

NAME	REFERENCE	CATEGORY	SENSITIVITY
York Terraces		Positive Unlisted Buildings	Low
33-38 Abbey Walk		Buildings of Local Interest	Low
Sturton Street Terraces		Positive Unlisted Buildings	Low
179 Sturton Street		Positive Unlisted Buildings	Low
192-198 Sturton Street		Positive Unlisted Buildings	Low
Milford Street Terraces		Positive Unlisted Buildings	Low
Gwydir Street Terraces		Positive Unlisted Buildings	Low
Edward Street Terraces		Positive Unlisted Buildings	Low
Norfolk Street Terraces		Positive Unlisted Buildings	Low
Norfolk Terrace		Positive Unlisted Buildings	Low
Wider Context			
<i>Central Conservation Area</i>		Conservation Area	High
Riverside and Stourbridge Conservation Area		Conservation Area	Moderate
Kite Conservation Area		Conservation Area	Moderate
New Town and Glisson Road Conservation Area		Conservation Area	Moderate
Castle and Victoria Road Conservation Area		Conservation Area	Moderate
West Cambridge Conservation Area		Conservation Area	Moderate
<i>Jesus College</i>	1125529	Grade I	Very High
St John's College	1332216	Grade I	Very High
University Library	1126281	Grade II	Moderate
Church of Our Lady and the English Martyrs (Roman Catholic)	1349061	Grade I	Very High
Kings College Chapel	1139003	Grade I	Very High
<i>All Saints Church</i>	1126204	Grade I	Very High
<i>Mill Road Cemetery</i>	1001561	Grade II	Moderate
Custodian's House, Mill Road Cemetery	1083564	Grade II	Moderate
Church of Christ Church	1126147	Grade II	Moderate
Old Cheddar's Lane pumping station	1006896	Scheduled Monument	Moderate
Chapel of St Mary Magdalene, Stourbridge Chapel (The Leper Chapel)	1126144	Grade I	Very High
Church of St Mary the Great	1126084	Grade I	Very High

Assumptions and Limitations

- 7.39 Much of the information used by the baseline assessment consists of secondary information compiled from a variety of sources. Unless otherwise stated, the assumption is made that this information is reasonably accurate.
- 7.40 When considering visual effects on the context and setting of the identified heritage assets the most important, and worst case, views are considered in all instances. Views tested include those where the Proposed Development would have the most significant visual effect following an assessment of key views.

Evolution of the Baseline Conditions without Development

- 7.41 If the development was not undertaken, the benefits proposed will not be implemented and the Site will remain as a retail site.
- 7.42 Site attributes may also be affected by events taking place beyond the Site and the potential effects of climate change. Consequently, it is not possible to predict the impact of likely future events beyond the Site boundary with any degree of accuracy and so, for the purposes of this assessment, external factors are considered to have a **neutral effect** on significance.

Predicted Impacts

- 7.43 The scheme assessed is as shown in the parameter plans (**Appendix 4.1A**) submission documents and drawings. This should also be read in conjunction with the Heritage Statement prepared by Bidwells (**Appendix 7.1A**).

Construction

- 7.44 There is potential for construction activities to have an indirect impact on heritage assets in the surrounding area through noise, dust and movements of construction traffic which may have adverse effects on the setting of heritage assets. As the Site is currently in use as a retail park the adjacent assets already experience such activity from the existing road. As such, the potential for construction noise and other factors associated with the Proposed Development is therefore not considered to result in additional adverse effects, resulting in **neutral temporary effect**.

Operational Phase

- 7.45 The operational phase of the development is not considered to result in any additional direct physical impacts to the identified assets, beyond those resulting from the construction phase. The operational phase, however, has the potential to change the setting of heritage assets, impacting on assets surrounding the Site.

Heritage Assets within the study area

- 7.46 The preferred mitigation option is always to avoid or reduce impacts through design. The Proposed Development has sought to imbed mitigation on all the designated and non-designated assets in and around the Site through careful consideration of its design and appearance.

Conservation Areas

- 7.47 The Site is not located within a conservation area but is located within the immediate setting of the Mill Road Conservation Area as well as the wider setting of the Central, Riverside, Newtown

and Glisson Road, Castle and Victoria and West Cambridge Conservation Areas. The Site as it stands is considered to make a minor adverse to a moderate/high adverse contribution to these settings.

- 7.48 When considering the demolition of the existing buildings, the removal of the poor-quality buildings which relate poorly to their context in style, materiality and orientation is considered to result in a **moderate-minor beneficial effect** on the setting of the Mill Road Conservation Area.
- 7.49 The illustrative masterplan (**Appendix 4.1A**) shows a total of ~~45~~ 10 buildings on site with the Design Code grouping these into differing character areas. The Parameter Plans and Design Code secure the design quality and key architectural features for the site. The illustrative masterplan (**Appendix 4.1A**) shows a total of 10 buildings on site with the Design Codes grouping these into differing character areas. The Parameter Plans and Design Code secure the design quality and key architectural features for the Site. This states the applications brought forward must create a positive contribution to the existing urban design and fabric of Cambridge. The Design Code also has a number of additional principles which steer the site wide space and built form design. This includes massing, materiality, façade hierarchy, rooftops and flue articulation.
- 7.50 The Mill Road Conservation Area ~~generally~~ has an inward facing and enclosed nature due to the typology of the properties within it. As such, views of the Site are limited to breaks in the built form, and from areas of open space: and from Mill Road bridge. In addition to the site wide principles, there are ~~The proposed buildings which are in closest proximity to the Mill Road Conservation Area are noted as conservation area buildings in the Design and Access Statement and wider submission to ensure they are designed and treated in a way which respects the setting of the adjacent conservation area, and the assets it holds. The Design and Access Statement and Design Code set out plot specific codes which set out the approach to height and massing, ground floor activation and architectural treatment for each individual plot. These principles ensure the buildings which are in close proximity to the conservation area are brought forward in a manner which respects the setting of the adjacent conservation area, and the assets it holds. This is achieved through the careful consideration of the height and massing, flue placement, material palette and the that the materials must refer to the tone and texture of the adjacent heritage buildings, create a more domestic character and the architectural treatment of each building should aim to break down the mass of the building and to create an articulated and appropriate transition between the built form of the conservation area and the Proposed Development. lightweight feel to the upper levels.~~
- 7.51 A landscape and open space parameter plan has also been produced to show the green spaces within the Site. This, in conjunction with the individual character area codes, which set out the principles for how these spaces should be approached, ~~shows a large publicly accessible green area forming the southern entrance to the site. The character code for this area (Hive Park) states that that a landscape buffer along the south of the Site which provides a separation between the conservation area and proposed new buildings.~~ Reserved Matters applications must evidence how the design responds to the facing conditions with Sleaford Street and York Street and the architectural response must reference the neighbouring Mill Road Conservation Area.
- 7.52 Moreover, ~~t~~The Parameter Plans, in conjunction with the Design Code, also define the ~~sets out the positioning of the building plots ensuring that open space this buffer in close proximity to the conservation area will be secured in any proposed scheme in place~~ moving forward.

