



# **Heritage Impact Assessments**

**June 2026**

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## List of acronyms

|                |  |
|----------------|--|
| <b>CCC</b>     | Cambridgeshire County Council              |
| <b>CHER</b>    | Cambridgeshire Historic Environment Record |
| <b>HDC</b>     | Huntingdonshire District Council           |
| <b>HIA</b>     | Heritage Impact Assessment                 |
| <b>HLP2046</b> | Huntingdonshire Local Plan to 2046         |
| <b>LAA</b>     | Land Availability Assessment               |
| <b>NPPF</b>    | National Planning Policy Framework         |
| <b>SA</b>      | Sustainability Appraisal                   |
| <b>TPO</b>     | Tree Preservation Order                    |

## Introduction

1. The Huntingdonshire Local Plan to 2046 (HLP2046) sets a positive vision shaping the future development of Huntingdonshire in a sustainable way that is guided by local communities. Section D of the Local Plan identifies specific sites for allocation for particular uses to provide clarity and certainty on where planned growth will be.
2. The purpose of the Council's Heritage Impact Assessment (HIA) is to provide a detailed and proportionate historic environment evidence base to inform the allocations, as required by the National Planning Policy Framework (NPPF). This evidence helps establish the suitability of sites and helps identify mitigation or further assessment that may be required at application stage.
3. The HIA identifies heritage assets which could be affected by development of a given site, considering their significance (including any contribution made by their setting), and assessing the impact that any proposed development might have on the significance of those assets.
4. Prior to the Regulation 18 Preferred Options Local Plan to 2046 consultation, which ran from 5 November to 17 December 2025, the Council identified that several of the proposed site allocations could impact on the historic environment and heritage assets and this was reflected in the draft allocation policies.
5. Heritage impacts were identified through the in-combination Land Availability Assessment (LAA) and Sustainability Appraisal (SA), specifically via SA objectives 16, 7 and 15. 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. The identification of impacts on heritage assets was also summarised in a Heritage Note (November 2025). This note was reviewed by Historic England.
6. At the Preferred Options stage, it had not provided site-specific HIAs as part of its evidence base, but following Historic England's review of the Heritage Note, it was agreed with them that these be undertaken to a proportionate degree ahead of the Regulation 19 Local Plan. This approach was agreed with Historic England who in their response to the Council through the Preferred Options consultation identified sites with high levels of heritage sensitivity, those with some heritage sensitive and sites where a detailed HIA would not be required.
7. **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.**

## Methodology

8. The HIA's have been undertaken with regard to the steps set out in [Historic England's Advice Note on Site Allocations](#). These steps are:
  - STEP 1 Identify which heritage assets are affected by the potential site allocation
  - STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
  - STEP 3 Identify what impact the allocation might have on that significance
  - STEP 4 Consider maximising enhancements and avoiding harm
  - STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness
  
9. Each HIA follows a consistent format, starting with key site details. Then identification of assets set out in a table and visually on a heritage constraints map. For the purposes of the HIAs, a 150m buffer is drawn around each of the site boundaries to illustrate assets most directly related to each site. A buffer is suggested by the Historic England guidance as a helpful starting point. It is recognised that a purely distance approach is not necessarily recommended as assets within that distance may not be impacted due to intervening development and equally assets beyond that distance may be impacted due to land levels and topography. Following the identification of assets, an analysis of the development impact on these assets with clear conclusions for the suitability of the site's allocation and any mitigations required was undertaken.
  
10. Huntingdonshire District Council's (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. Comments made by Historic England during the Preferred Options consultation have also been included.
  
- 11. 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.**

## Preferred Sites

12. The Preferred Options Local Plan to 2046 identified 67 sites for allocation.

13. All proposed sites are set out in this HIA with a proportionate level of assessment of heritage impacts. Sites where there is no known heritage impact or very limited are still provided for completeness.

14. The following table summarises the level of heritage sensitivity of each site. In summary the HIA process has identified that most sites will have a negligible or low impact on heritage assets and their settings which can be mitigated (41 sites), 24 sites have medium sensitivity but mitigations can be put in place and 2 sites with high levels of heritage sensitivity where it is unlikely impact can be mitigated.

| Site             | Heritage sensitivity  |  |  |
|------------------|---|--|--|
|                  | <b>Low</b><br><i>(Development will have no or minimal impact on heritage that can be mitigated)</i> | <b>Medium</b><br><i>(Development is possible but more heritage impact to mitigate)</i> | <b>High</b><br><i>(An alternative location should be considered)</i> |
| Abbots Ripton 1  |   | Medium   |  |
| Abbotsley 1      | Low   |  |  |
| Alconbury 1      |   | Medium   |  |
| Alconbury 2      | Low   |  |  |
| Alwalton 1       |   |  | High   |
| Bluntisham 1     |   |  | High   |
| Bluntisham 2     |   | Medium   |  |
| Bluntisham 3     | Low   |  |  |
| Brampton 1       |   | Medium   |  |
| Brampton 2       |   | Medium   |  |
| Bury 1           | Low   |  |  |
| Bury 2           | Low   |  |  |
| Bury 3           | Low   |  |  |
| Bythorn 1        | Low   |  |  |
| Colne 1          | Low   |  |  |
| Ellington 1      |   | Medium   |  |
| Fenstanton 1     |   | Medium   |  |
| Godmanchester 1  |   | Medium   |  |
| Godmanchester 2  | Low   |  |  |
| Godmanchester 3  | Low   |  |  |
| Grafham 1        | Low   |  |  |
| Great Gransden 1 | Low   |  |  |
| Great Paxton 1   | Low   |  |  |
| Great Paxton 2   | Low   |  |  |

| Site                 | Heritage sensitivity  |  |  |
|----------------------|---|--|--|
|                      | <b>Low</b><br><i>(Development will have no or minimal impact on heritage that can be mitigated)</i> | <b>Medium</b><br><i>(Development is possible but more heritage impact to mitigate)</i> | <b>High</b><br><i>(An alternative location should be considered)</i> |
| Great Staughton 1    | Low   |  |  |
| Haddon 1             |   | Medium   |  |
| Hail Weston 1        | Low   |  |  |
| Hemingford Abbots 1  |   | Medium   |  |
| Holme 1              | Low   |  |  |
| Houghton and Wyton 1 | Low   |  |  |
| Huntingdon 1         |   | Medium   |  |
| Huntingdon 2         | Low   |  |  |
| Kimbolton 1          |   | Medium   |  |
| Kimbolton 2          | Low   |  |  |
| Little Paxton 1      | Low   |  |  |
| Little Paxton 2      | Low   |  |  |
| Needingworth 1       | Low   |  |  |
| Needingworth 2       | Low   |  |  |
| North Huntingdon 1   |   | Medium   |  |
| North Huntingdon 2   |   | Medium   |  |
| North Huntingdon 3   |   | Medium   |  |
| North Huntingdon 4   |   | Medium   |  |
| Offord Cluny 1       | Low   |  |  |
| Offord D'Arcy 1      | Low   |  |  |
| Ramsey 1             | Low   |  |  |
| Ramsey 2             |   | Medium   |  |
| Ramsey 3             |   | Medium   |  |
| Ramsey Forty Foot 1  | Low   |  |  |
| Sawtry 1             | Low   |  |  |
| Sawtry 2             | Low   |  |  |
| Sawtry 3             |   | Medium   |  |
| Sawtry 4             |   | Medium   |  |
| Sawtry 5             | Low   |  |  |
| Sawtry 6             | Low   |  |  |
| Somersham 1          | Low   |  |  |
| Somersham 2          | Low   |  |  |
| Somersham 3          | Low   |  |  |
| Somersham 4          | Low   |  |  |
| St Ives 1            |   | Medium   |  |
| St Neots 1           |   | Medium   |  |
| St Neots 2           | Low   |  |  |
| Stilton 1            |   | Medium   |  |

| Site            | Heritage sensitivity  |  |  |
|-----------------|---|--|--|
|                 | <b>Low</b><br><i>(Development will have no or minimal impact on heritage that can be mitigated)</i> | <b>Medium</b><br><i>(Development is possible but more heritage impact to mitigate)</i> | <b>High</b><br><i>(An alternative location should be considered)</i> |
| Stilton 2       | Low   |  |  |
| The Stukeleys 1 | Low   |  |  |
| Upton 1         | Low   |  |  |
| Waresley 1      |   | Medium   |  |
| Yaxley 1        | Low   |  |  |

15. In addition to these sites, a further selection of six sites were consulted on between 13 May and 10 June 2026 for their inclusion as preferred sites within the pre-submission Local Plan to 2046.

16. Each of these sites have also had a proportionate Heritage Impact Assessment undertaken and are provided in this report. HDC's Conservation Team and CCC's Historic Environment Team have both been involved in the data collection and analysis of these sites. Comments made by Historic England during the consultation have also been included.

17. The following table summarises the level of heritage sensitivity of each site. In summary the HIA process has identified that 3 sites will have a negligible or low impact on heritage assets and their settings, 3 sites have medium sensitivity and 0 sites with high levels of heritage sensitivity.

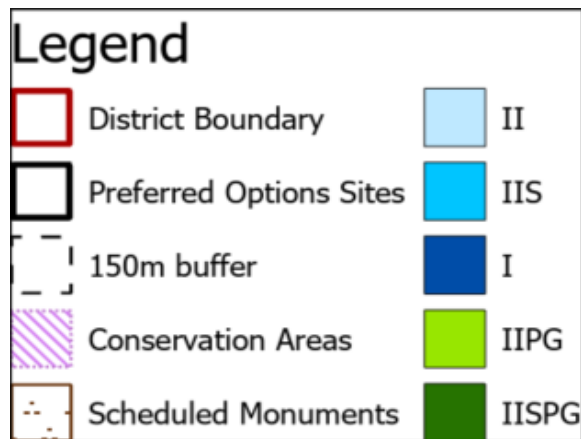
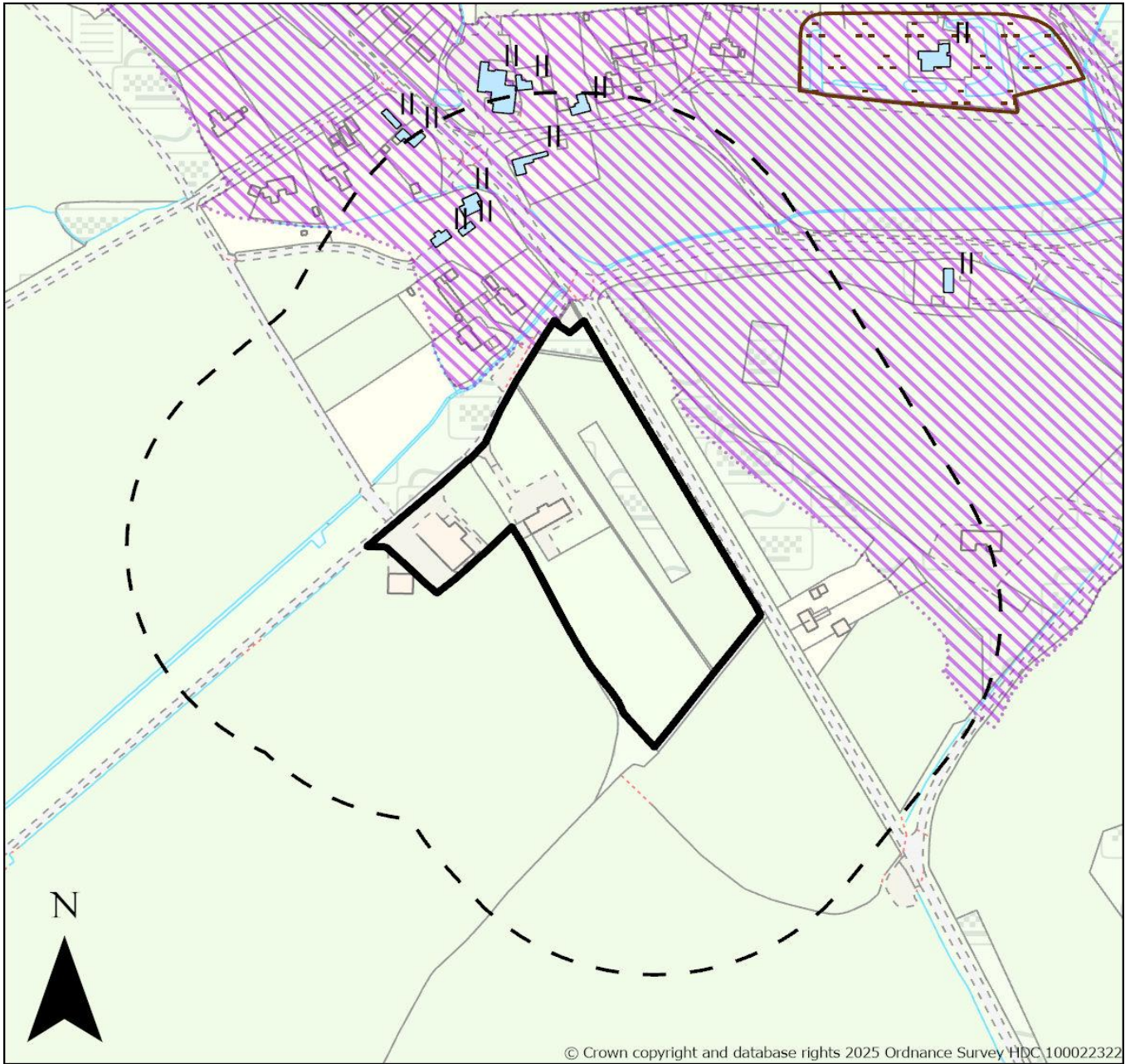
| Site   | Heritage sensitivity  |  |  |
|--|---|--|--|
|  | <b>Low</b><br><i>(Development will have no or minimal impact on heritage that can be mitigated)</i> | <b>Medium</b><br><i>(Development is possible but more heritage impact to mitigate)</i> | <b>High</b><br><i>(An alternative location should be considered)</i> |
| Bythorn 1 (to replace Bythorn 1 West of Warren Lane) |   | Medium   |  |
| Catworth 1   | Low   |  |  |
| Ellington 2  | Low   |  |  |
| Grafham 2  |   | Medium   |  |
| Ramsey Forty Foot 2                                  | Low   |  |  |
| Spaldwick 1  |   | Medium   |  |

