

## **Heritage Note on Preferred Options draft Local Plan site allocations (November 2025)**

Having regard to [Historic England's Guidance Note on Site Allocations in Local Plans](#), the following note has been prepared.

Steps 1 and 2 of the methodology have been undertaken as part of the Land Availability Assessments and Sustainability Appraisal. All sites have undergone a process of assessment via the Land Availability Assessment and Sustainability Appraisal using mapping data and local knowledge– site assessments have been updated following consultation feedback from statutory bodies, residents and other stakeholders.

The methodologies for these assessments have been subject to public engagement:

- SA Scoping Report first via a 5 week consultation with solely the statutory bodies of Historic England, Natural England and the Environment Agency. The SA Scoping Report includes the framework and decision aiding questions that are used to assess sites). Comments were received from all bodies and the Scoping Report updated before public consultation. Consultation with environmental bodies ran between 20 October and 30 November 2022. Feedback is set out in appendix 2 of Scoping Report.
- Formal consultation on the SA Scoping Report and LAA Methodology were undertaken between 1 February and 15 March 2023. Summary of feedback and how the Council has responded is in the [Statement of Consultation](#).

HDC have also had several Duty to Cooperate meetings with Historic England (20 November 2024, 20 May 2025 and 24 November 2025). HDC also met with Historic England as part of the work on the stage 1 infrastructure study on the 22 June 2025.

The LAA and SA identifies any heritage assets within the site boundary which will be impacted by proposals and identifies any that are adjoining where there is a direct impact. The Sustainability Appraisal through SA16 (which directly relates to heritage assets) and through SA7 and SA15 address landscape and townscape impact so in combination provide a further assessment of heritage and character impact which is feed back into the LAA before an outcome of a site's suitability is made. A purely distance approach was avoided on identifying and assessing heritage impact (on assets directly and their settings), instead factors such as topography, landscaping, built up character around a site and officer knowledge were utilised to determine if there may be a heritage impact in consultation with HDC's conservation team.

Sites that have complex and very significant heritage impacts were identified and discounted. Other sites were discounted based on other evidence bases such as flooding, climate change evidence, transport, infrastructure and viability. Also, others were discounted as they do not fit the chosen spatial strategy which was shaped by the Further Issues and Options responses and evidence base gathered. The [Statement of Consultation](#) provides a summary of the comments received on all sites and the Council's reasons for a site's inclusion or exclusion as a draft allocation.

The Preferred Options Local Plan proposes to allocate 67 sites. These are set out in the following table. The following sites are those that fit into the preferred strategy and have not been ruled out based on technical evidence base documents. Those with known heritage implications are identified below – the assets impacted are highlighted and the proposed policy wording provided to overcome them. All policies should be read in their entirety, however just the criteria and supporting text relating to heritage have been drawn out here. Many policies require sensitive design and in some cases for larger or more complex sites design codes are asked for in the site allocation policy. This is where steps 3, 4 and 5 of Historic England's Site Allocation methodology have been considered.

Please note all will be considered in context and with all policies in the draft local plan – including the conservation and heritage assets policy (draft policy LP53) and Heritage Strategy, these have been reviewed with conservation specialists at HDC.

This Note provides a high-level initial identification of known heritage assets to shape the Preferred Options Local Plan and heritage impact based on proposed uses. Sites that have no or very limited known heritage constraints are **highlighted in green**. Sites that have no highlighting are where there is a heritage asset(s) identified either within the site boundary or nearby to the site boundary which could be impacted by proposals (mostly indirectly, some directly).

Following Historic England's review of this document during the Preferred Options consultation in the Autumn of 2025, it was agreed with them that it be further developed into proportionate Heritage Impact Assessments and further develop. The HDC Conservation Team and Cambridgeshire County Council's (CCC) Historic Environment Team have both been involved in the data collection and analysis of these sites for the HIAs, which can be found in Local Plan evidence library.