- 7.53 As ~~discussed a result of~~ the intervening built form of the properties within the Mill Road Conservation Area, ~~the disrupt the~~ direct visual and physical relationship between the ~~receptors site and the built form/spaces of the conservation area are interrupted~~ in a number of places, thereby reducing the extent of impact ~~that the to this~~ change in character of the Site will have. The south-western boundary of the Site has a more direct visual relationship. ~~Here, where~~ the Proposed Development will replace the two large industrial units located ~~on the south-western boundary there of the Site~~ with new buildings (Plot 7 and 8) and a large green area. ~~which will be of varying heights. The illustrative masterplan, Parameter Plans and landscaping scheme and Design Codes~~ provide a strong basis for a development of high-quality nature, which steps down to the smaller scale of the conservation area, helping to mitigate the impact of the Proposed Development. The structures which are visible will be less visually contrasting than the existing retail sheds and will be set within an enhanced landscape context. Furthermore, the intervening pathway and trees which line the Site's boundary will help soften the built form in views and ~~the large park to this side will create a clear retain a~~ visual and physical distinction between the ~~receptors two~~. The development also brings with it significant improvements to the close-range edge treatments alongside the heritage asset, and the Proposed Development is to be of a design quality and detailing such that its contribution also delivers beneficial impacts compared with the existing situation.
- 7.54 The ~~magnitude of~~ impact arising from the introduction of larger scale buildings ~~on within~~ the setting of Mill Road Conservation Area and the assets it holds, ~~is considered to be minor adverse~~. These impacts arise from the increased presence of urban built form at this scale from certain positions within the Mill Road Conservation Area. Following the discussed design mitigation provided by the Parameter Plans and Design Code, the significance of this effect, on an asset of moderate sensitivity, is considered to be **minor adverse permanent** in effect. ~~These impacts arise from the increased presence of urban built form at this scale from certain positions within the Mill Road Conservation Area.~~
- 7.55 In terms of the other identified conservation areas, impacts arise on these as a result of the long-range views into the Site.
- 7.56 ~~The Proposed Development will result in an apparent reduction in open space above site in these longer views and will present a higher degree of awareness of built form in this location.~~ The overall design intent of the proposed buildings, in particular the treatment of the positioning of buildings, materiality and flue zones as set out within the Design Code seeks to minimise the effects of the increased height and to ensure that any views towards the Site are of buildings of the highest design quality. In addition, the material tones help to break up the massing in order to reduce the perceived visual impact.
- 7.57 Nonetheless, aspects of existing openness above the Site will be partially reduced as a result of the Proposed Development. ~~The magnitude of change on the Central Conservation Area, an asset of high sensitivity, is considered to be minor adverse resulting in a moderate-minor adverse permanent effect. and this will likely have impacts ranging from neutral to minor to moderate permanent adverse effects on the setting of the identified conservation areas. Moderate effects occur to the Central Conservation Area with minor adverse effects on Riverside and West Cambridgeshire Conservation Areas. Neutral effects occur on Riverside, west Cambridgeshire, the Kite, New Town and Glisson Road, Castle and Victoria Road Conservation Areas.~~

Listed Buildings

- 7.58 There are four listed buildings/structures within the immediate context of the Site, all Grade II, St Matthews Church, 247 Newmarket Road, Cambridge Gas Company War Memorial and Church of St Andrew the Less. All have a limited visual connection with the Site and therefore the Proposed Development will result in a **neutral permanent effect** on these assets.
- 7.59 There are a further ~~nine~~ **ten** listed buildings within the wider context of the Site, which are a mixture of Grade II, II* and I buildings/structures. There are a number of views around the city which form part of policy which have been considered as part of the Proposed Development. The policy viewpoints which have been looked at from a built heritage point of view are Castle Mound, Red Meadow Hill, Worts Causeway, Limekiln Road, **Church of St Mary the Great** and Little Trees Hill. Due to the positioning of the view points and location of the listed buildings the Proposed Development has a **neutral permanent effect** on the assets seen within the Worts Causeway, **Church of St Mary the Great**, Limekiln Road and Little Trees Hill views.
- 7.60 The assets which are seen in the remaining views – Castle Mound and Red Meadow Hill – are, in the north-west, Jesus College (GI), All Saints Church (GI) and Christ Church (GII) and from the west, University Library (GII) Kings College Chapel (GI), St Johns College (GI) **Church of St Mary the Great (GI)** and The Church of Our Lady (GI) – views of the Site in the context of All Saints and Jesus College are also possible from this location. Chapel of St Mary Magdalene Stourbridge Chapel (Grade I) and the Custodian's House are not prominent/visible from these viewpoints due to their smaller scale nature.
- 7.61 With the exception of Christ Church, the Proposed Development does not sit directly behind the assets in these viewpoints. However, it does rise above the established roofline of the Site. As such, although there is more awareness of the Site, the prominence of the identified listed buildings is maintained. The proposals will result in an apparent reduction in open space above the Site. However, the overall design intent of the proposed buildings, in particular the treatment of the positioning of buildings, height, tones and flue zones as set out within the Design Codes seeks to minimise the effects of the increased height and to ensure that any views towards the Site are of buildings of the highest design quality. In addition, the material tones help to break up the massing in order to reduce the perceived visual impact.
- 7.62 Nonetheless, aspects of existing openness above the Site will be partially reduced as a result of the Proposed Development. ~~Following the design mitigation as set out within the Parameter Plans and Design Code, and this will likely have~~ there will be a **moderate adverse permanent adverse** impact on the setting of a Jesus College Chapel (**asset of very high sensitivity**) and All Saints Church (**asset of very high sensitivity**) ~~and Christ Church~~, a **moderate-minor adverse** impact on Christ Church (**asset of moderate sensitivity**) and a **minor adverse permanent adverse** effect on St John's College (**asset of very high sensitivity**), University Library (**asset of moderate sensitivity**), Church of Our Lady and the English Martyr (**asset of very high sensitivity**) and King's College (**asset of very high sensitivity**). There will be a **negligible adverse permanent** effect on the Custodian's House and a neutral permanent effect on the Chapel of St Mary Magdalene (**asset of very high sensitivity**) and **Church of St Mary the Great** (**asset of very high sensitivity**).

Registered Park and Garden

- 7.63 An additional viewpoint from **St Mary the Great** shows the Mill Road Cemetery (**asset of moderate sensitivity**) is screened from the Proposed Development by its existing trees to a large degree, although some views through breaks in this vegetation are possible. Where this occurs, the Proposed Development will be visible and will present a higher degree of awareness of built

form within the wider setting of the cemetery. In line with the design mitigation set out within the Design Code and through the pParameter pPlans, impacts are sought to be mitigated and as such, it is considered that the Proposed Development will result in a **minor adverse permanent** effect on the setting of the Grade II listed cemetery.