## Abbots Ripton 1

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Abbots Ripton 1  |
| <b>Site name</b>                              | Home Farm South  |
| <b>Site size (ha)</b>                         | 2.83   |
| <b>Parish/location</b>                        | Abbots Ripton  |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 15 homes and 0.5ha for commercial use within classes E(g)(i-iii) |
| <b>LAA reference</b>                          | Abbots Ripton 3  |
| <b>LAA document</b>                           | Northern Central Huntingdonshire                                 |
| <b>CfS reference</b>                          | CfS:259  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC identify the site is close to known medieval remains so there is potential for finds within the site.   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Abbots Ripton Conservation Area</li> <li>• Grade II - Home Farm, The Green, Abbots Ripton</li> <li>• Grade II - Outbuilding, Home Farm, The Green, Abbots Ripton</li> <li>• Grade II - Barn, Home Farm, The Green, Abbots Ripton</li> <li>• Grade II - Terracotta Cottage, The Green, Abbots Ripton</li> <li>• Grade II - Rivendell House, Moat Lane, Abbots Ripton</li> <li>• CHER - CB14579 shows ridge and furrow directly to north of site.</li> </ul> |



## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | Yes, site forms part of the principal approach to the village.   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | <p>Yes, Character Statement dated March 1996. It identifies:</p> <p>“The essential character of Abbots Ripton is derived from the combination of three main factors: its uninterrupted history as an estate village, the inter-relationship between the built environment and the natural landscape and the local vernacular architecture with the dominant presence of timber-framed, thatched cottages.”</p> <p>Importance of tree cover and prominent landscape in this estate village is recognised as is the homogeneous character of development (new and historic).</p> |
| <b>Does the site contribute to the character of Conservation Area?</b>   | Open character not critical to the character of the conservation area, any development should reflect the estate architectural character of the settlement.  |
| <b>Is there archaeology?</b>   | <p>CCC identify the site is close to known medieval remains.</p> <p>CHER Ref CB14579 shows ridge and furrow directly to north of site.</p> <p>Recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:<br/><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p>  |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | N/A  |
| <b>Are there Listed Buildings adjacent to the site?</b>  | Closest listed buildings are screened from the site by vegetation and boundary treatment. Long distance views of Grade II thatched public house important in approaches to the village, landmark character should be respected.  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | <p>Vegetation to B1090 forms significant boundary and screens views into the site, this green approach to the village should be retained.</p> <p>The Conservation Area character assessment notes that “Abbots Ripton represents the most important concentration of Elm trees remaining in Huntingdon”.</p>   |

|  |  |
|--|--|
|  |  |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Site well screened by vegetation and hedgerows. There are existing elm trees and trees protected under a Tree Preservation Order – these are to be retained and not adversely impacted by development.</p> <p>Roofs of development will appear within the landscape over the screening.</p> <p>Site helps define medieval village boundaries and open field system.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p>           |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | <p>Bridleway (2/20) to the southwest and footpath (2/19) to the northeast. Views are largely obscured through vegetation.</p>  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | <p>Yes – likely to be associated with medieval open field system</p>   |
| <b>Historic map regression</b>   | <p>Furlong shaped field boundaries. Typical recurve S-shape indicative of enclosure divisions of ridge and furrow open fields. Internal hedgerow populated by mature trees shown on OS mapping.</p>  |
| <b>Scale and massing of proposed development</b>   | <p>15 homes and 0.5ha for commercial use within classes E(g)(i-iii) on less than 3 hectares. Development would not lend itself to dense residential development, important trees to be preserved. A masterplan should be provided to demonstrate how the mix of uses can be accommodated holistically within the site and with its surrounding area.</p>   |
| <b>Mitigation</b>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through an open grain development, well designed dwellings that respond to local distinctiveness and the character/appearance of the Conservation Area.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p> |

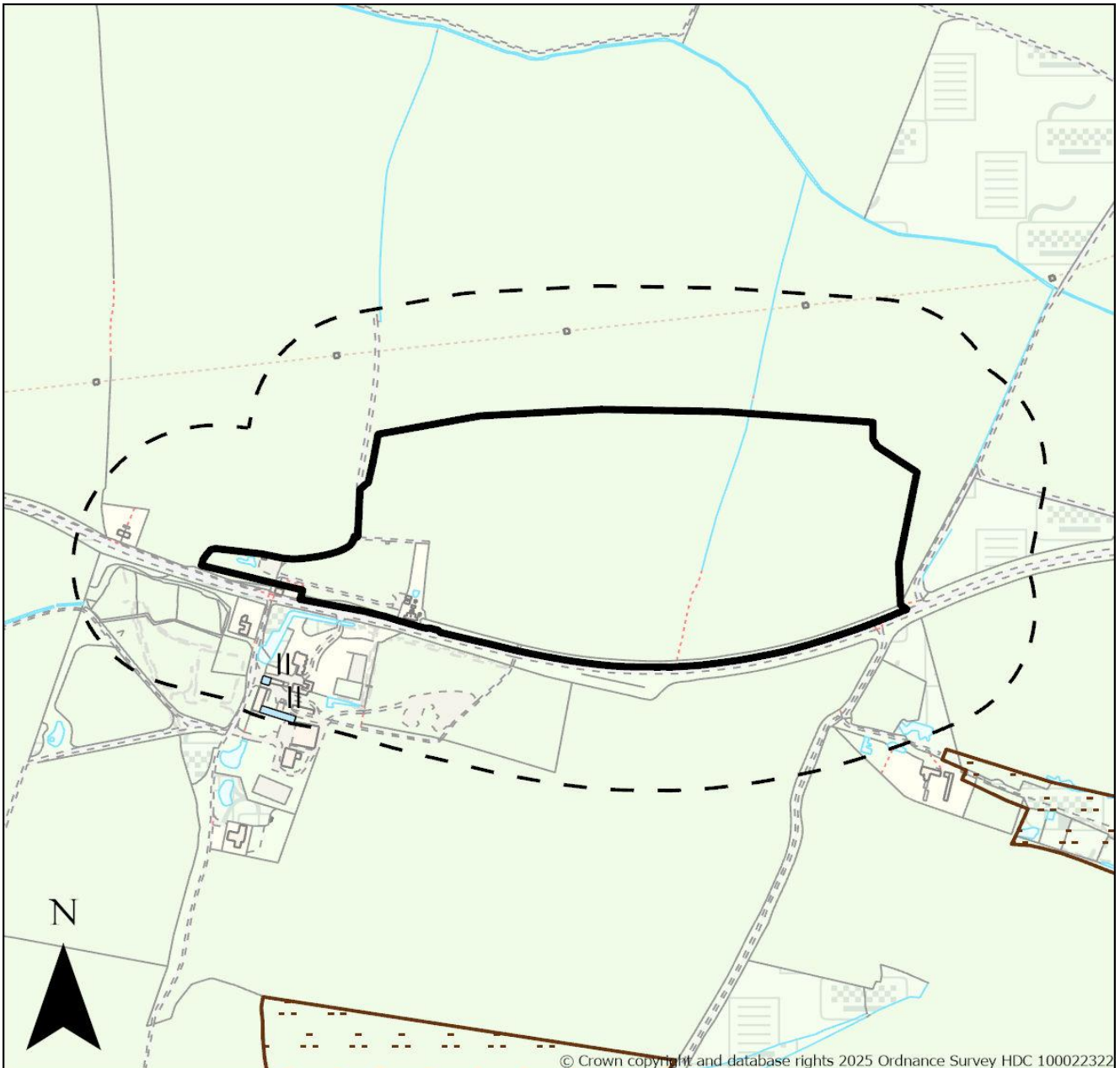
|                                    |   |
|------------------------------------|---|
| <b>Summary and recommendations</b> | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"><li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment and a masterplan to integrate uses</li><li>• Archaeological investigation, recording and where appropriate conservation</li><li>• Retain existing trees, hedgerows and vegetation including trees protected by a TPO, development be supported by a landscape plan or strategy.</li></ul> |
|------------------------------------|---|

## Abbotsley 1

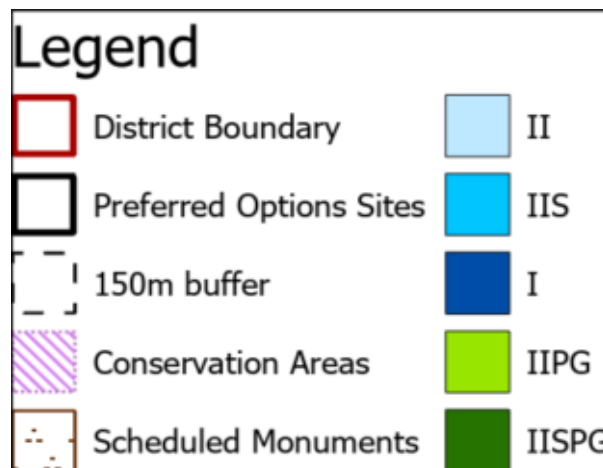
|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Abbotsley 1                               |
| <b>Site name</b>                              | North of Wintringham Hall                 |
| <b>Site size (ha)</b>                         | 19  |
| <b>Parish/location</b>                        | Abbotsley                                 |
| <b>Proposed use</b>                           | Commercial                                |
| <b>Proposed capacity</b>                      | 19ha within use classes E(g)(i-ii) and B8 |
| <b>LAA reference</b>                          | Abbotsley 5                               |
| <b>LAA document</b>                           | Southern Huntingdonshire                  |
| <b>CfS reference</b>                          | CfS:278                                   |

### Heritage constraints within 150m buffer

| Heritage assets                                      | Identification of assets   |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, there is likely to be a continuation of significant archaeological site on the A428 which could also be present on the site. This site contains significant Iron Age and Roman remains identified from cropmarks. |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - Granary, Wintringham Hall, Wintringham, St Neots</li> <li>• Grade II - Barn, Wintringham Hall, Wintringham, St Neots</li> </ul>  |



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## Assessment of development impact on heritage assets

To the south of the site are the grade II listed buildings associated with Wintringham Hall. These are separated by trees and vegetation and by the A428.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there is likely to be a continuation of significant archaeological site on the A428 which could also be present on the site. This site contains significant Iron Age and Roman remains identified from cropmarks. The adjacent site to the northwest/west was subject to full archaeological excavation prior to the recent A428 improvements, and an Iron Age/Roman settlement was found. It's clear from that excavation and the cropmarks that much of that settlement continues into the proposed allocation.

CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application. Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.*

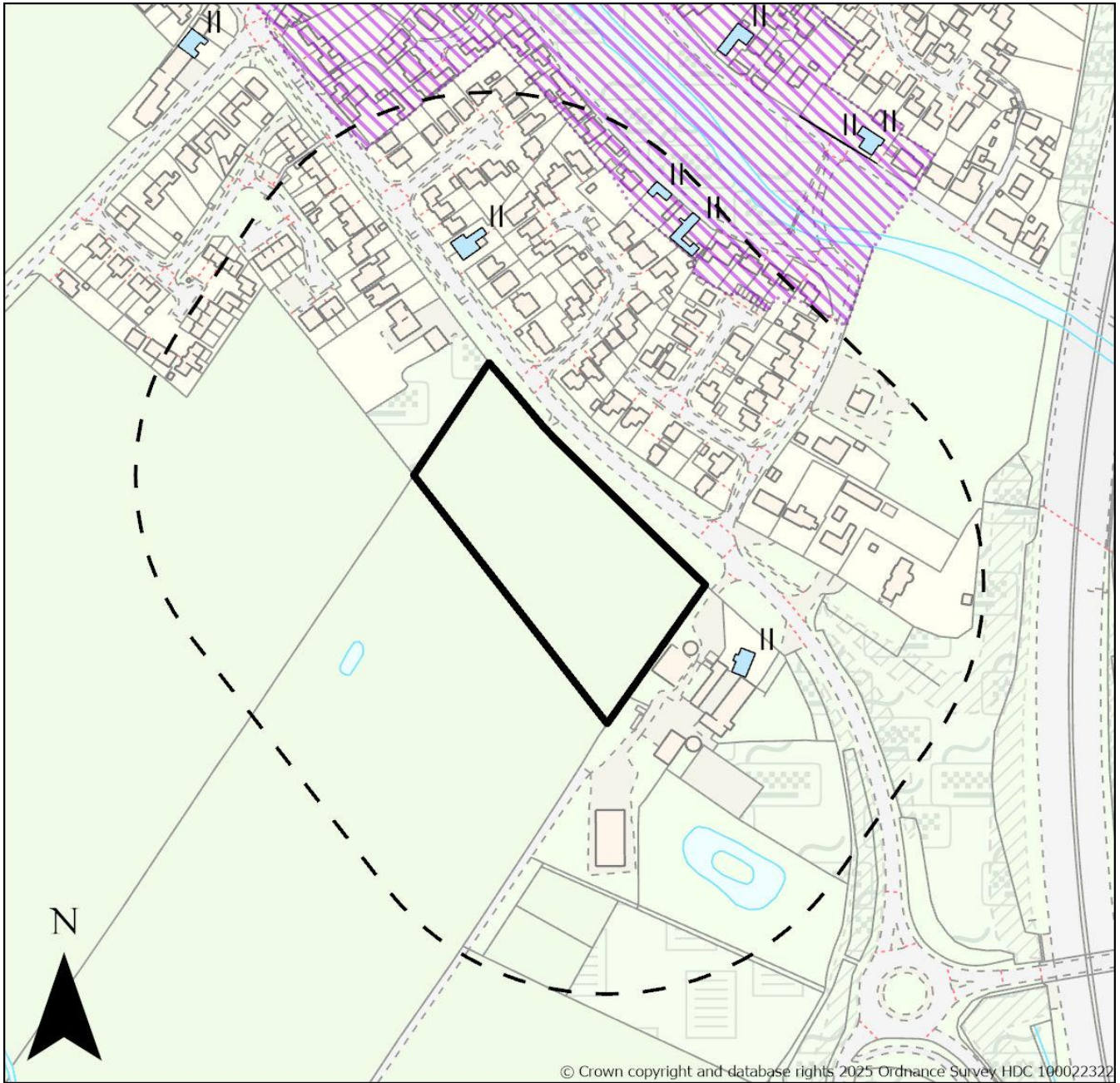
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Alconbury 1

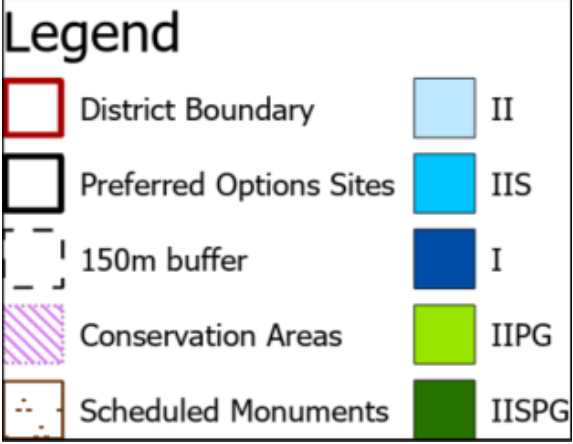
|   |                                  |
|---|----------------------------------|
| <b>Preferred Options Local Plan reference</b> | Alconbury 1                      |
| <b>Site name</b>                              | South of Great North Road        |
| <b>Site size (ha)</b>                         | 1.4                              |
| <b>Parish/location</b>                        | Alconbury                        |
| <b>Proposed use</b>                           | Residential                      |
| <b>Proposed capacity</b>                      | 30 homes                         |
| <b>LAA reference</b>                          | Alconbury 1                      |
| <b>LAA document</b>                           | Northern Central Huntingdonshire |
| <b>CfS reference</b>                          | CfS:164                          |

### Heritage constraints within 150m buffer

| Heritage assets                                      | Identification of assets   |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None known within site boundary  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - 23 And 25, Great North Road, Alconbury</li> <li>• Grade II - Homefield Farm, Great North Road, Alconbury</li> </ul> <p>The site is within 150m of the following assets but are not directly impacted by them due to intervening development:</p> <ul style="list-style-type: none"> <li>• Alconbury Conservation Area</li> <li>• Grade II - 34 Brookside, Alconbury</li> <li>• Grade II - 30 Brookside, Alconbury</li> </ul> |



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## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | No – the site is within 150m of the Alconbury Conservation Area but there is no direct relationship due to intervening development.  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | N/A  |
| <b>Does the site contribute to the character of Conservation Area?</b>   | No   |
| <b>Is there archaeology?</b>   | CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.  |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | The site historically forms part of the agricultural setting to Homefield Farm.  |
| <b>Are there Listed Buildings adjacent to the site?</b>  | Yes, to the north is the grade II 23 And 25, Great North Road and to the immediate east is the grade II Homefield Farm, Great North Road.  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul>   | Trees and hedgerows present on all boundaries apart from its southern edge which is completely open as it forms part of a wider field. This softens the potential impact on the setting of Homefield Farm. |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Some longer views from Greta North Road into the site where there are gaps in the vegetation along its frontage.</p> <p>There is an existing access point onto the Great North Road from the site.</p>  |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | None   |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | None known   |

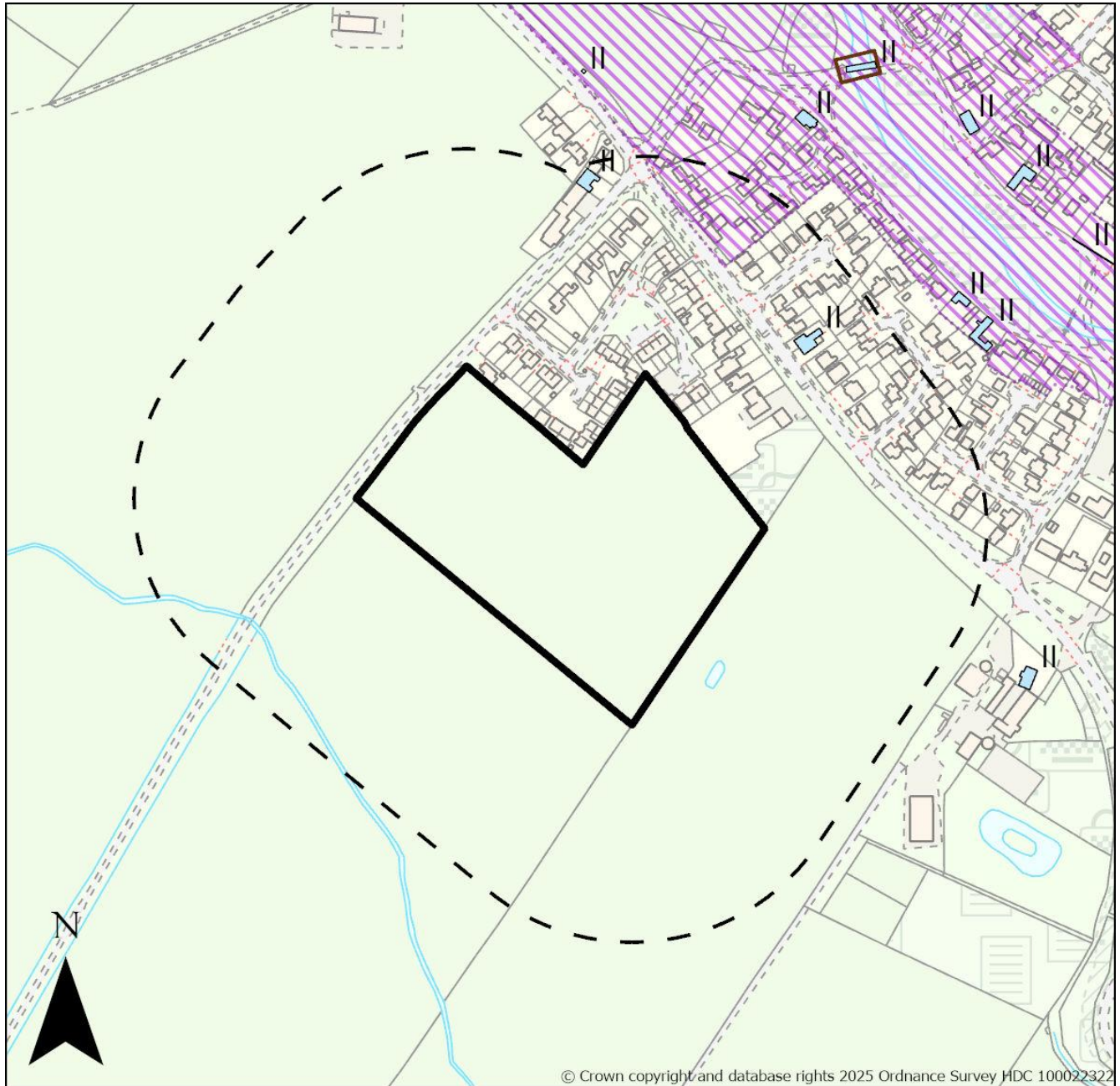
|  |  |
|--|--|
| <b>Historic map regression</b>                   | Since OS1880 Map, the site has been an open field.   |
| <b>Scale and massing of proposed development</b> | Site is proposed for 30 homes.   |
| <b>Mitigation</b>                                | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through well designed dwellings and a high-quality landscaping scheme.</p> <p>Existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy.</p>  |
| <b>Summary and recommendations</b>               | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment and a masterplan to integrate uses</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

## Alconbury 2

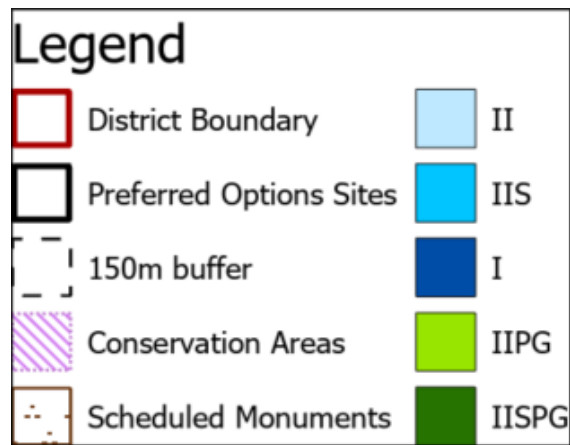
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|---|----------------------------------|
| <b>Preferred Options Local Plan reference</b> | Alconbury 2                      |
| <b>Site name</b>                              | East of Globe Lane               |
| <b>Site size (ha)</b>                         | 3.5                              |
| <b>Parish/location</b>                        | Alconbury                        |
| <b>Proposed use</b>                           | Residential                      |
| <b>Proposed capacity</b>                      | 60 homes                         |
| <b>LAA reference</b>                          | Alconbury 2                      |
| <b>LAA document</b>                           | Northern Central Huntingdonshire |
| <b>CfS reference</b>                          | CfS:359                          |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
|  |  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None within site boundary  |
| In the setting of/ adjacent to one of the above?     | Within 150m of the site is the Alconbury Conservation Area, the grade I listed- 23 and 25, Great North Road and grade II listed 4 Globe Lane – the site is not within the setting of these assets. |



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## Assessment of development impact on heritage assets

There are three known heritage assets within the site boundary or within 150m of the site's boundaries: the Alconbury Conservation Area and the grade II listed buildings of 23 and 25, Great North Road and 4 Globe Lane. These assets are separated from the site by a series of residential developments and not actually directly visible from the site, so impact of development is mitigated.

Also, about 200m of the grade II listed Homefield Farm. The proposed development may be viewable from the grade II listed building but there are vegetations and hedgerows that provide natural landscaping to screen the potential impact on the setting of the listed building. It is considered that through policy criteria requiring high quality design and landscaping strategy that this potential impact can be overcome.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