**Important note: The production of these proportionate HIA's are high level assessments to shape planning policy and identify key heritage constraints, they do not remove the requirement on developers and applicants to provide detailed heritage assessment in support of planning applications.**

Call for Site Reference	Preferred Options Local Plan Reference	Site Name	Proposed Use	Capacity <sup>1</sup>	Heritage assets and settings directly affected (on site and nearby to the site)	Policy wording to overcome impact on heritage assets <sup>2</sup>
CfS:259	Abbots Ripton 1	Home Farm South	Mixed Use	15 homes and 0.5 ha of commercial	Yes – conservation area adjacent to site	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design sensitive to the setting of the adjacent conservation area supported by a proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> The site is adjacent to the Abbots Ripton conservation area, as such a proposal must demonstrate sensitivity to the conservation designation and be supported by a proportionate heritage assessment in compliance with policy ‘Conserving and enhancing our heritage assets’.</p>
CfS:278	Abbotsley 1	North of Wintringham Hall	Commercial	19 ha of commercial	Yes - two Grade II listed buildings associated with Wintringham Hall are located to the south of the site past the A428	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design and layout of development to respond sensitively to reflect the site's location and relationship with heritage assets to the south informed by an proportionate heritage impact assessment</li> </ul> <p><b>Supporting text includes:</b> A proposal must demonstrate potential impacts on the heritage asset and it's significance with a proportionate heritage impact assessment in compliance with policy 'Conserving and enhancing our heritage assets'. Design and layout of development should be considered to ensure that the site responds sensitively to reflect the site's location and relationship with heritage assets to the south.</p>
CfS:164	Alconbury 1	South of Great North Road	Residential	30 homes	Yes - Grade II listed Homefield Farm to the east and listed buildings to the north west of the site	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design and layout of development to respond sensitively to reflect the site's location and relationship with Grade II listed Homefield Farm to the east and listed buildings to the north west and be supported by a proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> Homefield Farm a grade II listed building is located immediately to the east of the site and two Grade II properties to the north west. Design and layout of development must respond sensitively to reflect the site's location and relationship with these heritage assets and be supported by a proportionate heritage assessment in compliance with policy ‘Conserving and enhancing our heritage assets..</p>
CfS:359	Alconbury 2	East of Globe Lane	Residential	60 homes	Yes – three grade II listed buildings (4 Globe Lane, 23 and 25 Great North Road and Homefield Farm) and conservation area to the north and north east of the site	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design and layout of development to respond sensitively to reflect the site's location and relationship with nearby listed buildings to the north and be informed by an proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> There are three grade II listed buildings (4 Globe Lane, 23 and 25 Great North Road and Homefield Farm) and the Alconbury conservation area to the north and north east of the site. A proposal must demonstrate potential impacts on these nearby heritage asset and their significance through a proportionate heritage assessment in compliance with policy ‘Conserving and enhancing our heritage assets’.</p>

<sup>1</sup> Note - capacities for large sites will include other amenities, education services and facilities and retail etc. but these are not provided in the table unless it is for commercial - employment.

<sup>2</sup> Minor grammatically changes may have been made since these extracts were taken from the Preferred Options Local Plan – please see the Preferred options Local Plan for full and complete text – it is extracted here to show that heritage has been considered as part of site allocations.