Scheduled Monument

- 7.64 The Old Cheddar's Lane pumping station (**asset of moderate sensitivity**) is seen within the context of the Site from a number of the policy viewpoints discussed within the listed building section. Due to its age and function, although prominent in the skyline of the city, it has always been seen within the context of an evolving and working city. As such, although the Proposed Development will be seen in the context, the additional massing is considered to have a **minor adverse permanent adverse** effect. ~~on the monument.~~

Non-designated Assets

- 7.65 There are a number of non-designated assets within the Mill Road Conservation Area (**all assets of low sensitivity**) which have a visual connection with the Site. As a result of their lower level of value, the increased awareness of the Site through additional massing is considered to have **minor adverse permanent adverse** effects on the setting of the York Street Terraces and Ainsworth Terraces; **negligible adverse** effects on Stone Street Terraces, Sleaford Street Terraces, York Terraces and a **neutral permanent effect** on the remainder of identified non-designated assets. As with the Mill Road Conservation Area itself the development also brings with it significant improvements to the close-range edge treatments alongside the heritage asset, and the scheme is to be of a design quality and detailing such that its contribution also delivers beneficial impacts compared with the existing situation.

Mitigation

- 7.66 There are no additional mitigations to the Proposed Development, in terms of built heritage, other than the embedded design mitigation discussed above.

Residual Effects

- 7.67 Given the mitigation is embedded into the design, impacts have already been reduced where possible. Therefore, residual effects will therefore remain as predicted.

Monitoring

- 7.68 There is no requirement for monitoring of the built heritage assets during the construction or operational phases.

Summary of Impacts

- 7.69 The assessment has considered the potential effects of construction and operation on heritage assets within the Site and within a 1km Study Area.
- 7.70 It has found that there is potential for operational phase effects on the setting off the heritage assets within the surrounding area.
- 7.71 None of the overall effects are considered to be of more than moderate adverse significance in the long term. There are also considered to be some beneficial operational phase effects on the asset as referred to in the sections above.
- 7.72 A summary of impacts can be found in **Table 7.5A**.

Table 7.5A: Summary of Impacts: Cultural Heritage

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION				IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/ BENEFICIAL	REVERSIBLE/ IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE					ADVERSE/ BENEFICIAL	REVERSIBLE/ IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE
Mill Road Conservation Area	Visual impact of built form upon the setting	Reg/ Dist	Mod	Min	Adv	Irrev	LT	Min	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.				Ben: Adv	Irrev	LT	Min
St Matthew's Church	Visual impact of built form upon the setting	Nat	Mod	None	-	-	-	Neu	N/A				None	-	-	Neu
247 Newmarket Road	Visual impact of built form upon the setting	Nat	Mod	None	-	-	-	Neu	N/A				None	-	-	Neu
Cambridge Gas Company War Memorial, Newmarket Road	Visual impact of built form upon the setting	Nat	Mod	None	-	-	-	Neu	N/A				None	-	-	Neu

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/ BENEFICIAL	REVERSIBLE/ IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE		ADVERSE/ BENEFICIAL	REVERSIBLE/ IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE
St Andrews the Less	Visual impact of built form upon the setting	Nat	Mod	None				Neu	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.				Neu
York Street Terraces (excluding nos. 86-92a even, 98-104 even and 101-111a odd)	Visual impact of built form upon the setting	Loc	Low	Mod	Adv	Irrev	LT	Min	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Adv	Irrev	LT	Min
Ainsworth Street Terraces	Visual impact of built form upon the setting	Loc	Low	Mod	Adv	Irrev	LT	Min	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Adv	Irrev	LT	Min

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/BENEFICIAL	IRREVERSIBLE/	SHORT-TERM/LONG TERM	SIGNIFICANCE		ADVERSE/BENEFICIAL	IRREVERSIBLE/	SHORT-TERM/LONG TERM	SIGNIFICANCE
Stone Street Terraces	Visual impact of built form upon the setting	Loc	Low	Neg	Adv	Irrev	LT	Neg	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Adv	Irrev	LT	Neg
Sleaford Street Terraces	Visual impact of built form upon the setting	Loc	Low	Neg	Adv	Irrev	LT	Neg	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Adv	Irrev	LT	Neg
York Terraces	Visual impact of built form upon the setting	Loc	Low	Neg	Adv	Irrev	LT	Neg	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	Adv	Irrev	LT	Neg

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/ BENEFICIAL	REVERSIBLE/ IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE		ADVERSE/ BENEFICIAL	REVERSIBLE/ IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE
33-38 Abbey Walk	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu
Sturton Street Terraces	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu
179 Sturton Street	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/ LONG TERM	SIGNIFICANCE		ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/ LONG TERM	SIGNIFICANCE
192-198 Sturton Street	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu
Milford Street Terraces	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu
Gwydir Street Terraces	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/ BENEFICIAL	REVERSIBLE/ IRREVERSIBLE	SHORT-TERM/ LONG TERM	SIGNIFICANCE		ADVERSE/ BENEFICIAL	REVERSIBLE/ IRREVERSIBLE	SHORT-TERM/ LONG TERM	SIGNIFICANCE
Edward Street Terraces	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu
Norfolk Street Terraces	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu
Norfolk Terrace	Visual impact of built form upon the setting	Loc	Low	None	-	-	-	Neu	Embedded design mitigation - Removal of poor-quality structures on site, replacement with high quality design structures, enhancement of landscape and public realm, creation of a clear and active frontage to site ensuring a better integration with the streetscape.	-	-	-	Neu

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE		ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE
Central Conservation Area	Visual impact of built form upon the setting	Reg/ Dist	High	Mod	Adv	Irrev	LT	Mod - Minor	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Mod - Min
Riverside and Stourbridge Conservation Area	Visual impact of built form upon the setting	Reg/ Dist	Mod	Neu	Adv	Irrev	LT	Neu	N/A	Adv	Irrev	LT	Neu
Kite Conservation Area	Visual impact of built form upon the setting	Reg/ Dist	Mod	None	-	-	-	Neu	N/A	-	-	-	Neu
New Town and Glisson Road Conservation Area	Visual impact of built form upon the setting	Reg/ Dist	Mod	None	-	-	-	Neu	N/A	-	-	-	Neu
Castle and Victoria Road Conservation Area	Visual impact of built form upon the setting	Reg/ Dist	Mod	None	-	-	-	Neu	N/A	-	-	-	Neu

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/ LONG TERM	SIGNIFICANCE		ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/ LONG TERM	SIGNIFICANCE
West Cambridge Conservation Area	Visual impact of built form upon the setting	Reg/ Dist	Mod	Neu	Adv	Irrev	LT	Neu	N/A	Adv	Irrev	LT	Neu
Jesus College	Visual impact of built form upon the setting	Int	Very High	Min	Adv	Irrev	LT	Mod	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Mod
St John's College	Visual impact of built form upon the setting	Int	Very High	Neg	Adv	Irrev	LT	Min	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Min
University Library	Visual impact of built form upon the setting	Nat	Mod	Neg	Adv	Irrev	LT	Min	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Min

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE		ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE
Church of Our Lady and the English Martyrs (Roman Catholic)	Visual impact of built form upon the setting	Int	Very High	Neg	Adv	Irrev	LT	Min	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Min
Kings College Chapel	Visual impact of built form upon the setting	Int	Very High	Neg	Adv	Irrev	LT	Min	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Min
All Saints Church	Visual impact of built form upon the setting	Int	Very High	Min	Adv	Irrev	LT	Min Mod	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Min Mod
Mill Road Cemetery	Visual impact of built form upon the setting	Nat	Mod	Min	Adv	Irrev	LT	Min	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Min