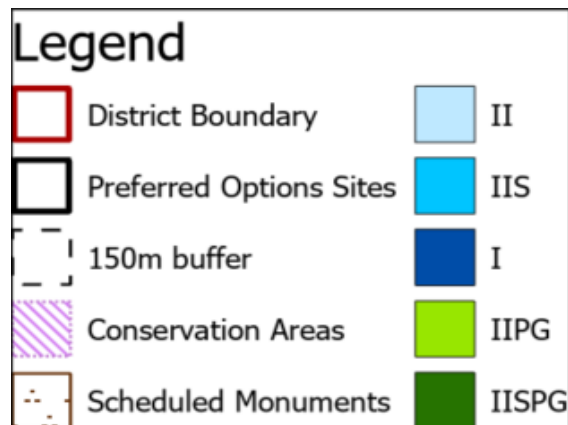
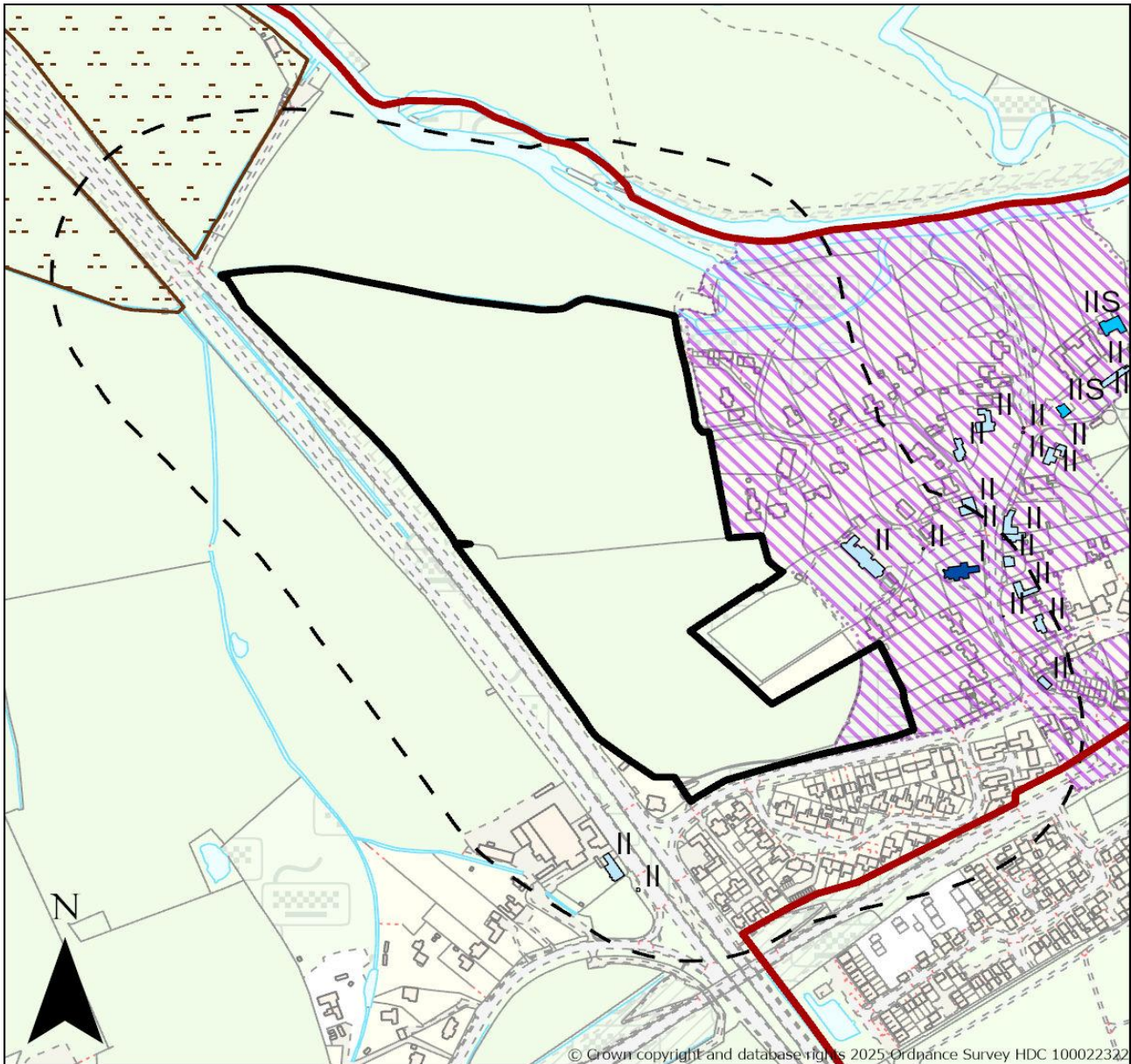
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Alwalton 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Alwalton 1  |
| <b>Site name</b>                              | North Of 23 To 33 Oundle Road, Alwalton                       |
| <b>Site size (ha)</b>                         | 12.9  |
| <b>Parish/location</b>                        | Alwalton  |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 165 homes and 4ha of open space to safeguard against flooding |
| <b>LAA reference</b>                          | Alwalton 2  |
| <b>LAA document</b>                           | Northern Huntingdonshire                                      |
| <b>CfS reference</b>                          | CfS23-24298   |


### Heritage constraints within 150m buffer

| Heritage assets                                      | Identification of assets   |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | Far eastern corner of the site which is woodland is within the Alwalton Conservation Area  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | Major Scheduled monument of Durobrivae to the north of the site, it is likely that there will be significant archaeological interest in the site.  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Scheduled Monument of Durobrivae to the north</li> <li>• Grade I - St Andrews Church, Church Street, Alwalton</li> <li>• Grade II - 5 Alwalton Hall, Church Street, Alwalton</li> <li>• Grade II - 1 And 3, Mill Lane, Alwalton</li> <li>• Grade II - 8 Church Street, Alwalton</li> <li>• Grade II - 10 Church Street, Alwalton</li> <li>• Grade II - 6 Church Street, Alwalton</li> <li>• Grade II - 2 Church Street, Alwalton</li> <li>• Grade II - 18 Oundle Road, Alwalton</li> <li>• Grade II - Kate's Cabin Farm, Great North Road, Chesterton</li> <li>• Grade II - Milestone Adjacent Kate's Cabin Farm, Great North Road, Chesterton</li> </ul> |



## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | Far eastern corner area of woodland is within the Alwalton Conservation Area.   |
| <b>Adjacent to Conservation Area?</b>   | Site predominantly lies adjacent to the Conservation Area boundary for Alwalton.  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>            | Character Statement dated 1996 highlights the historic importance of the A1 Ermine Street which forms the western boundary to the site and the topography of the site which sits on the crest of the hill overlooking the River Nene. Alwalton was a significant medieval settlement.   |
| <b>Does the site contribute to the character of Conservation Area?</b>                  | Yes, possibly the last significant site where the undeveloped setting of the village can be appreciated.  |
| <b>Is there archaeology?</b>  | <p>Major Scheduled monument of Durobrivae to the north of the site, it is likely that there will be significant archaeological interest in the site which will be a constraint as the site is likely to be a continuation of the nationally significant Roman town of Durobrivae, particularly in the northern part of the site.</p> <p>It is noted that 4ha of the northern part of the site is not proposed for built development due to its high degree of flood risk, so this part of the site will be left for flood mitigation enhancement and open space. This provides some potential mitigation to the most sensitive parts of the site in terms of archaeology, but the whole site is still considered to be very sensitive.</p> <p>CCC do not recommend the site for allocation. However if allocated, the following is recommended criteria to site allocation policy:</p> <p><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p> <p><i>Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.</i></p> |
| <b>Listed Buildings on site?</b>  | None within the site boundary.  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b> | Other than the grade II listed Alwalton Hall, which was designed to take in the wider landscape, most of the listed buildings within the village are orientated towards Church Street including those within 150m of the site.  |

|  |   |
|--|---|
| <b>Are there Listed Buildings adjacent to the site?</b>  | <p>The open landscape to the west of Alwalton Hall makes a contribution to the significance of this grade II listed building but this is mitigated to a degree from the site by a belt of trees.</p>  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul>   | <p>Mature vegetation along southern boundary A605 forms significant edge to the site, whilst an access exists, the full development of this site from this point is likely to result in an erosion of this edge. The access may also encroach on the landscape associated with Alwalton Hall.</p>   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Public footpath bisects the northern edge of the site and will afford important views across the site and allows the rural setting of the historic settlement to be experienced.</p> <p>Network of footpaths along the river and on the northern bank allow the topography and open character and setting of the village to be experienced. These routes have been cited in appeal decisions notably relating to development at 21 Waters Edge. Overall, topography is very important</p> <p>Views from A1 through tree belt and open vista at top of site adjacent to the A605 illustrate the green open setting of the village.</p>  |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | <p>Public footpath bisects the northern edge of the site and will afford important views across the site and allows the rural setting of the historic settlement to be experienced.</p>   |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | <p>No</p>   |
| <b>Historic map regression</b>   | <p>Not previously developed.</p>  |
| <b>Scale and massing of proposed development</b>   | <p>165 homes and 4ha of open space to safeguard against flooding. This equates to almost a third of the site and could provide some mitigation in terms of heritage impacts.</p>  |
| <b>Mitigation</b>  | <p>In principle objection from HDC Conservation and CCC – recommend that the site is not allocated for development and consider that mitigation is not possible due to the nature of potential archaeology and their national</p>   |

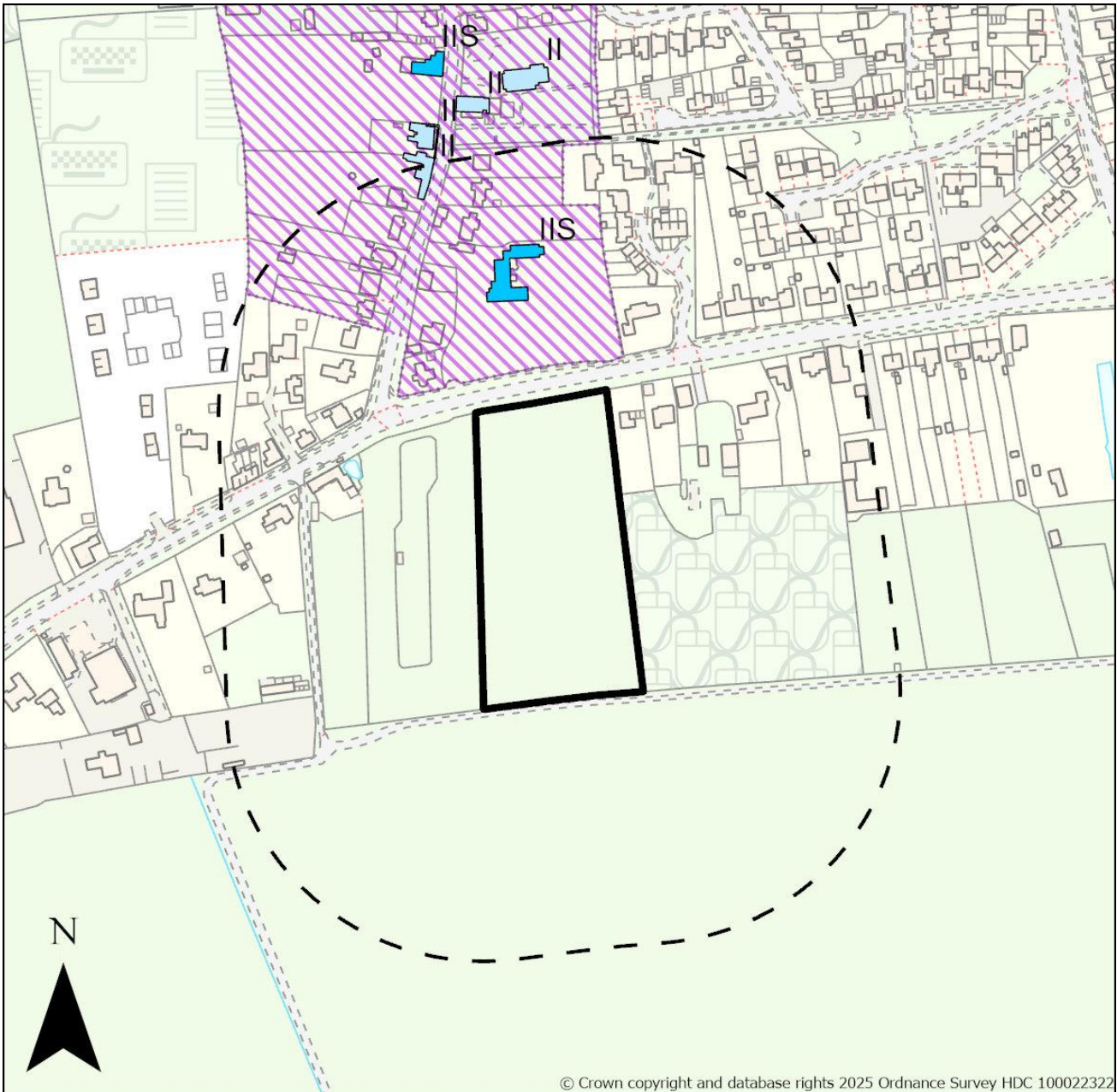
|   |   |
|---|---|
|   | <p>significance as well as the surrounding heritage assets of the conservation area and listed buildings, there is a very significant cumulative heritage impact for the development to overcome.</p>   |
| <p><b>Summary and recommendations</b></p> | <p>Substantial harm anticipated to the setting of the Conservation Area which makes a significant contribution to the character and appearance of the village. Development will be intrusive due to the topography and open character of site.</p> <p>Archaeology likely to be a very significant constraint as the site is likely to be a continuation of the nationally significant Roman town of Durobrivae, particularly in the northern part of the site.</p> <p>It is recommended that the site does not proceed to allocation based on heritage grounds.</p> |

## Bluntisham 1

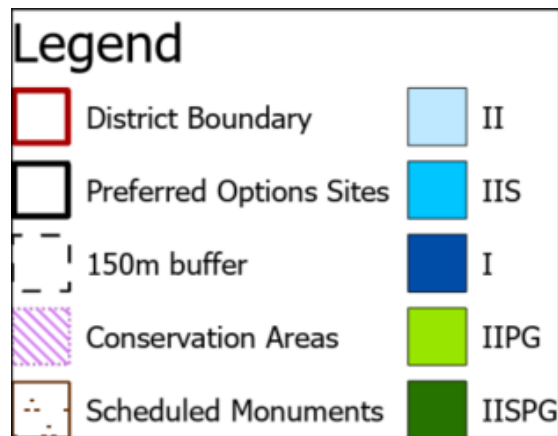
|   |                         |
|---|-------------------------|
| <b>Preferred Options Local Plan reference</b> | Bluntisham 1            |
| <b>Site name</b>                              | South of Rectory Road   |
| <b>Site size (ha)</b>                         | 1.53                    |
| <b>Parish/location</b>                        | Bluntisham              |
| <b>Proposed use</b>                           | Residential             |
| <b>Proposed capacity</b>                      | 20 homes                |
| <b>LAA reference</b>                          | Bluntisham 1            |
| <b>LAA document</b>                           | Eastern Huntingdonshire |
| <b>CfS reference</b>                          | CfS:167                 |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | Potential ridge and furrow within the site   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Bluntisham Conservation Area</li> <li>• Grade II* Bluntisham House</li> </ul> <p>The site is also within 150m of the grade II 16 High Street, Bluntisham – the site is not directly within the setting of this asset.</p> |