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CfS23-24298	Alwalton 1	North Of 23 To 33 Oundle Road, Alwalton	Mixed Use	165 homes and 4ha of open space	Yes – grade II listed Alwalton Hall to the east and the conservation area partially falling within its boundary	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>sensitive design having regard to the Conservation Area designation accompanied by a heritage assessment</li> </ul> <p><b>Supporting text includes:</b> The site is sensitively located on the western edge of Alwalton with listed buildings including Alwalton Hall to the east and the conservation area partially falling within its boundary. This means that the design will need to carefully consider the impact on the significance, setting and character of these in order that harm is avoided or minimised as far as possible and where possible enhancement of these assets is enabled. A proposal must be informed by a heritage assessment.</p>
CfS:167	Bluntisham 1	South of Rectory Road	Residential	20 homes	Yes – to the north of the site are the grade II* listed Bluntisham House and the Bluntisham Conservation Area. Ridge and furrow land identified in consultation responses.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design to be sensitive to the setting of the adjacent grade II* listed Bluntisham House and adjacent conservation area and be supported by a proportionate heritage assessment</li> <li>development only to be located within the northern half of the site with the southern half to be retained as open space and landscaping</li> </ul> <p><b>Supporting text includes:</b> It is essential that the significance of these heritage assets and their settings be preserved and where possible enhanced. As such a proposal must be supported by a proportionate heritage assessment in compliance with policy ‘Conserving and enhancing our heritage assets’. Built development will be concentrated in the northern half of the site to ensure development reflects the neighbouring form of development found on Rectory Road. This also avoids placing built development on land at risk from surface water flooding and also conserves potential ridge and furrow land.</p>
CfS23-24128	Bluntisham 2	Land off 18 Holliday's Road	Residential	35 homes	Yes – to the south of the site is the grade I listed St Mary's Church.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>provision of a high quality development which reflects the sensitive setting in proximity to the grade I listed St Mary's Church and be supported by a proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> To the south of the site is the grade I listed St Mary's Church. It is essential that the significance of this heritage asset and its setting be preserved and where possible enhanced. As such a proposal must be supported by a proportionate heritage assessment in compliance with policy ‘Conserving and enhancing our heritage assets’.</p>
CfS:248	Bluntisham 3	Land West of Colne Road, Bluntisham	Mixed Use	85 homes, 3ha of open space and 0.2ha for car parking	No	
CfS:341	Brampton 1	Wallis Land, Thrapston Road	Mixed Use	10 homes and 0.4ha of open space	Yes - site is partially covered by a Scheduled Monument designation.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>built development located on 0.3ha within the eastern half of the site with the remainder of the site (0.4ha) being used for open space</li> <li>a programme of work designed to investigate, and where appropriate protect, archaeological assets working the County Council on this</li> </ul> <p><b>Supporting text includes:</b></p>

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						Built development on this land covered by this designation is not supported and must be used for public open space. In bringing this site forward, further investigations of archaeological potential of the site should be investigated and archaeological works undertaken prior to development and recorded. Engagement with Cambridgeshire County Council on the potential of archaeology will be required.
CfS:242	Brampton 2	Land off Huntingdon Road	Mixed Use	4.97ha of open space and 1ha of car parking	No – adjacent to Brampton conservation area and the grade II listed 23 Huntingdon Road. Impacted is minimised considering the uses on site consisting of open space and car parking.	
CfS:141	Bury 1	Bury Industrial Estate, Old Station Road, Bury	Residential	30 homes	Yes – wholly located within the Ramsey conservation area	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>effective design and layout to integrate with adjoining residential development and conservation area informed by an proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> The site is within the Ramsey conservation area, as such a proposal must demonstrate sensitivity to the conservation designation and be supported by an proportionate heritage assessment in compliance with policy ‘Conserving and enhancing our heritage assets’.</p>
CfS:188	Bury 2	Off Cheveril Lane, Bury	Open Space	6.4ha of open space	No – adjacent to a conservation area on its north eastern side but considering the proposed use is open space, impact is minimised.	
CfS:84	Bury 3	RAF Upwood - Phase 3	Mixed Use	170 homes and 11.5ha of open space	No	
CfS:98	Bythorn 1	West of Warren Lane, Bythorn	Residential	10 homes	Yes - the site is situated about 75m north of Bythorn Conservation Area and on the edge of the village adjoining development on Warren Lane.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>high quality design that reflects the sensitivity to the setting of the conservation area situated about 75m south of the site informed by a proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> The design, layout and landscaping of the scheme is required to be sensitive to the character of the conservation area and residential development in the immediate vicinity and be supported by a proportionate heritage assessment in compliance with policy ‘Conserving and enhancing our heritage assets’.</p>
CfS:75	Colne 1	Land at Ramadie, Earith Road	Residential	15 homes	No	
CfS23-2421	Ellington 1	Old Sheds at Manor Farm, High Street	Residential	35 homes	Yes - the north western corner of the site falls within the Ellington conservation area. To the north is the Grade II listed Manor Farm and to the north west of the site is the Grade II listed The Cottage.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>provision of high quality design which reflects the sensitive setting in proximity to the conservation area and nearby listed buildings informed by a proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> A high quality design will be required to avoid and minimise any harm to these assets and their setting. A proposal must be informed by a proportionate heritage assessment.</p>