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				MITIGATION	IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE		ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE
Custodian's House, Mill Road Cemetery	Visual impact of built form upon the setting	Nat	Mod	Neg	Adv	Irrev	LT	Neg	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Neg
Church of Christ Church	Visual impact of built form upon the setting	Nat	Mod	Mod	Adv	Irrev	LT	Mod - Min	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Mod- Min
Old Cheddar's Lane pumping station	Visual impact of built form upon the setting	Nat	Mod	Min	Adv	Irrev	LT	Min	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	Adv	Irrev	LT	Min
Chapel of St Mary Magdalene, Stourbridge Chapel (The Leper Chapel)	Visual impact of built form upon the setting	Int	Very High	None	-	-	-	Neu	Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.	-	-	-	Neu

ASSET	DESCRIPTION OF IMPACT	GEOGRAPHICAL IMPORTANCE	RECEPTOR SENSITIVITY	MAGNITUDE	IMPACT BEFORE MITIGATION				IMPACT AFTER MITIGATION (RESIDUAL)			
					ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE	ADVERSE/BENEFICIAL	REVERSIBLE/IRREVERSIBLE	SHORT-TERM/LONG TERM	SIGNIFICANCE
Church of St Mary the Great	Visual impact of built form upon the setting	Int	Very High	Neu	-	-	-	Neu	-	-	-	Neu
					Embedded design mitigation – High quality design as including the positioning of buildings, height parameters, tones of buildings and flue zones as set out within the Design Codes.							

Key:

Loc: Local Int: International Dist: District Mod: Moderate Neg: Negligible LT: Long-Term
 Nat: National Reg: Regional Min: Minor Neu: Neutral Irrev: Irreversible Adv: Adverse

Flood Risk, Drainage and Heritage



8.0 Flood Risk, Drainage and Water Resources

- 8.1 No further changes are required as part of this Addendum. Chapter 8 of the August 2023 ES remains valid and unchanged. However, please note that the Flood Risk Assessment and Drainage Strategy has been updated to reflect the new masterplan. This can be found in **Appendix 8.1A**.

Ground Conditions and Contamination



9.0 Ground Conditions and Contamination

- 9.1 No further changes are required as part of this Addendum. Chapter 9 of the August 2023 ES remains valid and unchanged. However, please note a revised Preliminary Risk Assessment can be found in **Appendix 9.1A**.

Townscape and Visual

10

10.0 Townscape and Visual

Introduction

- 10.1 This chapter addresses the likely significant townscape and visual impacts of the Proposed Development. It has been prepared by Martina Sechi BSc. BE MALA CMLI to assess the impacts of the Proposed Development in relation to the effects it would have on the townscape resources and visual receptors identified within the study area.
- 10.2 Technical appendices that support this chapter are:
- Appendix 10.1 - Methodology
 - Appendix 10.2 - Mapping
 - Appendix 10.3A - Viewpoint Assessment
 - Appendix 10.4 - Technical Visualisations
 - Appendix 10.5 - Correspondence
 - [Appendix 10.6A - Amended Technical Visualisations](#)

Potential Impacts

- 10.3 As identified in the Townscape and Visual Impact Assessment Baseline submitted at scoping stage, the preliminary analysis of the Proposed Development against the baseline conditions concluded that the following townscape and visual effects are to be expected:
- The building volumes and height would alter the views from strategic green spaces, namely Coldham's Common and Ditton Meadows;
 - Views from within the Mill Road Conservation Area could be visually impacted by development on Site;
 - Building heights on Site in excess of those around are likely to have an impact on nearby and long-distance views identified in the relevant Local Plan's policies; and
 - The change in land use that would come with the proposed diversification of offering on the Site would change the experiential quality of the Site and so the setting of the adjacent residential areas.

Methodology

- 10.4 The townscape and visual impact assessment (TVIA) accords with the current best practice guidance, namely:
- 'Guidelines for Landscape and Visual Impact Assessment', (GLVIA3) produced by the Landscape Institute with the Institute of Environmental Management and Assessment (Third Edition, 2013);
 - 'Visual Representation of Development Proposals'. Technical Guidance Note 06/19, by the Landscape Institute (17 September 2019);
 - 'Townscape Character Assessment', Technical Information Note 05/2017, by the Landscape Institute (5 December 2017);
 - 'Tall Buildings', Historic England Advice Note 4, by Historic England (December 2015 and 2nd edition March 2022); and

- Policy 60 and Appendix F, Cambridge Local Plan (2018).
- 10.5 Given the proximity of residential properties, the following guidance has also been considered:
- 'Residential Visual Amenity Assessment' (RVAA), Technical Guidance Note 2/19, by the Landscape Institute (15 March 2019).
- 10.6 In response to the particular urban nature of the Site context this assessment refers to townscape impacts, rather than purely landscape impact. The GLVIA3 defines townscape as *'the landscape within the built-up area, including the buildings and the relationship between them, the different type of urban spaces, including green spaces, and the relationship between buildings and open spaces'*. It also stresses the importance to consider the historic evolution of landscape and townscape to reveal how villages, towns and cities change over time to reach their current character.
- 10.7 It should, therefore, be noted that for the purposes of this assessment the term 'townscape' is used to encompass all the urban and landscape characteristics of the Site and its context. It incorporates the meaning and role of the general concept of 'landscape' used within the GLVIA3.
- 10.8 In accordance with the GLVIA3 approach to assessment there are differences between townscape and visual impact of the development which will result in certain effects:
- Townscape Effects relate to changes in the fabric, character and quality of the urban landscape. These include direct impacts such as loss of vegetation and additional built form, or indirect impacts such as changes to tranquilly. Townscape effects do not need to be visible.
- Visual Effects relate to specific changes in views and the effects on visual receptors (e.g. users of public rights of way or recreational facilities). Changes to the visual setting of protected cultural heritage features are also considered (e.g. Scheduled Monuments, Listed Buildings and Conservation Areas).
- 10.9 A detailed methodology of how the appraisal of the above elements is applied can be found in **Appendix 10.1**. Generally, townscape or visual effects are considered significant if:
- They result in a major loss of or irreversible negative effect over an extensive area, and/or a valuable feature, and/or a sensitive receptor; and
 - The quality of change is of such scale and nature to cause a major and unacceptable mutation of the distinctive characteristics and value of the receptor (i.e. a non-characteristic, discordant or intrusive element).
- 10.10 Due to the outline nature of the application, a Year 15 scenario is considered only to the extent that the parameter plan allows it, as they do not include sufficient details to adequately inform the assessment of the impact of mature planting on the identified effects. However, the allocation of strategic open space or landscape areas will be considered where relevant and appropriate.
- 10.11 On the consideration of impact at night, in liaison with the Local Planning Authority (see **Appendix 10.5**) it was agreed that night-time views were not feasible due to the outline nature of the planning application. However, commentary on the potential impact at night will be included where possible and relevant. A detailed assessment of the night-time view shall be conducted during the reserved matters stage of the application, as the detail of the proposal will allow the production of suitable technical visualisations.