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## Assessment of development impact on heritage assets

|   |  |
|---|--|
| <b>In Conservation Area?</b>  | No   |
| <b>Adjacent to Conservation Area?</b>   | Site outside but immediately adjacent to the Bluntisham Conservation Area.   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>  | Bluntisham Conservation Area Character Statement (1999) refers to the agricultural setting of the village and its location on raised ground. Views from the south of Bluntisham House identified as important.   |
| <b>Does the site contribute to the character of Conservation Area?</b>  | Significant contribution to the setting of the conservation area notably the entrance to the High street and forms part of the setting of Bluntisham House which is one of the top 5% of listed buildings and therefore of considerable national significance.   |
| <b>Is there archaeology?</b>  | There is potential for ridge and furrow on site.<br><br>CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.  |
| <b>Listed Buildings on site?</b>  | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>   | Yes  |
| <b>Are there Listed Buildings adjacent to the site?</b>   | Site lies adjacent to Bluntisham House, a grade II* listed building, the primary frontage of the building permits views across the open landscape of the proposed site. Building associated with the author Dorothy Sayers and her body of work should be reviewed to ascertain if this site is referenced in her work.  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul> | <p>Existing vegetation and hedgerows along site boundaries. The land level gently slopes southwards resulting in long distance views from Rectory Road across agricultural landscape.</p> <p>Built development would have to 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. This also allows for this part of the site to be used for open spaces which can mitigate recreational pressure to the Ouse Washes SAC/SPA/Ramsar site and the Berry Fen SSSI</p> |

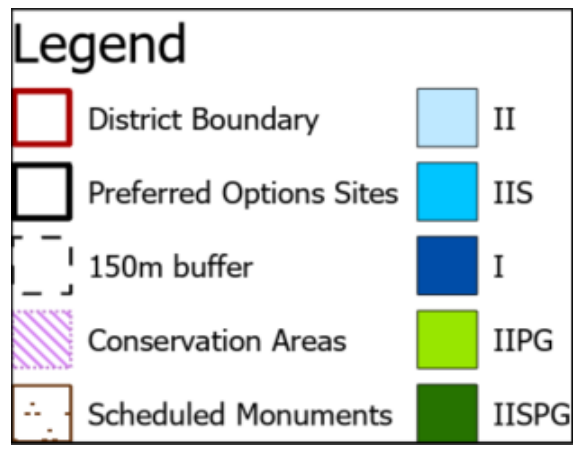
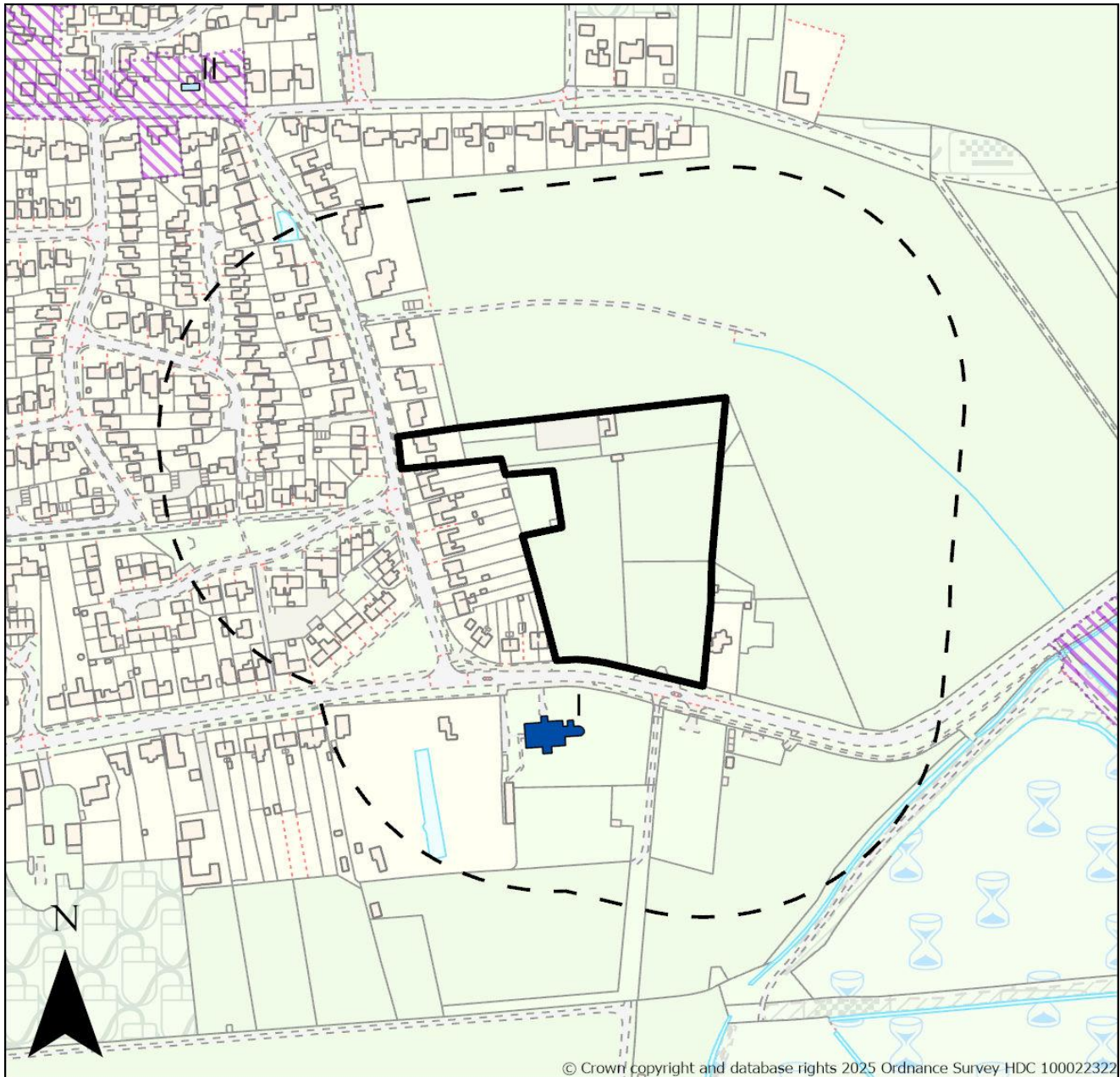
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|--|--|
|  | arising from increased recreational pressure generated by residents of this site.  |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Linear form of development along Rectory Road. Views out from conservation area and listed building important to protect. Existing open vista is one of the best to illustrate the agricultural setting of the setting.</p> <p>A proposal would have to concentrate built development to the northern half of the site to ensure development reflect this character. This allows for the southern half of the site to retain an open character and conserves potential ridge and furrow land.</p> |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | <p>Footpath (23/3) to the east of the site extending in a southerly direction into the open countryside. Development would be visible from this public right of way due to open nature of the site.</p>  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | None known, however there be reference within the works of author Dorothy Sayer who lived in Bluntisham House.   |
| <b>Historic map regression</b>   | Historically pre-1950 the field was part of a larger field but has been subdivided into two. Open character.   |
| <b>Scale and massing of proposed development</b>   | Development at northern end of site reflects adjacent character, however this is the most harmful to heritage constraints.   |
| <b>Mitigation</b>  | <p>In principle objection from HDC Conservation – mitigation not possible to overcome the loss of open landscape important to the setting and wider context of the grade II* listed Bluntisham House.</p> <p>CCC identify that a planning condition could be attached to investigate archaeology on site.</p>  |
| <b>Summary and recommendations</b>   | <p>Likely heritage harm through the principle of development affecting the setting of the conservation area and land which is an important contributor to the setting of a grade II* listed building (Bluntisham House).</p> <p>It is recommended that the site does not proceed to allocation based on these heritage grounds.</p>  |

## Bluntisham 2

|   |                             |
|---|-----------------------------|
| <b>Preferred Options Local Plan reference</b> | Bluntisham 2                |
| <b>Site name</b>                              | Land off 18 Holliday's Road |
| <b>Site size (ha)</b>                         | 2                           |
| <b>Parish/location</b>                        | Bluntisham                  |
| <b>Proposed use</b>                           | Residential                 |
| <b>Proposed capacity</b>                      | 35 homes                    |
| <b>LAA reference</b>                          | Bluntisham 6                |
| <b>LAA document</b>                           | Eastern Huntingdonshire     |
| <b>CfS reference</b>                          | CfS23-24128                 |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC identify that due to the size of the site and its proximity to a medieval church/graveyard and grade I listed medieval church, there is potential for other medieval remains on site. |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Grade I - St Marys Church, Rectory Road, Bluntisham</li> </ul>   |



## Assessment of development impact on heritage assets

|   |  |
|---|--|
| <b>In Conservation Area?</b>  | No   |
| <b>Adjacent to Conservation Area?</b>   | No – the site is beyond 150m of the Bluntisham Conservation Area and there is no direct relationship due to intervening development. The site is beyond 150m of the Earith Conservation Area to the east; existing trees provide screening of the site in longer range views from the edge of the conservation area.   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>  | N/A  |
| <b>Does the site contribute to the character of Conservation Area?</b>  | No   |
| <b>Is there archaeology?</b>  | <p>CCC identify that due to the size of the site and its proximity to a medieval church/graveyard and grade I listed medieval church, there is potential for other medieval remains on site.</p> <p>Recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:<br/><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p>  |
| <b>Listed Buildings on site?</b>  | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>   | The site forms   |
| <b>Are there Listed Buildings adjacent to the site?</b>   | Immediately to the south of the site is the grade I listed St Marys Church, Rectory Road.  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul> | <p>The site has low hedgerows and planting along its frontage on Rectory Road. This in combination with the planting along the boundary of the adjacent grade I listed church provides screening from the heritage asset.</p> <p>The site more open on its northern and eastern boundaries, so development could have a greater visual impact here. A substantial planting buffer should be provided along the eastern and northern boundaries of the site to minimise the impact of the development on the wider countryside and from the public right of way to the northeast of the site.</p> |

|   |   |
|---|---|
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>The site is in a sensitive location based on its edge of village location. There site has longer range views out to the east and intimate level views to the north.</p> <p>The site adjoins linear development along Holliday's Road; development consists of varying building heights with two storey properties and bungalows. Development may require the demolition of 18 Holliday Road to enable an access onto Holliday's Road.</p>  |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>None within the site. There is a footpath (69/1) that runs to the east and northeast of the site which provides some views into the site.</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>None known.</p>  |
| <p><b>Historic map regression</b></p>   | <p>OS1880 Map show the site to be an agricultural field adjacent to Frog's Hall, by mid-20<sup>th</sup> century, development had occurred along Holliday's Road with the site covered in planting (potentially an orchard).</p>   |
| <p><b>Scale and massing of proposed development</b></p>   | <p>35 homes on 2 hectares of land. Development would not lend itself to dense residential development, important trees need to be preserved.</p>  |
| <p><b>Mitigation</b></p>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through an open grain development, well designed dwellings that respond to local distinctiveness and the character/appearance of the village and its edge of village location.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p> |
| <p><b>Summary and recommendations</b></p>   | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> </ul>   |