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CfS:46	Fenstanton 1	Galley Hill, Fenstanton	Mixed Use	25ha of commercial and 36ha of open space	Yes – there are several listed buildings to the south east of the site associated with Hall Green Farm which may be impacted by development.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>high quality design to mitigate any impact on nearby listed buildings to the south east associated with Hall Green Farm high quality design to mitigate any impact on nearby listed buildings to the south east associated with Hall Green Farm</li> </ul> <p><b>Supporting text includes:</b> The layout and scale of development should take account of the cluster of listed buildings at Hall Green Farm and Manor Farm to ensure there is not a detrimental impact on their setting. A proposal must demonstrate potential impacts on these nearby heritage asset and their significance through an proportionate heritage assessment in compliance with policy Conserving and enhancing our heritage assets.</p>
CfS:275	Godmanchester 1	Former RGE Engineering site and HDC Car Park, The Avenue	Residential	100 homes	Yes – gateway site into Huntingdon and Godmanchester. Impacted by several listed buildings and the Huntingdon and Godmanchester conservation areas	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>provision of high quality development to reflect the site's sensitive location and relationship with several listed buildings and the Huntingdon and Godmanchester conservation areas, informed by an proportionate heritage assessment ensuring that heritage assets and their settings are preserved and where possible enhanced</li> </ul> <p><b>Supporting text includes:</b> A high quality design-led development should reflect the site's sensitive location on the urban/ rural fringe of Godmanchester and the relationship with the Huntingdon and Godmanchester conservation areas and a number of listed buildings. The scheme must ensure that heritage assets and their settings are preserved and where possible enhanced and be supported by a proportionate heritage assessment.</p>
CfS:139, CfS:372, CfS:87, CfS:371	Godmanchester 2	South of Godmanchester, off the A1198	Mixed Use	520 homes, 5.1ha of commercial and 0.8ha for cemetery extension	No	
CfS: 23-24295	Godmanchester 3	Former Motorway Compound Site, North of A1198 roundabout	Commercial	5.2ha of commercial	No	
CfS:303	Grafham 1	Adjacent to 24 Cedar Close	Residential	20 homes	Listed buildings over 100m from site with existing trees screening any potential impact	
CfS:202	Great Gransden 1	South of Caxton Road	Commercial	1.8ha of commercial	No	
CfS:14	Great Paxton 1	West of High Street, Great Paxton	Residential	10 homes	Yes - there are no heritage designations within the site. The site's proposed access is opposite two grade II listed buildings (65 and 67 High Street), but as the proposed development site is backland and largely obscured from public view the impact on heritage is reduced.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design sensitive to the setting of the listed buildings opposite the site frontage and the character of the local area and be informed by a proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> There are the grade II listed buildings 65 and 67 High Street immediately east to the site opposite the site's proposed access. Although the site is largely obscured from the setting of these designated heritage assets due to being set back from the road frontage and behind</p>