Study Area

- 10.12 Initial baseline investigations noted that the Site is located within the dense urban fabric of Cambridge suburbs, which surrounds the existing retail centre. The proposed land use is similar in nature to the existing commercial use and introduces a coherent townscape character to the baseline condition. It is therefore considered that 1km radius would be appropriate to the assessment of the relevant townscape effects (see Map 1b in **Appendix 10.1**). The study area would also include local townscape designations that are of particular relevance to the TVIA, such as Mill Road Conservation Area, including Registered Parks and Gardens, and the public open space and Green Belt area at Coldham's Common.
- 10.13 In terms of visual effects, it is noted that the Site is relatively enclosed by built form with residential development around the entirety of the southern and western Site boundaries. To the north, the large scale retail premises and the location of the vehicular bridge crossing the rail line restrict views into the Site from the Newmarket Road area. Nevertheless, it is envisaged that the visibility of the proposed buildings, due to their heights, might encompass an envelope beyond the 1km to include critical views listed in the Local Plan documents. Although any significant visual impact is likely to be concentrated within the 1km radius, views beyond such area will be considered to inform the extent of the study area for the visual effects.

Desk-Based Study

- 10.14 A desk-study is undertaken to identify planning policy and designations relevant to the assessment of landscape and visual effects, this will include:
- Ordnance Survey 1:10,000 scale Application Site-centred digital raster map;
 - National Planning Policy Framework ([July 2024 December 2023](#));
 - Cambridge Local Plan (October 2018);
 - Adopted Cambridge Policies Map (October 2018);
 - Mill Road Area, Conservation Area Appraisal (June 2011);
 - Natural England, National Landscape Character profiles;
 - Cambridge Landscape Character Assessment (April 2003);
 - Townscape Character Areas abstract from the Cambridge Inner Green Belt Boundary Study, (2015);
 - Greater Cambridge Landscape Character Assessment (Chris Blandford Associates, February 2021);
 - Multi-Agency Geographic Information for the Countryside (MAGIC): Web-based interactive GIS mapping site (www.magic.gov.uk);
 - Nightblight.cpre.org.uk/maps/ (The Countryside Charity); and
 - Aerial photography: Google Maps (<http://maps.google.co.uk>).

Field Study

- 10.15 A field survey was undertaken on the 24th and 25th of November 2020, 24th March and 24th of August 2022 to:
- Be familiarised with the surrounding landscape/townscape characteristics of the Site and its context; and
 - Define the location of visual receptors and representative viewpoints.

- 10.16 The surveys were generally undertaken from roads, bridleways, tracks, footpaths and publicly accessible viewpoints within 2 km of the Site.

Consultation

- 10.17 Pre-application consultation was conducted with the Local Planning Authority, including workshops focused on townscape/visual input into the design evolution. VuCity was used, occasionally live during the meeting, to explore the design at the identified viewpoints.
- 10.18 During the pre-application meetings with the Local Planning Authority, the TVIA approach was discussed and agreed with the landscape officer, including the list of viewpoints and the approach to the technical visualisations. Communication on the omission of night-time views is included in **Appendix 10.5**.
- 10.19 Following submission of the application in August 2023, a request to consider the view from Church of St Mary the Great was also put forward by the Local Authority.

Limitation and Assumptions

- 10.20 The scope of the TVIA was agreed with the Local Planning Authority (LPA) through the EIA scoping and pre-application process, therefore, desk-based and on-site analysis are limited to the agreed documents and viewpoints.
- 10.21 The outline nature of the proposal, albeit accompanied by a Design Code (DC), results in some limitations to the level of details of the design, which affects the outcome of the TVIA. In particular, the following create uncertainty on the final visual outcome:
- The lack of a detailed landscape scheme (i.e. site level plan, planting schedule, planting specification and maintenance plan) reduces the ability to assess the impact at year 15 knowing the amount, growth and ability to thrive of the proposed planting.
 - **The use of “should”** in the materiality section of the DC (Section 1.6) and the lack of a fixed material and colour palette.
- 10.22 The TVIA does not include a review of the methodologies and conclusion of the considered documents listed in the References. The Proposed Development is analysed against the content of the available landscape/townscape evidence and policies.
- 10.23 To inform the assessment of visual effects, technical visualisations have been produced. The baseline and visualisation photography has largely been carried out during the winter months, therefore allowing the understanding of the worst-case scenario. However, visual assessment is also aided by on-site experience and reasonable assumptions are made to consider seasonal effects.
- 10.24 To inform the assessment of construction effects assumptions are made on the likely work and machinery required.
- 10.25 Assessment of the visual impact of the proposal during the night could not be carried out due to the outline nature of the planning application. The External Lighting Strategy by Hoare Lea does not include a detailed design but general guidance on areas that will need illumination; therefore, there are not enough details on the proposed lighting scheme to produce suitable night-time views that would inform the assessment.

Mitigation – Primary Measures

- 10.26 During the iterative design process, the masterplan has evolved in response to townscape and visual analysis findings as well as other stakeholder comments. The design evolution is illustrated in Section 7.6 of the Design and Access Statement (DAS). In particular, the following mitigation measures have been incorporated to reduce likely significant effects:
- Creation of an articulated skyline to avoid a flattening of the horizon above the tree canopies;
 - Careful location of the flues zone to lessen competition with existing landmarks of Cambridge's skyline;
 - Reshape the building blocks to appear more slender and create articulation in the elevations to mitigate the appearance of a continuous built form;
 - Alter the height of the proposed blocks towards the creation of a cluster of tall buildings that would lessen the perceived geographical extent of the change and preserve some sense of openness in views from Coldham's Common.
 - Alteration of Plot 1 footprint and mass to improve visual relationship with the adjacent residential dwellings;
 - Alteration of Plot 2 footprint and mass to reduce visibility in long distance and local views;
 - Alteration of Plot 4 & 5 footprint, massing and roofline articulation to improve visual effects on receptors from Coldham's Common;
 - Alter Plot 7 mass to reduce visibility from the Conservation Area; and
 - Revisit the overall masterplan layout to create a stronger green spine that terminates in a green open space to improve the relationship with the Conservation Area.
- 10.27 The Design Code (DC) incorporates the above measures providing a degree of control over the architectural outcome of the outline application. The TVIA considers this primary mitigation as part of the proposal and recommends mitigation measures (secondary measures) for residual townscape or visual effects as necessary. The secondary measures are considered in the Mitigation and Monitoring section of this chapter.

Planning Policy Context

- 10.28 This section outlines the planning policy context insofar as it specifically relates to the topic of Townscape and Visual Assessment.

National Planning Policy Framework (NPPF)

- 10.29 The NPPF (2024³) sets out the overall economic, social, and environmental objectives that the planning system should follow to achieve sustainable development. At the heart of the NPPF is a '*presumption in favour of sustainable development*' (Par. 10). More specifically, the NPPF policies relevant to the Site and Proposed Development are detailed below.
- 10.30 The framework stresses the importance of high-quality design (Par. 131²⁶ and 134). It states that efficient use of land should take into account '*the importance of securing well-designed and beautiful, attractive and healthy spaces*' (Par. 128^{4e}). Par. 131²⁶ adds that '*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*' Furthermore, the policy states that developments (Par. 135⁹):

- '(a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; '

10.31 ...'Conservation and enhancement of the natural environment are also at the heart of the NPPF objectives. It is noted that the new NPPF does not clearly define what constitutes a '*valued landscape*', despite some useful information on '*areas or assets of particular importance*' provided by footnote 7. Similarly, there is no reference to "valued townscape". For the purpose of this baseline, the 'Stroud DC v Gladman High Court judgement (reference CO/4082/2014) will be applied where appropriate, namely on landscape/townscape value related matters, as well as the Landscape Institute Technical Guidance Note 02/21 and Technical Information Note 05/17. According to the [High Court](#) judgement, to be valued in terms of the NPPF would require the landscape to show '*some demonstrable physical attribute rather than just popularity*' i.e. it has to be "out of the ordinary".