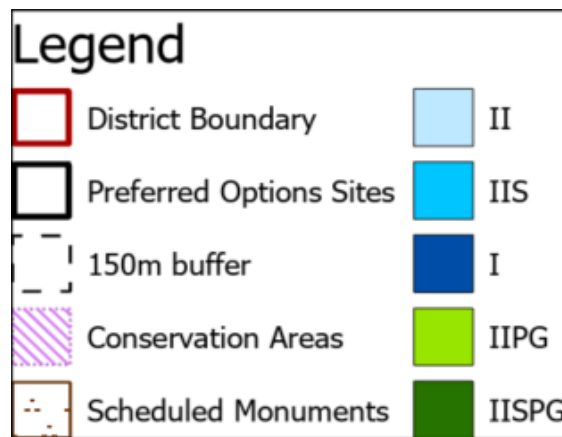
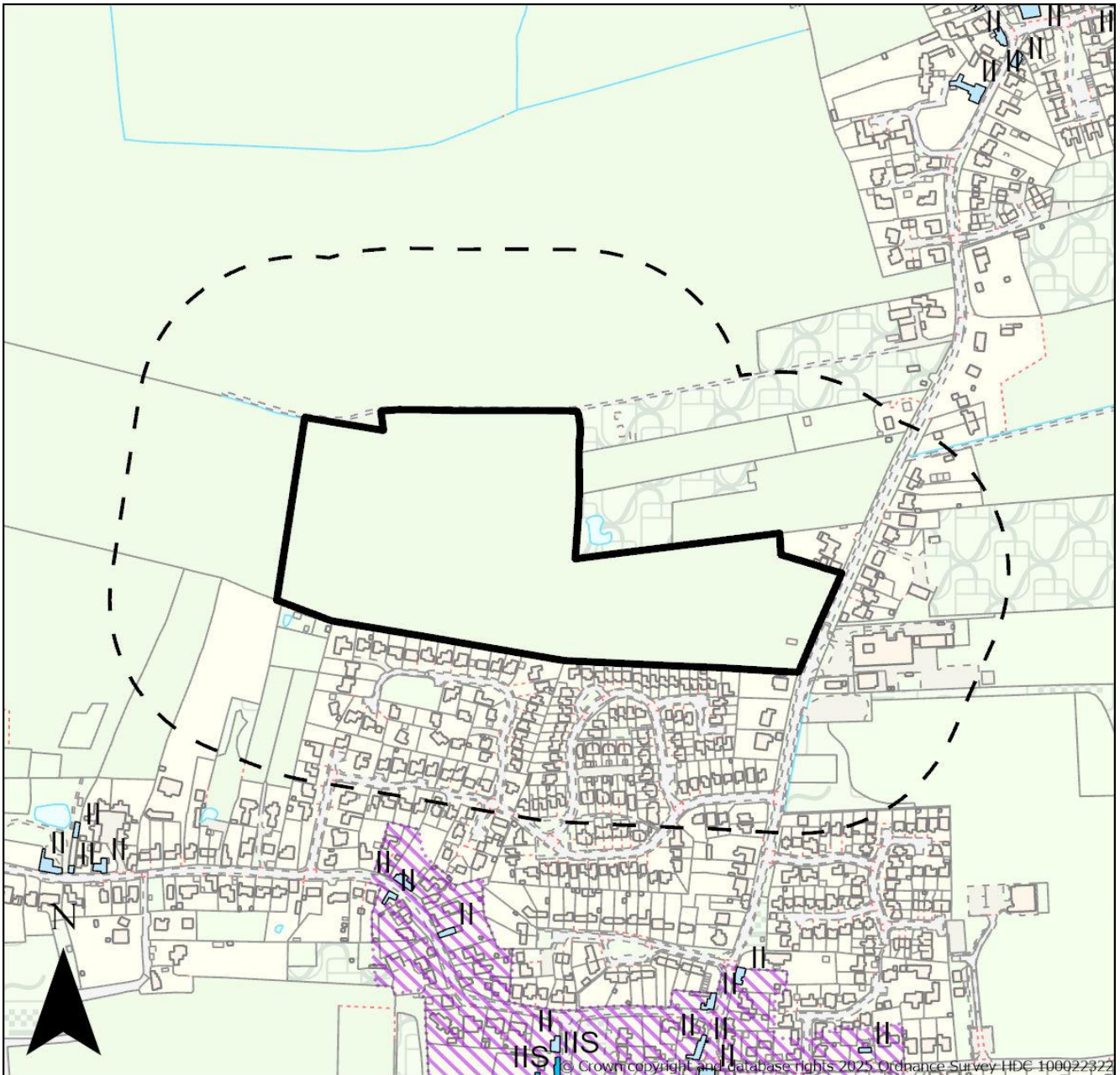
|  |   |
|--|---|
|  | <ul style="list-style-type: none"><li>• Archaeological investigation, recording and where appropriate conservation</li><li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li></ul> |
|--|---|

## Bluntisham 3

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Bluntisham 3  |
| <b>Site name</b>                              | Land West of Colne Road, Bluntisham                   |
| <b>Site size (ha)</b>                         | 7.8   |
| <b>Parish/location</b>                        | Bluntisham  |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 85 homes, 3ha of open space and 0.2ha for car parking |
| <b>LAA reference</b>                          | Bluntisham 2  |
| <b>LAA document</b>                           | Eastern Huntingdonshire                               |
| <b>CfS reference</b>                          | CfS:248   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries. There is a collection of grade II listed buildings at Wood End to the southwest corner of the site with large residential curtilages and trees obscuring the site from view. Additionally, the proposed 3ha of open space will be located on the western and northern edges of the site, providing further mitigation from heritage impact.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

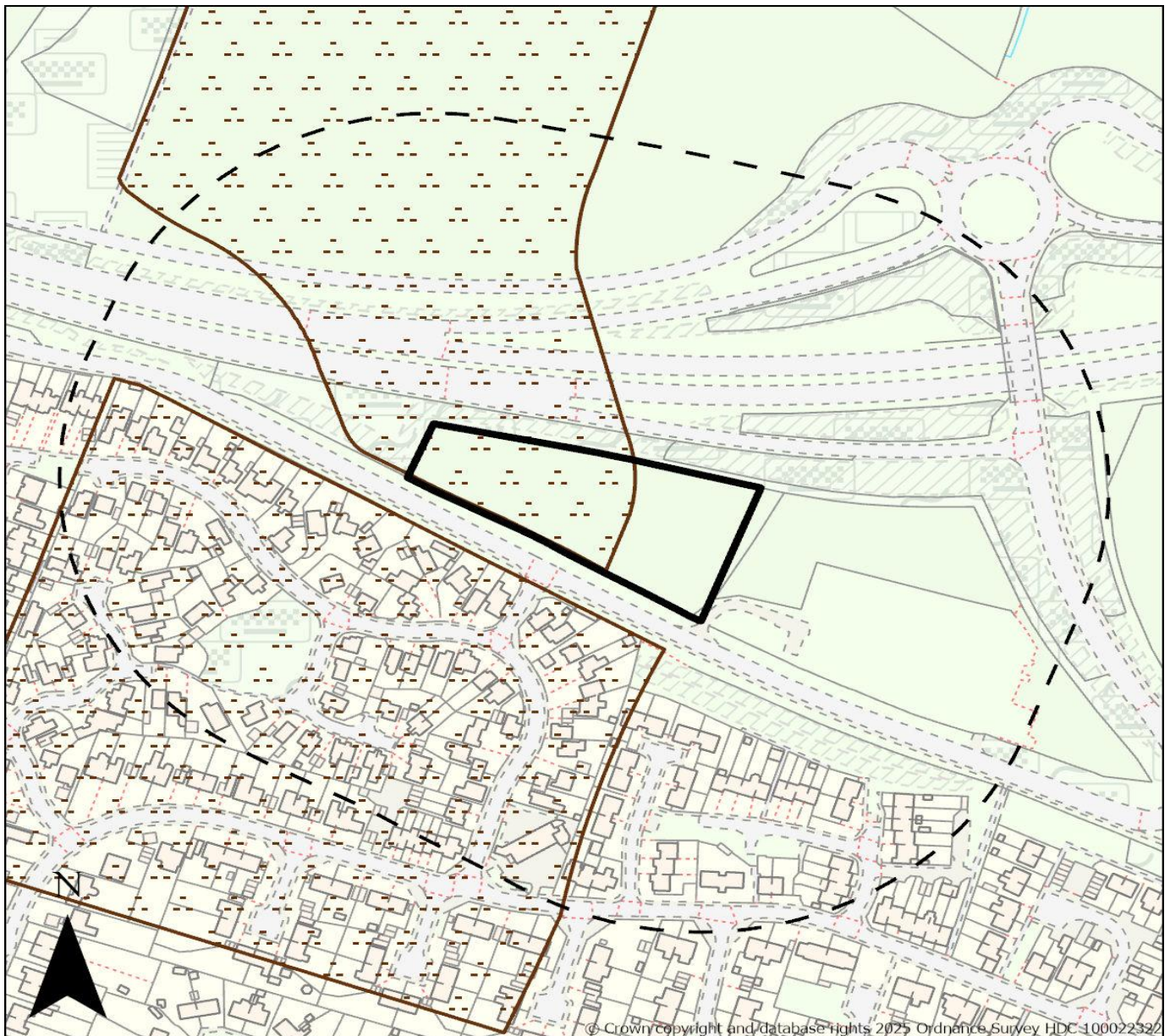
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Brampton 1

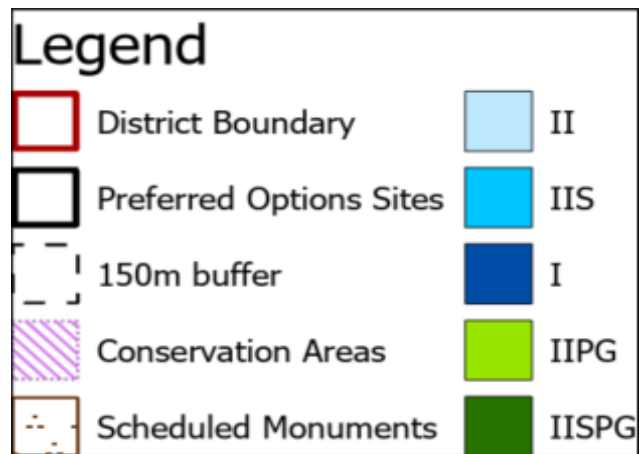
|   |                                  |
|---|----------------------------------|
| <b>Preferred Options Local Plan reference</b> | Brampton 1                       |
| <b>Site name</b>                              | Wallis Land, Thrapston Road      |
| <b>Site size (ha)</b>                         | 0.7                              |
| <b>Parish/location</b>                        | Brampton                         |
| <b>Proposed use</b>                           | Mixed Use                        |
| <b>Proposed capacity</b>                      | 10 homes and 0.4ha of open space |
| <b>LAA reference</b>                          | Brampton 4                       |
| <b>LAA document</b>                           | Central Huntingdonshire          |
| <b>CfS reference</b>                          | CfS:341                          |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | Scheduled Monument on the western two thirds of the site – ‘Sites discovered by aerial photography N of the village’. |
| In the setting of/ adjacent to one of the above?     | None  |



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## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | No   |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>   | N/A  |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>   | No   |
| <b>Is there archaeology?</b>   | <p>A Scheduled Monument falls within the western two thirds of the site. CCC state that the site has been trenched and geophysed in the past with entirely negative results.</p> <p>Archaeological investigation was carried out in support of a planning application in 2019 and identified that medieval ridge and furrow is present on part of the site. Built development on this land covered by this designation is not supported and must be used for public open space.</p> <p>CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.</p> |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of<br/>Listed Buildings (including setting)</b>  | No   |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>  | None   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>  | <p>A belt of existing established landscape features and hedgerows run along the site's boundaries. This provides screening from the A141 to the north.</p>  |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> </ul> | <p>Minimal views to the north due to screening from trees and hedgerows along the A141. The site is largely contained visually by trees and hedgerows. It is adjacent to 20<sup>th</sup> and 21<sup>st</sup> century development along Thrapston Road.</p>   |

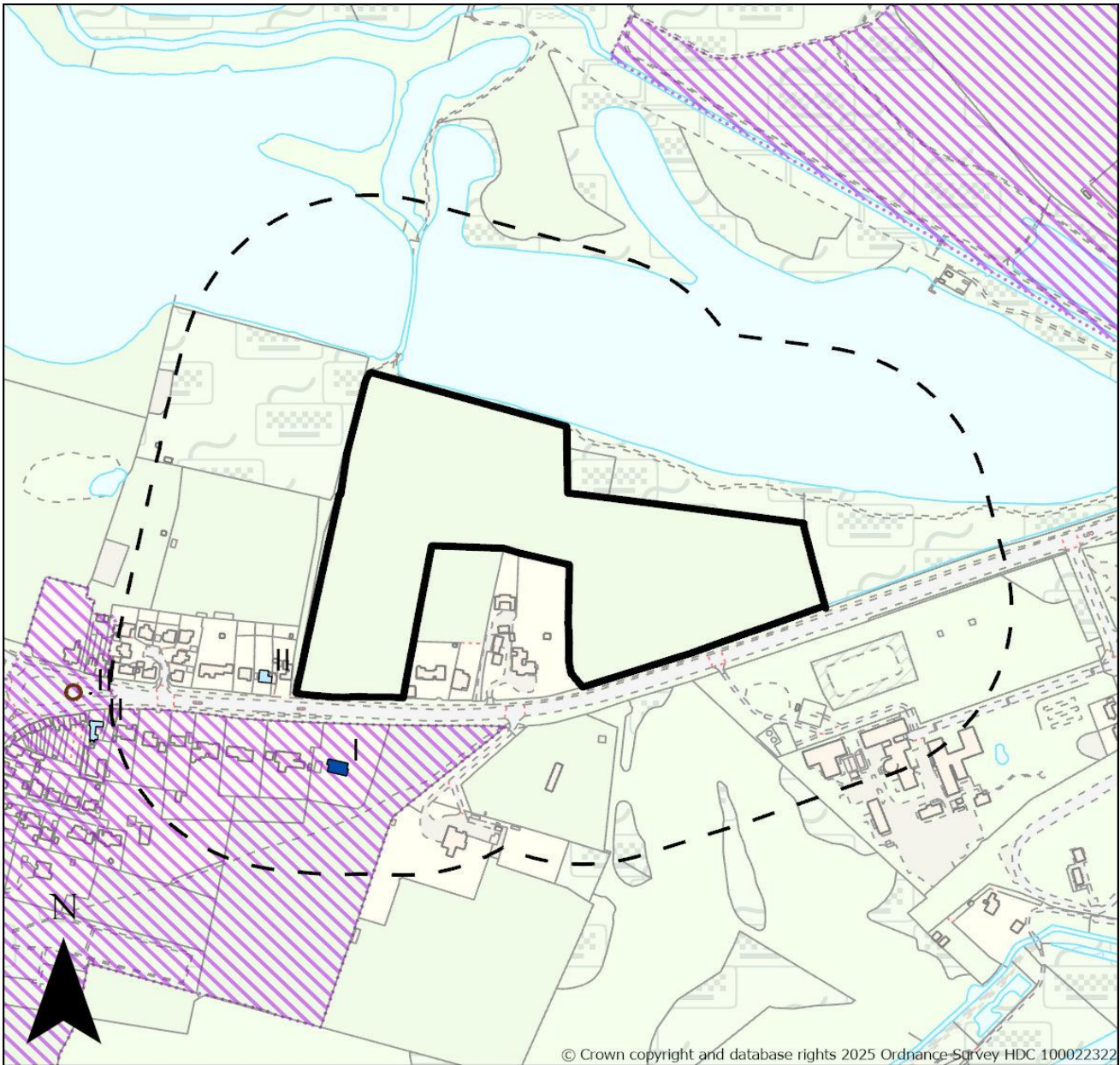
|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Views out of the space (long/short distance, high level)</li> </ul> |  |
| <b>Are there public rights of way in the site or adjacent to the site?</b>                                 | To the south of the site is footpath (28/16) which connects onto Thrapston Road.   |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>                  | None known.  |
| <b>Historic map regression</b>   | OS 1880 Map shows this to be part of a larger agricultural field.  |
| <b>Scale and massing of proposed development</b>   | About 10 homes and 0.4ha of open space.  |
| <b>Mitigation</b>  | <p>Built development on the part of the site that falls within the Scheduled Monument designation is not supported and must be used for public open space.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p> <p>A masterplan should be provided to show the location of uses.</p>  |
| <b>Summary and recommendations</b>   | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design and location of built development.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>A masterplan to integrate uses and conservation of scheduled monument</li> <li>Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