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						residential development. A proposal must demonstrate potential impacts on these heritage assets and their significance with an appropriate heritage impact assessment in compliance with policy 'Conserving and enhancing our heritage assets'.
CfS:302	Great Paxton 2	Land North of Harley Industrial Park	Commercial	3.6ha of commercial	No – the grade II listed The Lodge is located to the south of the existing established employment area so impact from new site is reduced	
CfS:125	Great Staughton 1	East of B661, The Green	Residential	15 homes	Yes – to the south of the site is the grade II listed 31 and 33, The Green.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design and layout of development to respond sensitively to reflect the site's location and relationship with heritage assets to the south informed by an appropriate heritage impact assessment</li> </ul> <p><b>Supporting text includes:</b> To the south of the site is the grade II listed 31 and 33, The Green. It is essential that the significance of this heritage asset and its setting be preserved and where possible enhanced. As such a proposal must be supported by a proportionate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.</p>
CfS:28	Great Stukeley 1	Between 76 and 86 Owl End	Residential	3 homes	No	
CfS:212	Haddon 1	West of the A1 and South of Peterborough Motorway Services	Commercial	48.2ha of commercial	No but there is potential for archaeology. Current investigations identify the site contains areas of settlement and associated archaeological features dating to the Iron Age, Roman and Medieval periods in the north east of the site these have the potential to be of regional significance. Archaeological investigation, recording and where appropriate conservation should be undertaken.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>archaeological investigation, recording and where appropriate conservation</li> </ul> <p><b>Supporting text includes:</b> Current investigations identify the site contains areas of settlement and associated archaeological features dating to the Iron Age, Roman and Medieval periods in the north east of the site these have the potential to be of regional significance. Archaeological investigation, recording and where appropriate conservation should be addressed in accordance with 'Conserving and enhancing our heritage assets'</p>
CfS:39	Hail Weston 1	West of 5 High Street	Residential	8 homes	No	
CfS:247	Hemingford Abbots 1	The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)	Mixed Use	3800 homes, 9.7ha of commercial and 26ha of open space	Yes – within the site there is a grade II listed Rectory Farm fronting onto the A1307 and Hemingford Conservation Area and its listed buildings to the north.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>protection of the setting of the grade II listed farmhouse at Rectory Farm</li> </ul> <p><b>Supporting text includes:</b> A heritage appraisal will also be required to consider and appropriately mitigate the impact on the grade II listed Rectory Farmhouse which is situated within the northern boundary of the site and the impact on the Hemingfords conservation area.</p>
CfS23-243	Holme 1	North of Station Road	Mixed Use	50, 0.2ha of open space and 0.3ha of retail	No	
CfS23-24291	Houghton and Wyton 1	Ruddles Lane	Renewables	16.8ha for ground mounted solar voltaics	No – Houghton and Wyton conservation area adjacent to the south but proposal is for ground mounted solar panels	
CfS23-24288	Huntingdon 1	Hinchingbrooke Hospital site, Hinchingbrooke	Mixed Use	TBC	Yes - the Huntingdon conservation area wraps around the site and also borders the southern edge of the site. The site is	<b>Policy criteria:</b>