Local Planning Policy

10.32 The **Cambridge Local Plan** (2018) forms part of the development plan for Cambridge, setting out vision and guidance for developments and land use within the city council. The following policies are relevant to the TVIA.

- Policy 8: Setting of the city

10.33 The policy states that development abutting the Cambridge Green Belt, green infrastructure corridors and open spaces will only be supported if:

- '*responds to, conserves and enhances the setting, and special character of the city, in accordance with the Cambridge Landscape Character Assessment 2003, Green Belt assessments¹¹, Cambridgeshire Green Infrastructure Strategy and their successor documents;*
- *promotes access to the surrounding countryside/open space, where appropriate; and*
- *includes landscape improvement proposals that strengthen or re-create the well-defined and vegetated urban edge, improve visual amenity and enhance biodiversity.'*

10.34 The policy's supporting test explains the importance of the interface of Cambridge's urban edge with the countryside, which is an 'important and valued landscape feature of the city, contributing to the quality of life and place'.

10.35 Development that will occur to the edge of the city must 'conserve and enhance the city's setting'.

- 10.36 Finally, the supporting text emphasises the importance of urban landscape in contributing to the wider green infrastructure strategy.
- Policy 55: Responding to Context.
- 10.37 The policy states that *‘development will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings to help create distinctive and high quality places.’*
- 10.38 More specifically the proposal is required to fulfil the following parameters:
- *‘identify and respond positively to existing features of natural, historic or local importance on and close to the Proposed Development site’; and*
 - *‘use appropriate local characteristics to help inform the use, siting, massing, scale, form, materials and landscape design of new development.’*
- 10.39 The policy aims to enhance and protect the special character of Cambridge. For this purpose, it is important to understand the proposal context including *‘land uses, open spaces, the built and natural environment and social and physical characteristics.’* The proposal is required to be appropriate to its context and *‘complement the local identity of an area.’*
- Policy 57: Designing New Buildings
- 10.40 This policy identifies desirable qualities for new developments, namely:
- *‘a positive impact on their setting in terms of location on the Site, height, scale and form, materials and detailing, ground floor activity, wider townscape and landscape impacts and available views;’ and*
 - *‘include an appropriate scale of features and facilities to maintain and increase levels of biodiversity in the built environment.’*
- 10.41 Once more the importance of the proposed buildings appropriateness to its context is highlighted, putting further stress on qualities such as scale, height, form, proportion and materiality.
- Policy 59: Designing Landscape and Public Realm
- 10.42 This policy promotes a coordinated approach to the design of the open space associated with new development to ensure *‘the design relates to the character and intended function of the spaces and surroundings buildings’*. Furthermore, the policy *‘requires existing features including trees, natural habitat, boundary treatments and historic street furniture and/or surfaces to be retained and protected’*; proposed materials are to be *‘of a high quality and respond to the context to help create local distinctiveness’*.
- Policy 60: Tall Buildings and the Skyline of Cambridge
- 10.43 The policy sets out criteria that should be considered to protect or enhance the character and qualities of Cambridge’s skyline, these include:
- *‘location, setting and context – applicants should demonstrate through visual assessment or appraisal with supporting accurate visual representations, how the proposals fit within the existing landscape and townscape;’*
 - *‘impact on the historic environment - ... including impact on key landmarks and viewpoints, as well as from the main streets, bridges and open spaces in the city centre*

and from the main historic approaches, including road and river, to the historic core. Tall building proposals must ensure that the character or appearance of Cambridge, as a city of spires and towers emerging above the established tree line, remains dominant from relevant viewpoints as set out in Appendix F;’ and

- *‘scale, massing and architectural quality – applicants should demonstrate through the use of scaled drawings, sections, accurate visual representations and models how the proposals will deliver a high-quality addition to the Cambridge skyline and clearly demonstrate that there is no adverse impact.’*

- 10.44 The policy describes Cambridge as free from clusters of modern towers and bulky buildings, except for the hospital and airport areas, which contrast with the surrounding low-lying suburbs. Also noted is the difference between the ‘background buildings’ in the historic core and the suburb’s built form. The former rises between three to five storeys with occasional, modern, six storey buildings, while the latter is largely characterised by two storey buildings with only a few areas with three storeys. *‘This characteristic leads to the setting of height thresholds against which proposals will be judged in accordance with the criteria of Policy 60.’*
- 10.45 Policy 60 continues to say: *‘Trees form an important element of the Cambridge skyline, within both the historic core and surrounding suburbs. Elevated views from the rural hinterland and from Castle Mound reveal a city of spires and towers emerging above an established tree line. Buildings therefore work with subtle changes in topography and the tree canopy to create a skyline of ‘incidents’, where important buildings rise above those of a prevailing lower scale.’*
- 10.46 Appendix F (Tall Buildings and the Skyline) provides further guidance in regard to Policy 60.
- 10.47 Relevant to this assessment are the following criteria listed in Appendix F:
- *‘maintain the character and quality of the Cambridge skyline;’*
 - *‘ensure that tall buildings, as defined in this guidance, which break the established skyline are well considered and appropriate to their context;’ and*
 - *‘support only new buildings which are appropriate to their context and contribute positively to both near and distant views.’*
- 10.48 Appendix F acknowledges that it is the nature of the contextual townscape that defines a tall building, based on this in Cambridge a tall building is *‘any structure that breaks the existing skyline and/or is significantly taller than the surrounding built form.’*
- 10.49 It goes on to say that within the suburbs (where the Site is located) *‘buildings of four storeys and above (assuming a flat roof with no rooftop plant and a height of 13m above ground level) will automatically trigger the need to address the criteria set out within the guidance.’*
- 10.50 The key characteristics of Cambridge’s skyline identified in Appendix F include:
- *‘Trees form an important element in the modern Cambridge skyline, within both the historic core and the suburbs. Many of the elevated views of the city from the rural hinterland and from Castle Mound show a city of trees with scattered spires and towers emerging above an established tree line.’; and*
 - In the suburb, the height of the building is generally lower with some three-storey Victorian and Edwardian buildings on the main approach roads.