## Brampton 2

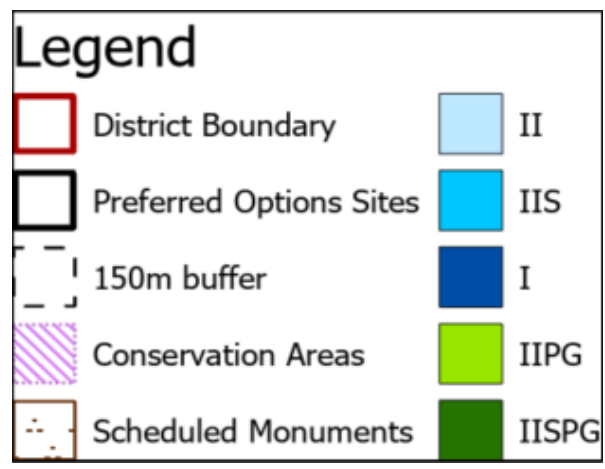
|   |                                       |
|---|---------------------------------------|
| <b>Preferred Options Local Plan reference</b> | Brampton 2                            |
| <b>Site name</b>                              | Land off Huntingdon Road              |
| <b>Site size (ha)</b>                         | 5.97                                  |
| <b>Parish/location</b>                        | Brampton                              |
| <b>Proposed use</b>                           | Mixed Use                             |
| <b>Proposed capacity</b>                      | Open space and car parking facilities |
| <b>LAA reference</b>                          | Brampton 12                           |
| <b>LAA document</b>                           | Central Huntingdonshire               |
| <b>CfS reference</b>                          | CfS:242                               |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | Evidence of ridge and furrow  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Brampton Conservation Area</li> <li>• Grade I – 44 Huntingdon Road (Pepys House), Brampton</li> <li>• Grade II - 23 Huntingdon Road, Brampton</li> </ul> |



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## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | Located immediately adjacent to Brampton Conservation Area. Located within gap between Huntingdon Conservation Area and Brampton Conservation Area separated by Hinchingsbrooke County Park.   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | Huntingdon Character Statement (March 2007) – the site abuts area 3 (Hinchingsbrooke) and identifies the critical importance of the historic landscape associated with the convent and Hinchingsbrooke House.<br><br>There is no Character Statement for Brampton.       |
| <b>Does the site contribute to the character of Conservation Area?</b>   | Yes, the site forms part of the setting of the two conservation areas.   |
| <b>Is there archaeology?</b>   | Evidence of ridge and furrow, also archaeology potential for waterlogged deposits.<br><br>CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.                        |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | Immediately to the south is the Grade I listed Pepys House. This is screened from the road and the development site by trees and boundary treatment. Historical associations between the works of the diarist and this site should form part of the heritage assessment. |
| <b>Are there Listed Buildings adjacent to the site?</b>  | Grade I listed Pepys House sits opposite the western arm of the development site. Site is also adjacent to grade II listed 23 Huntingdon Road but there is a property between the site and this listed building.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | Undeveloped green landscape which facilitates long distance views to the historic landscape of Hinchingsbrooke House.  |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> </ul>  | Public footpath across the western and northern edges of the site leading to Hinchingsbrooke Park. Proposal intended to facilitate pedestrian access.  |

|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>Site is part of rapidly diminishing band of open countryside separating Brampton from Huntingdon.</p> <p>The proposed development does not include any built development so impact on views is minimised.</p>  |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>Public footpath across the western and northern edges of the site leading to Hinchingbrooke Park. Proposal intended to facilitate pedestrian access and provide integration with the wider Country Park.</p>   |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>Site known as Nun's Meadows due to relationship with Hinchingbrooke House/Nunnery, evidence of ridge and furrow which would be a non-designated heritage asset.</p> <p>Historical associations between the works of the diarist Samuel Pepys and this site should form part of the heritage assessment.</p>  |
| <p><b>Historic map regression</b></p>   | <p>Undeveloped land</p>   |
| <p><b>Scale and massing of proposed development</b></p>   | <p>Potential carpark could erode the boundary treatment of the site to enable sufficient access into and out of the site – hedgerows and vegetations should be retained as much as possible so the site retains a natural character. Additionally, a carpark could urbanise the landscape, natural materials should be utilised such as gravel to retain and reflect character.</p>   |
| <p><b>Mitigation</b></p>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets. Impact can be mitigated through well designed open space and car park utilising natural materials and minimising hard impermeable surfaces.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p> |
| <p><b>Summary and recommendations</b></p>   | <p>No built development is proposed so level of harm is most dependent upon impact on archaeology. There is the potential for some loss of rural setting to Conservation Areas, loss of discrete settlement identity.</p> <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p>   |

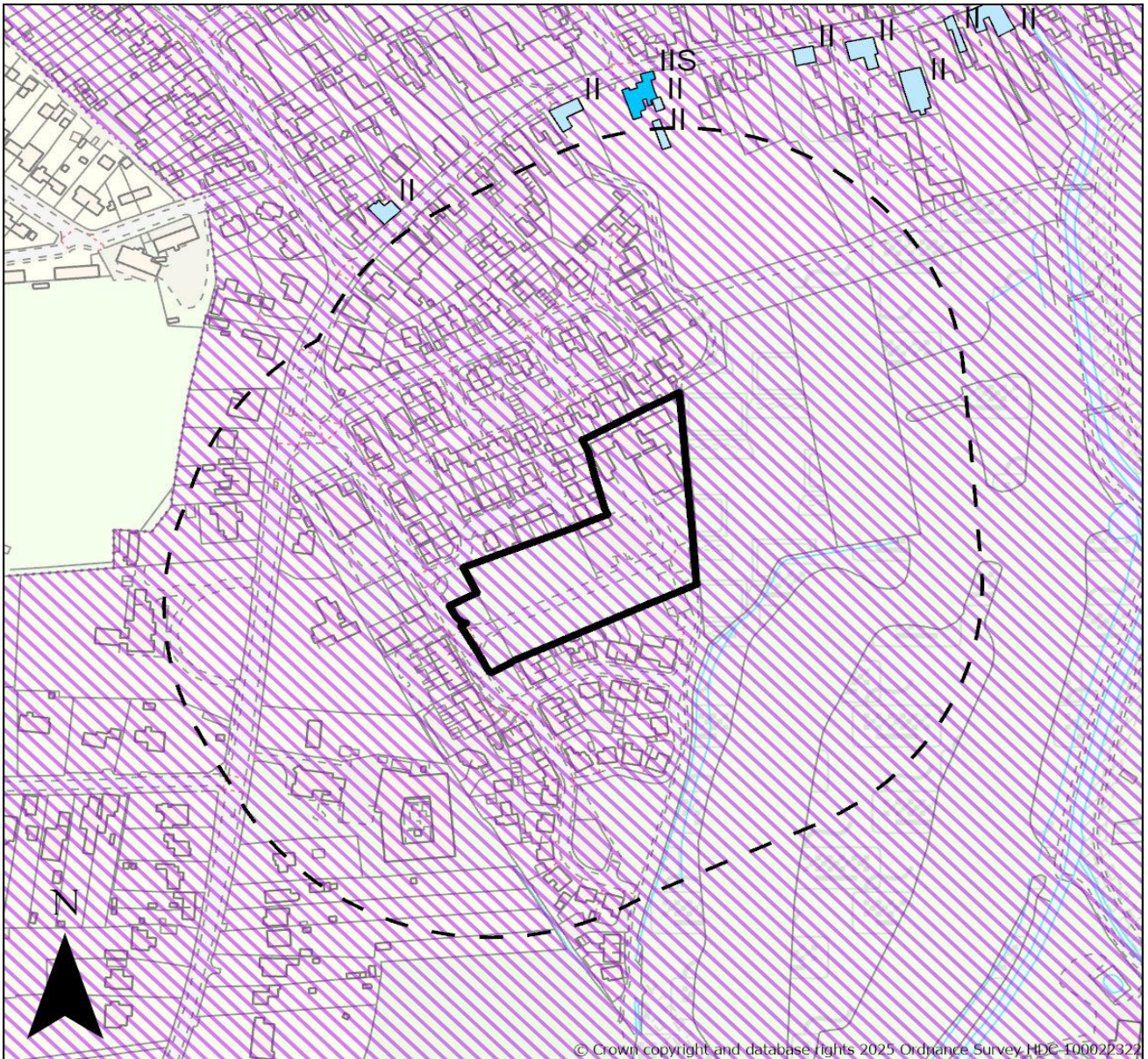
|  |  |
|--|--|
|  | <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"><li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment and a masterplan to integrate car park and open space</li><li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li></ul> |
|--|--|

## Bury 1

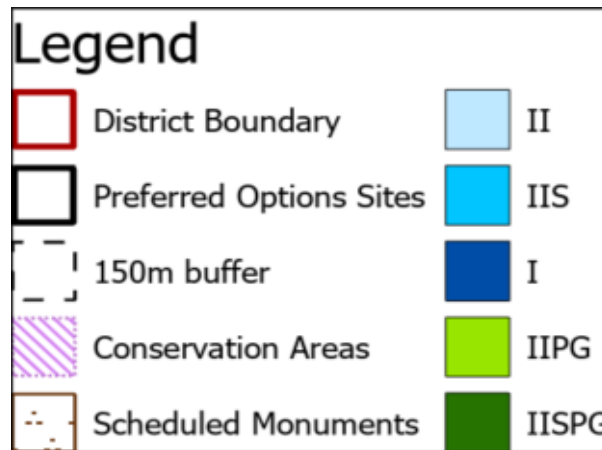
|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Bury 1   |
| <b>Site name</b>                              | Bury Industrial Estate, Old Station Road, Bury |
| <b>Site size (ha)</b>                         | 0.96   |
| <b>Parish/location</b>                        | Ramsey and Bury                                |
| <b>Proposed use</b>                           | Residential                                    |
| <b>Proposed capacity</b>                      | 30 homes                                       |
| <b>LAA reference</b>                          | Bury 1   |
| <b>LAA document</b>                           | North East Huntingdonshire                     |
| <b>CfS reference</b>                          | CfS:141  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | Wholly within Ramsey Conservation Area   |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None known within site boundary  |
| In the setting of/ adjacent to one of the above?     | Within 150m of the site is the grade II - Barn, The Gables, High Street, Ramsey, impact on this listed building and those just beyond 150m is minimised by the intervening development between them and the site boundary. |



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## Assessment of development impact on heritage assets

|  |   |
|--|---|
| <b>In Conservation Area?</b>   | The site is wholly within the Ramsey Conservation Area  |
| <b>Adjacent to Conservation Area?</b>  | No  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | <p>Yes, the Ramsey Conservation Area Character Assessment (2005) places the site within character area 5b – 19<sup>th</sup> Century Industrial Area within the Ramsey East Station site.</p> <p>The Character Assessments identifies this area as an area in need of redevelopment rather than just enhancement. This should however be done with some sensitivity to preserve the physical grain given to the sites their history and the working atmosphere that still characteristics these areas.</p> |
| <b>Does the site contribute to the character of Conservation Area?</b>   | Part of the site has previously been used for an engineering works. When viewing the site from Old Station Road, the commercial buildings on the site are not clearly visible behind trees and are set back form the street scene. The openness and existing trees do positively add to the general character of the area but could be enhanced to form a more cohesive site with its neighbouring uses. Masterplanning will be required as would a landscaping scheme.                                   |
| <b>Is there archaeology?</b>   | CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.   |
| <b>Listed Buildings on site?</b>   | None  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | Site does not directly impact the setting of listed buildings. Its redevelopment would provide an enhancement.  |
| <b>Are there Listed Buildings adjacent to the site?</b>  | The site is within 150m the grade II listed Barn, The Gables, High Street, Ramsey, impact on this listed building and those just beyond 150m is minimised by the intervening development between them and the site boundary.  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | The site is broadly level and largely contained by established trees and hedges.  |