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		Park Road, Huntingdon			also nearby to the grade I listed Hinchingsbrooke House and walls also listed at grade I, part of the wall listed at grade II* and a further five grade II associated listed buildings to the south. It is noted that the historic character of the area has significantly evolved overtime and the site is previously developed. There is existing access into the site from Hinchingsbrooke Park Road.	<ul style="list-style-type: none"> <li>completion of a heritage impact assessment to consider and mitigate any potential impacts of the development on the Huntingdon conservation area and listed buildings at Hinchingsbrooke School</li> </ul> <p><b>Supporting text includes:</b> A heritage impact assessment will be required to consider the potential impacts of redeveloping the site on the extensive nearby heritage assets. Huntingdon conservation area covers the eastern end of the site and also adjoins parts of the southern and all the northern edges of the site. A cluster of listed buildings are situated to the south at Hinchingsbrooke School including the grade I listed Hinchingsbrooke House. To the north Views Common contains ridge and furrow assets.</p>
CfS:347	Huntingdon 2	Amber Centre, 36 Mayfield Road, Huntingdon	Residential	12 homes	No	
CfS:7	Kimbolton 1	Brittens Farm, Station Road	Mixed Use	25 homes and 0.5ha of open space to safeguard against flooding	Yes - impacted by several heritage assets namely the listed buildings of Brittens Farm and Wornditch Farm to the west and also by the presence of ridge and furrow in the southern part of the site sloping down towards the River Kym.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>a heritage assessment and design sensitive to the setting of the adjacent listed buildings and ridge and furrow land</li> </ul> <p><b>Supporting text includes:</b> A Heritage Assessment will be required setting out how impact on these assets will be mitigated. The site is in a sensitive location in heritage and landscape terms so requires high quality design and landscaping to ensure effective integration and high quality placemaking. Existing landscaping features such as hedgerow should be retained where they form an established feature and additional landscaping provided as part of a landscape plan or strategy.</p>
CfS:365	Kimbolton 2	South East of Bicton Industrial Estate	Commercial	4.25ha of commercial	No	
CfS:78	Little Paxton 1	North of St James Road	Residential	35 homes	No	
CfS:203	Little Paxton 2	West of Great North Road	Residential	220 homes	No	
CfS:156	Offord Cluny 1	West of High Street and North of Dunstall Close, Offord Cluny	Residential	45 homes	Yes - adjoins a conservation area and there are several listed buildings along the High Street to the south which could be impacted by the development.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design and layout of development to respond sensitively to reflect the site's location and relationship with the conservation area and heritage assets to the south informed by an proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> A proposal must demonstrate potential impacts on the heritage asset and it's significance with a proportionate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'. Design and layout of development should be considered to ensure that the site responds sensitively to reflect the site's location and relationship with heritage assets to the south.</p>
CfS:174	Offord D'Arcy 1	West of Graveley Road, Offord D'Arcy	Residential	80 homes	No	

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CfS:240	Needingworth 1	Giffords Park, East of B1040	Mixed Use	1750 homes, 4.6ha of commercial, 65.5ha of open space, 3.3ha pf renewables, 0.5ha for care uses, 4.2ha for retail and 4ha for infrastructure	Yes – potential for archaeology	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>a programme of work designed to investigate, and where appropriate protect, archaeological assets working the County Council on this</li> </ul> <p><b>Supporting text includes:</b> To date a Heritage Desk-Based Assessment by the site promoters concludes that the site is known to contain the remains of a Roman settlement in its south eastern corner. This is a large cropmark complex and is considered to be of regional significance. The rest of the site is considered to have moderate potential for Prehistoric and Roman remains. The site is considered to have low potential for remains of all other archaeological periods. As such, further archaeological works should be undertaken prior to development and recorded.</p>
CfS:185 and CfS: 23-24288	Needingworth 2	South of A1123	Mixed Use	290 homes and 0.6ha of retail	No – site north of listed buildings within the centre of Needingworth on High Street but there is development between providing a buffer	
CfS:276	North Huntingdon 1	Huntingdon Racecourse	Commercial	72ha of commercial	No	
CfS:221	North Huntingdon 2	North of A141, between Huntingdon Racecourse and A1307	Commercial	103.5ha of commercial	Yes – adjacent grade II listed Old Farm House, Waterloo Farm and Hungry Hall/Brookfield Farm (a non-designated heritage) could be adversely impacted by the development	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>provision of high quality development to reflect the site's sensitive location and relationship with the Grade II listed Old Farm House, Waterloo Farm and Hungry Hall/Brookfield Farm (a non-designated heritage), ensuring that the heritage asset and its setting are conserved and enhanced.</li> <li>archaeological investigation, recording and where appropriate conservation</li> </ul> <p><b>Supporting text includes:</b> Retention of the non-designated heritage asset within the site would be required. A proposal must demonstrate potential impacts on heritage assets and its significance with an appropriate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets' and include archaeological investigation where appropriate.</p>
CfS:256	North Huntingdon 3	Lodge Farm, North of A141	Mixed Use	4989 homes and 7.9ha of commercial	No	
CfS:95	North Huntingdon 4	Wyton Airfield	Mixed Use	4491 homes and 9.3ha of commercial	No	
CfS:53	Ramsey Forty Foot 1	Ramsey Forty Foot Village rural mooring,	Moorings and Open space	1.4ha for open space and moorings	Yes - adjacent is the grade II listed Bridge House but considering the proposed uses of moorings and open space, impact is minimised.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>sensitive design having regard to the adjacent grade II listed Bridge House to the north west of the site and be informed by a proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> To the north west is the grade II listed Bridge House, as such a proposal should be supported by a proportionate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.</p>
CfS:82	Ramsey 1	RAF Upwood - Phase 4	Mixed Use	4.8ha of commercial and	No	