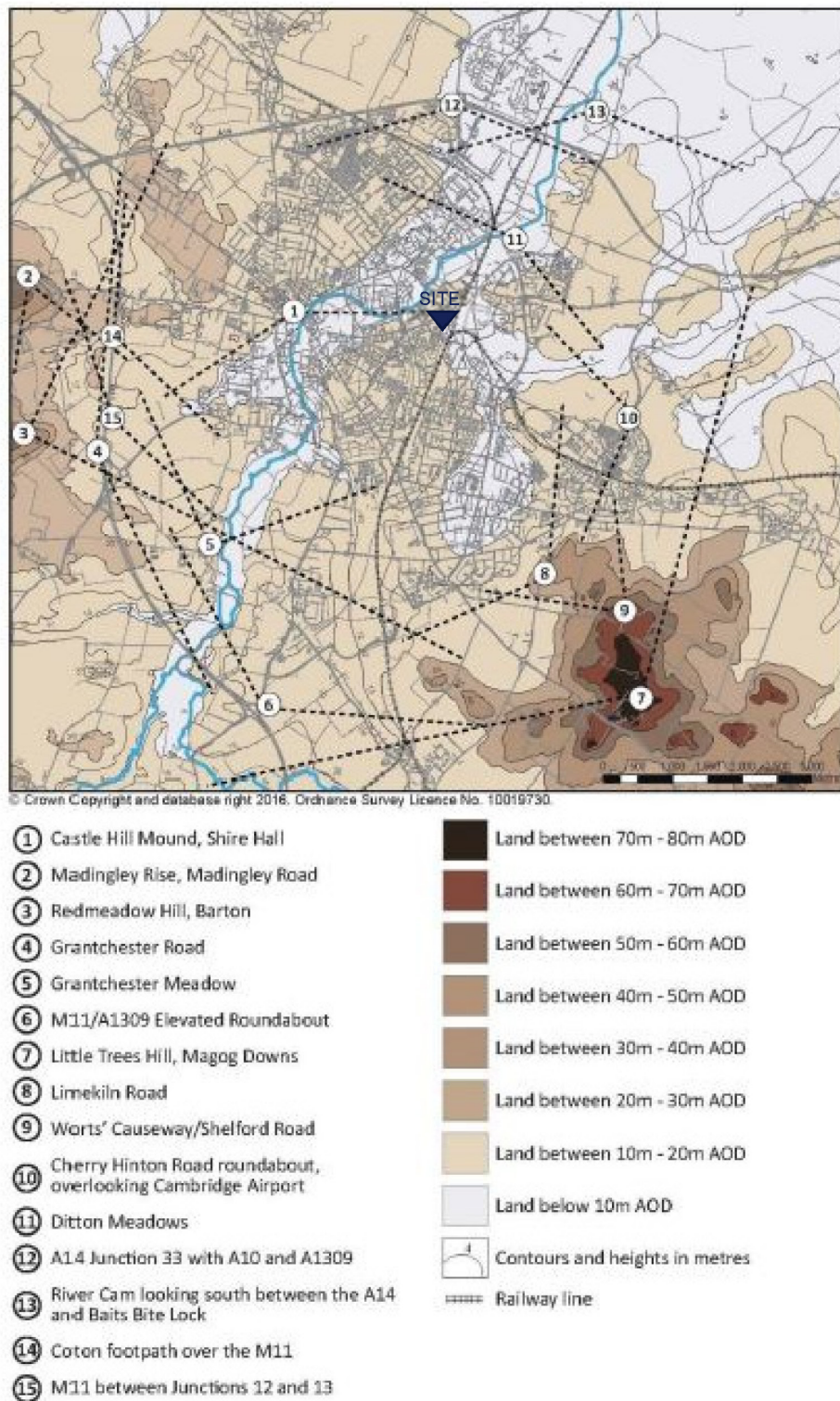


Figure 10.1A: Figure F.3 from Cambridge Local Plan 2018 Showing Key Viewpoints

- 10.51 Figure F.3 from the Cambridge Local Plan 2018 (**Figure 10.1A**) provides a list of 'Strategic Viewpoints', which include Castle Mound, Castle Hill, (32m AOD), the only vantage point affording significant panoramic views across the city (apart from the tops of tall buildings).
- Policy 61: Conservation and Enhancement of Cambridge's Historic Environment.
- 10.52 This policy largely concerns the preservation of significant historic assets and the following parameters inform the assessment of townscape qualities. Proposals should:
- *'retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;'* and
 - *'be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality.'*
- 10.53 As the policy states, it is important to understand the qualities of Cambridge's historic environment as it *'defines the character and setting of the city, and contributes significantly to Cambridge residents' quality of life.'* Enhancing the character of the city Cambridge benefits from *'a number of registered parks and gardens of special historic interest, including college grounds, cemeteries and the Cambridge University Botanic Garden.'*
- Policy 67: Protection of Open Space
- 10.54 The principal aim of the policy is to prevent the loss of or the causing of harm to the character of open spaces. The policy places emphasis on protected open space (POS) as they *'make a significant contribution to the character of Cambridge.'*
- Policy 71: Trees
- 10.55 The policy is aimed at preventing the loss of trees of amenity, or other value. It highlights that existing trees and hedgerows contribute to the townscape character, including Cambridge's open spaces and streetscapes. It lists the importance of urban trees as focal points, or landmarks, providing a sense of place. According to the policy, *'trees on or affected by development sites are a material consideration in the determination of applications. They are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of benefits for health, well-being, social and microclimate.'*

Existing baseline condition - Townscape

Townscape Designations

- 10.56 Planning designations and constraints, within 2 km of the Site, relevant to the assessment of landscape and visual effects are set out in **Table 10.1A** and shown on Map 4a in **Appendix 10.2**.

Table 10.1A: Landscape Designations

DESIGNATION/PROTECTION	STUDY AREA STATUS
National Park	None within the study area.
Area of Outstanding Natural Beauty	None within the study area.
Area of High Landscape Value (or similar local designation)	None within the study area.

DESIGNATION/PROTECTION	STUDY AREA STATUS
Green Belt	Yes, the Cambridge Green Belt extends along Coldham's Common to the east of the Site and up to Ditton Meadows to the north. The Site is not located within the Green Belt.
World Heritage Sites	None within the study area.
Scheduled Monuments	Yes. The Old Cheddar's Lane pumping station is located approximately 670m north east of the Site. Other Scheduled Monuments are located at further distance from the Site, see Map 4a.
Conservation Area	Yes, there are two Cambridge Conservation Areas covered within the Study Area, with the Site located adjacent to the Mill Road Conservation Area, see Map 4a.
Listed Buildings	Yes, there are a number of Listed Buildings within the Study Area, see Map 4a.
Registered Parks and Garden	Yes, Mill Road Cemetery located approximately 275m south of the Site.
City Wildlife Sites	Yes, Mill Road Cemetery 300m circa to the west of the Site
Local Nature Reserves	Yes, Coldham's Common LNR is circa 200m to the east of the Site.
Recreational Routes and Public Rights of Way (PRoW)	Yes, the majority of the PRoWs are located along the River Cam and in Coldham's Common, including several Recreational Routes, see Map 1b in Appendix 10.2 .
Tree Preservation Orders (TPO)	Trees in the Conservation Area have a similar protection to trees covered by a TPO, TPO area A1 covers the whole Site.
Flood Risk	Yes, refer to Map 9 in Appendix 10.2 .