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				9.2ha of open space		
CfS:268	Ramsey 2	North of Hollow Lane	Residential	20 homes	Yes – wholly located within the Ramsey conservation area.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design to be sensitive to the conservation area and edge of settlement location informed by an proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> A proportionate Heritage Assessment will be required setting out how impact on the conservation area will be mitigated to ensure a high quality design that reflects local character.</p>
CfS:262	Ramsey 3	East of Wood Lane	Mixed Use	14 homes and 7.7ha of open space	Yes - north of the site are two grade II listed buildings: Chapel And Mortuary within the cemetery and also 23 Wood Lane. It is also located wholly within the Ramsey conservation area.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design to be sensitive to the setting of the adjacent grade II listed buildings and conservation area informed by an proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> A proportionate Heritage Assessment will be required setting out how impact on heritage assets will be mitigated to ensure a high quality design that reflects local character.</p>
CfS:88	Sawtry 1	West of Glatton Road	Mixed Use	330 homes and about 2ha of open space to safeguard against flooding	No	
CfS:52	Sawtry 2	East of Glatton Road and North of Brookside Industrial Estate	Mixed Use	170 homes and about 1ha of open space to safeguard against flooding	No	
CfS: 155	Sawtry 3	West of Toll Bar Way and Green End Road	Mixed Use	330 homes and about 3ha of open space to safeguard against flooding	Yes – to the north west are grade II listed buildings (Barn at 47 St Judiths Lane and 47 St Judith’s Lane), their setting may be impacted.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>design to be sensitive to the setting of the listed buildings to the north west informed by a proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> This includes the grade II listed buildings (Barn at 47 St Judiths Lane and 47 St Judith’s Lane), as such a proposal should be supported by a proportionate heritage assessment in compliance with policy ‘Conserving and enhancing our heritage assets’.</p>
CfS23-24188	Sawtry 4	Off Old North Road, Sawtry	Mixed Use	2.5ha of commercial and 1ha of open space	No – to the east of the site is the grade II listed tombstone associated with the adjacent cemetery, this is across the road from the site separated by the B1043.	
CfS:380	Sawtry 5	Land at Little Common Farm	Mixed Use	14.6ha of commercial and about 2.5ha of open space to safeguard against flooding	No – to the south of the site is the grade II listed tombstone associated with the adjacent cemetery.	

Call for Site Reference	Preferred Options Local Plan Reference	Site Name	Proposed Use	Capacity <sup>1</sup>	Heritage assets and settings directly affected (on site and nearby to the site)	Policy wording to overcome impact on heritage assets <sup>2</sup>
CfS:385	Sawtry 6	North of Black Horse Industrial Estate	Mixed Use	1.4ha of commercial and about 0.3ha of open space to safeguard against flooding	No	
CfS:339	Somersham 1	West of Parkhall Road, College Farm, Somersham	Residential	120 homes	No	
CfS:213	Somersham 2	South of College Farm	Residential	140 homes	No	
CfS:163	Somersham 3	Dews Bus and Coach Depot, Chatteris Road	Residential	50 homes	No	
CfS:270	Somersham 4	College Farm, West of Newlands Industrial Estate	Residential	40 homes	No	
CfS:198	St Ives 1	North of Houghton Road	Mixed Use	350 homes, 12ha for open space and 0.1ha of retail	Yes – adjacent to the Houghton and Wyton conservation area and grade II listed West and East Lodge, these are separated by Houghton Road and are being renovated.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>high quality development that reflects the sensitive landscape setting of the site including mitigation on adjacent heritage assets informed by an proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> Adjacent to the site is the Houghton and Wyton conservation area and the grade II listed West and East Lodge, these are separated by Houghton Road and are being renovated. A proposal must demonstrate potential impacts on these nearby heritage asset and their significance through an appropriate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.</p>
CfS:16	St Neots 1	East of Loves Farm (Tithe Farm), St Neots	Mixed Use	1460 homes and 3.7ha for commercial	Yes – grade II listed Tithe Farm and associated buildings are within the site.	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>protection of the listed building at Tithe Farm and its setting by provision of high quality development to reflect the site's sensitive location is conserved and enhanced informed by an proportionate heritage assessment</li> </ul> <p><b>Supporting text includes:</b> Retention of the listed building would be required including the assessment of the future of the surrounding buildings as they fall within the setting of the listed building curtilage. A proposal must demonstrate potential impacts on the heritage asset and it's significance with an appropriate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.</p>
CfS:317	St Neots 2	South West of Potton Road	Residential	80 homes	No	
CfS:165	Stilton 1	Rear of The Stilton Cheese Inn, 24 North Street	Residential	8 homes	Yes - eastern side of the site is occupied by the grade II listed building, The Stilton Cheese Inn, associated buildings and	<p><b>Policy criteria:</b></p> <ul style="list-style-type: none"> <li>the impact of any development on the heritage asset, The Stilton Cheese Inn, associated outbuildings and their setting to be carefully considered and mitigated through design informed by a proportionate heritage assessment. This would need to</li> </ul>

Call for Site Reference	Preferred Options Local Plan Reference	Site Name	Proposed Use	Capacity <sup>1</sup>	Heritage assets and settings directly affected (on site and nearby to the site)	Policy wording to overcome impact on heritage assets <sup>2</sup>
					their setting. Partially within a conservation area.	include the respectful and sympathetic renovation of the associated outbuildings where necessary.  <b>Supporting text includes:</b> Development design should consider the impact on the listed building(s) and their setting, ensuring that design and materials used in the reuse of the existing and new development is respectful and retains the character and appearance of the Stilton Conservation Area and special interest of the listed buildings informed by a heritage assessment.
CfS:186	Stilton 2	Rear of 16 to 58 North Street	Residential	55 homes	Yes - within 60m of the Stilton conservation area and several listed buildings located on North Street.	<b>Policy criteria:</b> <ul style="list-style-type: none"> <li>sensitive design having regard to the nearby Conservation Area and listed buildings on North Street</li> </ul> <b>Supporting text includes:</b> Development on this site and any removal of trees could impact the setting of these heritage assets and should be carefully considered within the design process. As such a proposal must be supported by a proportionate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.
CfS:34	Upton 1	South West of South Farm, Upton	Residential	7 homes	No	
CfS23-24239	Waresley 1	Land between the West Lodge and Home Farm, Waresley	Residential	10 homes	Yes - within the conservation area and also south of the grade II listed Home Farm.	<b>Policy criteria:</b> <ul style="list-style-type: none"> <li>sensitive design having regard to the Conservation Area designation that covers the site and the setting of and nearby listed building and be accompanied by a heritage assessment</li> </ul> <b>Supporting text includes:</b> The site is sensitively located on the northern edge Waresley within the conservation area and also south of the grade II listed Home Farm. This means that the design will need to carefully consider the impact on the significance, setting and character of these in order that harm is avoided or minimised as far as possible and where possible enhancement of these assets is enabled. As such a proposal must be supported by a proportionate heritage assessment in compliance with policy 'Conserving and enhancing our heritage assets'.
CfS:18	Yaxley 1	Eagle Business Park, Phase 3	Commercial	16ha for commercial	No	