Townscape Character

- 10.57 The assessment of landscape and townscape character is an integral part of prescribed methodology for determining landscape effects which requires a full appreciation of the components that make up the quality and value of an area. Identification of the components will also inform future mitigation measures.
- 10.58 In this case, the Site is located within the urban area of Cambridge, therefore it is not included in the Landscape East or The Cambridgeshire Landscape Guidelines (1991) landscape character assessments. The townscape character is, instead, very relevant to the assessment of the Site and its context.
- 10.59 Landscape and townscape character are considered at three levels:
- National setting, in relation to the National Character Area Profiles, produced by Natural England;
 - Local townscape and landscape character taking into account the objectives of the Cambridge Landscape Character Assessment (April 2003);
 - Greater Cambridge Landscape Character Assessment (February 2021); and
 - Local Setting as observed on Site.

National Landscape Character

- 10.60 The Site is located within the National Character Area (NCA) profile 88: Bedfordshire and Cambridgeshire Claylands (**Figure 10.2A**). This is a *'broad, gently undulating, lowland plateau dissected by shallow river valleys that gradually widen as they approach The Fens NCA.'* Generally the NCA is sparsely populated with settlements, such as Cambridge, located within the river valleys. *'A feeling of urbanisation is brought by numerous large towns, including Milton Keynes, Bedford, Cambridge, Huntingdon and Peterborough, and major transport routes...'*
- 10.61 Generally, settlement expansion caused a decline of tranquillity within the NCA which is also affected by visual intrusion, noise and light pollution from agriculture. *'Strong contrasts exist between greater tranquillity in more rural, inaccessible areas (including sections of the river valleys) and lower tranquillity in areas with a settled, urban and developed feel.'* On the other hand, the NCA is focused on new growth and development. *'Transport infrastructure, business and commercial development are now major components of the NCA's character, with good transport links north and south and particular nodes along the corridors of the A1, M1 and A14.'*
- 10.62 Notably, the NCA largely describes landscape rather than townscape qualities. However, it is noted that some parts of the landscape area are characterised by extensive clay extraction for brick making. This is one of the diverse materials used for buildings within the NCA, which also include render, thatch and stone. Locally quarried limestone is the cause of distinctive landscapes along the river valleys and is also featured in the local architecture. *'The locally quarried limestone is used in the buildings in villages north of the River Great Ouse whereas clay tile and brick is commonly found to the south and east. Surviving examples of timber-frame buildings and thatch and the occasional use of colour-washed render add to the eclectic nature of the area's building stock.'*

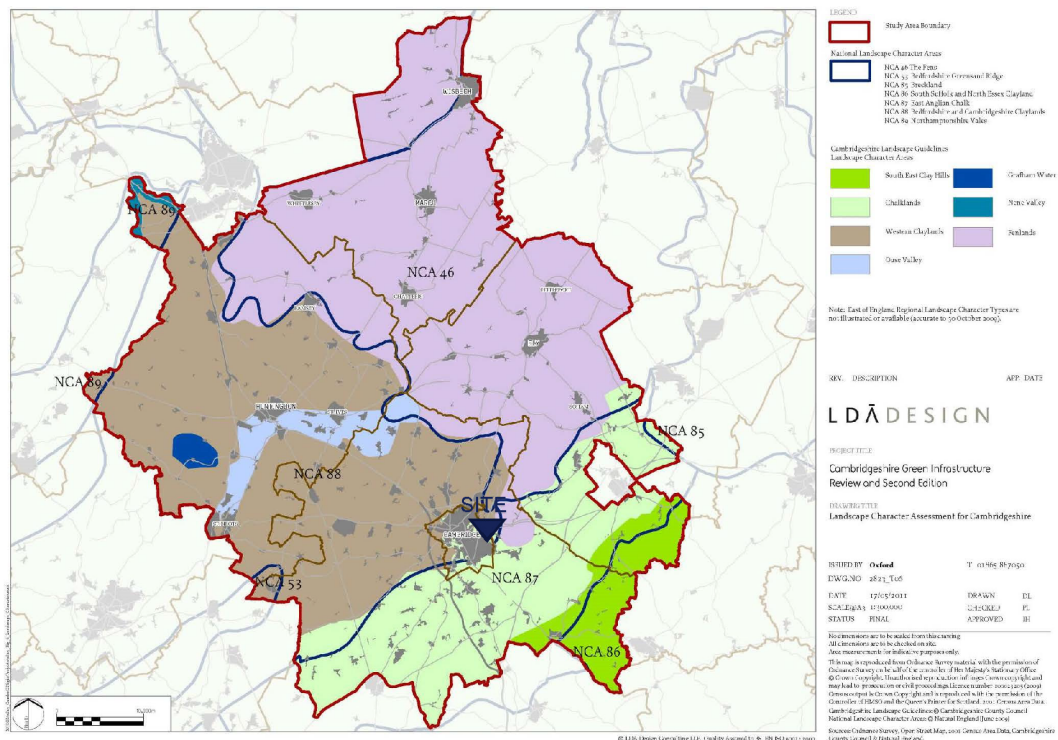


Figure 10.2A: NCA map from the Cambridgeshire Green Infrastructure Strategy by Cambridge Horizons 2011

- 10.63 The NCA notes the importance of recreational facilities linked to the enjoyment of the outdoors and landscape. Large towns within this character area provide substantial green spaces within the urban fabric including green infrastructure links to the wider countryside.

Cambridge Landscape Character Assessment (April 2003)

- 10.64 Generally, Cambridge is defined as a collegiate city in a rural setting, with good accessibility to the countryside and green corridors. The assessment considers that compactness and sense of arrival are important features and *'where the edges are positive, and the City is anticipated by glimpsed and distinctive views to the skyline or landmarks, this is a Defining Character of views and setting.'*
- 10.65 The assessment recognises that although intrinsic to the quality of Cambridge, the notion of compactness and sense of arrival is difficult to delineate. *'The 'Defining Character' of Cambridge is therefore restricted to physical features as follows:*
- Buildings and Historic Core;
 - Green Fingers and Corridors;
 - Water Courses and Bodies;
 - Open Green Spaces within the City;
 - Setting and Views of the City Skyline; and
 - Separation.'
- 10.66 Contribution of the Site to each Defining Character will be considered through the assessment of the development's impact on the townscape. To this purpose it is important to note that the Site is located adjacent to one of Cambridge's nine Conservation Areas and in proximity to Coldham's Common, a green finger within the city and part of the River Cam valley.
- 10.67 The assessment highlights important views of the city skyline which are particularly distinctive when approaching from the south east and west.
- 10.68 'The adopted meaning of 'Defining Character' precludes features and areas which are also very important to Cambridge and its character, but not so important that their removal or development would completely change the distinctive character of Cambridge. The importance of these areas are defined as 'Supporting Character'. Where features are identified as Supporting Character they are regarded as very important to the character of Cambridge. This importance should be a material consideration and new development should take account of these characters, and where possible conserve or improve upon existing character.'
- 10.69 The areas of Supporting Character relevant to the assessment of the development include:
- Local Open Space;
 - Local Views; and
 - Ancient Woodland, Tree Cover, Hedgerows and Veteran Trees.'
- 10.70 These areas make substantial contribution to the character of the locality and setting of Cambridge. As an example, Mill Road Cemetery is a local open space with value even if it's not a Defining Character. The tall chimney at the Museum of Technology is considered a positive strategic landmark.