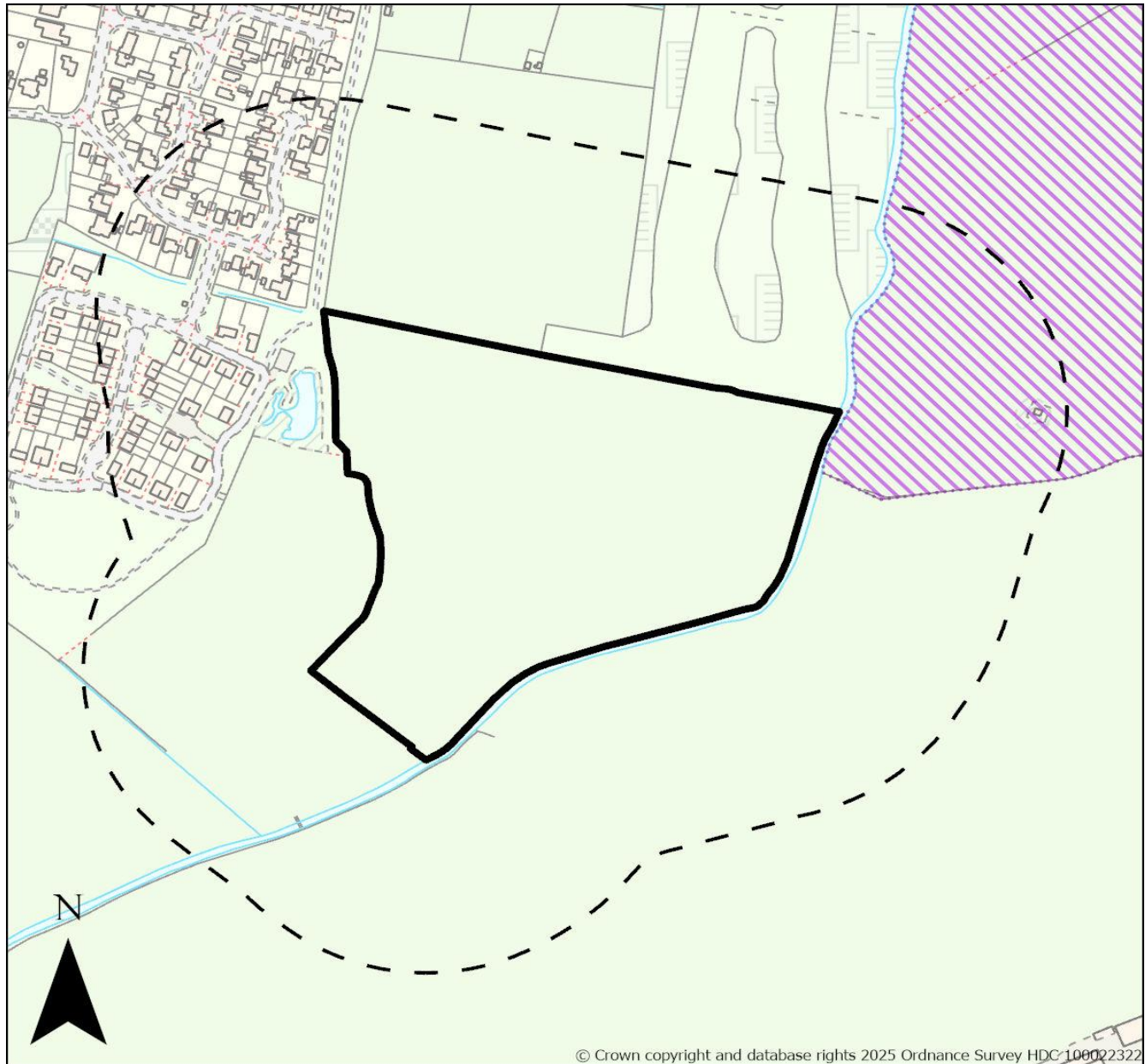
|   |   |
|---|---|
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>The site is largely contained by residential development on three of its sides apart from its eastern edge which adjoins Ramsey golf club. Within the site the existing buildings are contained to the back of the site with western half of the site being open and undeveloped.</p>  |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>A footpath (36/2) runs along the eastern boundary of the site providing a connection to Mugglestone Lane to the north enabling pedestrian access to key services within Ramsey from the site and surrounding residential development. There may be some views into the site from this route but the established trees along this boundary largely screens the site.</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>None known.</p>  |
| <p><b>Historic map regression</b></p>   | <p>Site was undeveloped until the mid-20<sup>th</sup> century.</p>  |
| <p><b>Scale and massing of proposed development</b></p>   | <p>30 homes on 0.96ha of land</p>   |
| <p><b>Mitigation</b></p>  | <p>Mitigation necessary to lessen visual impact impacts to the conservation area.</p> <p>Impact can be mitigated through well designed dwellings and a high-quality landscaping scheme supported by a masterplan.</p> <p>Existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy.</p>  |
| <p><b>Summary and recommendations</b></p>   | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment and a masterplan for the site</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

## Bury 2

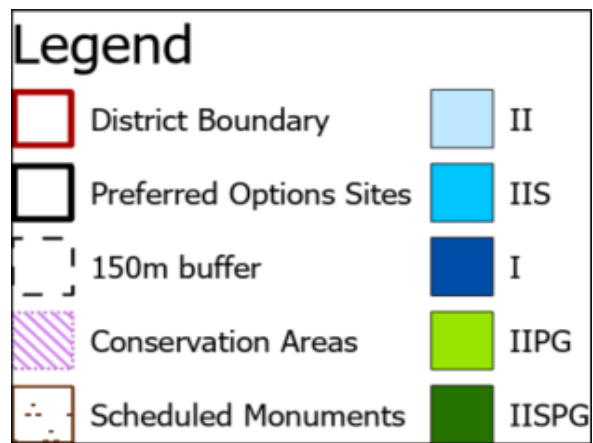
|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Bury 2   |
| <b>Site name</b>                              | Off Cheveril Lane, Bury                                    |
| <b>Site size (ha)</b>                         | 6.4  |
| <b>Parish/location</b>                        | Ramsey and Bury  |
| <b>Proposed use</b>                           | Open Space   |
| <b>Proposed capacity</b>                      | 6.4ha of open space and land to safeguard against flooding |
| <b>LAA reference</b>                          | Bury 2   |
| <b>LAA document</b>                           | North East Huntingdonshire                                 |
| <b>CfS reference</b>                          | CfS:188  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | Ramsey Conservation Area        |



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## Assessment of development impact on heritage assets

The site is adjacent to the Ramsey Conservation Area on its northeastern corner; it contributes to the wider rural setting. Considering that the site is to be retained for as a habitat bank, there are likely to be beneficial impacts for the Conservation Area.

HDC Conservation team raise no concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

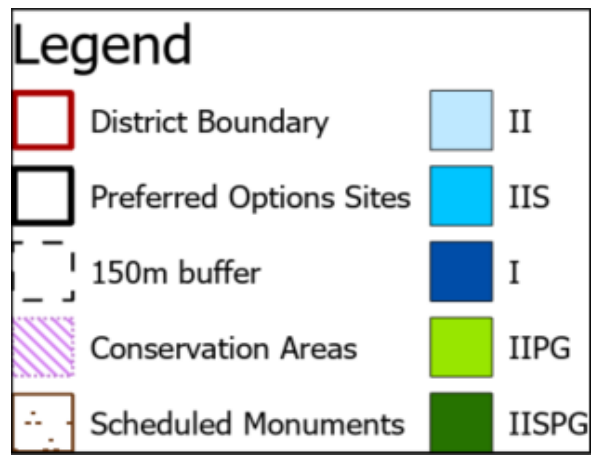
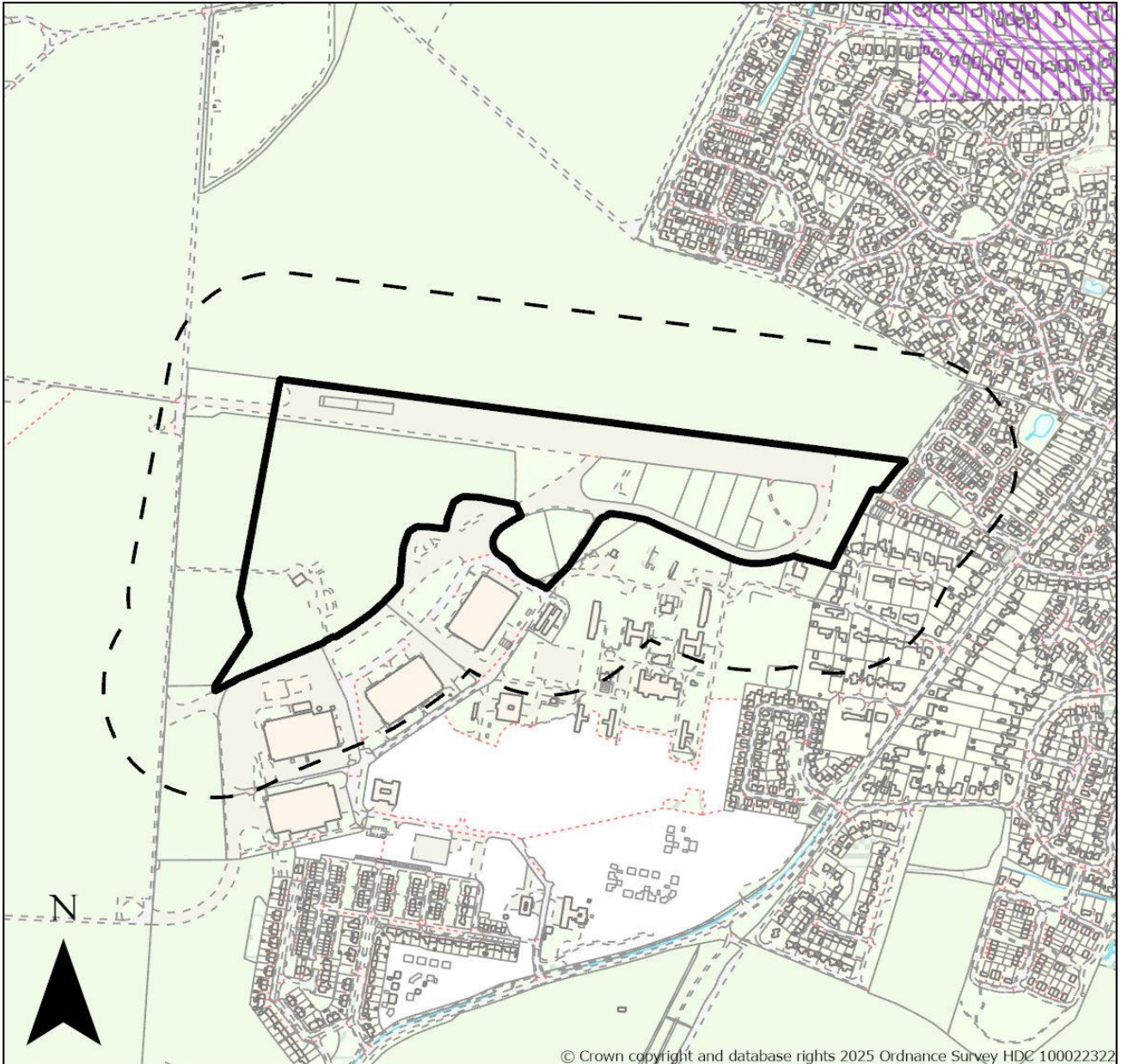
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Bury 3

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Bury 3                                       |
| <b>Site name</b>                              | RAF Upwood - Phase 3                         |
| <b>Site size (ha)</b>                         | 17.69  |
| <b>Parish/location</b>                        | Ramsey and Bury                              |
| <b>Proposed use</b>                           | Mixed Use                                    |
| <b>Proposed capacity</b>                      | 170 homes and 11.5ha of green infrastructure |
| <b>LAA reference</b>                          | Bury 7                                       |
| <b>LAA document</b>                           | North East Huntingdonshire                   |
| <b>CfS reference</b>                          | CfS:84                                       |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

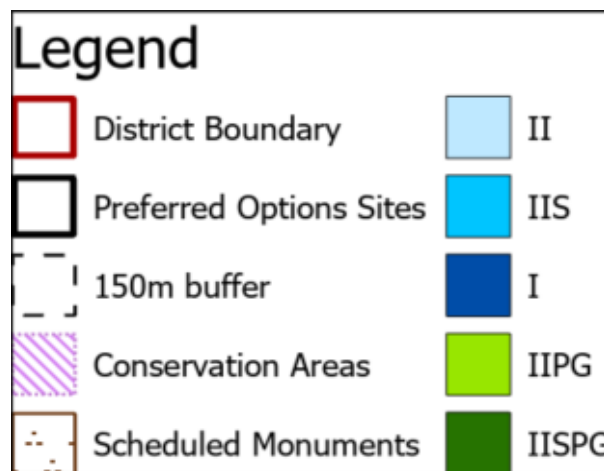
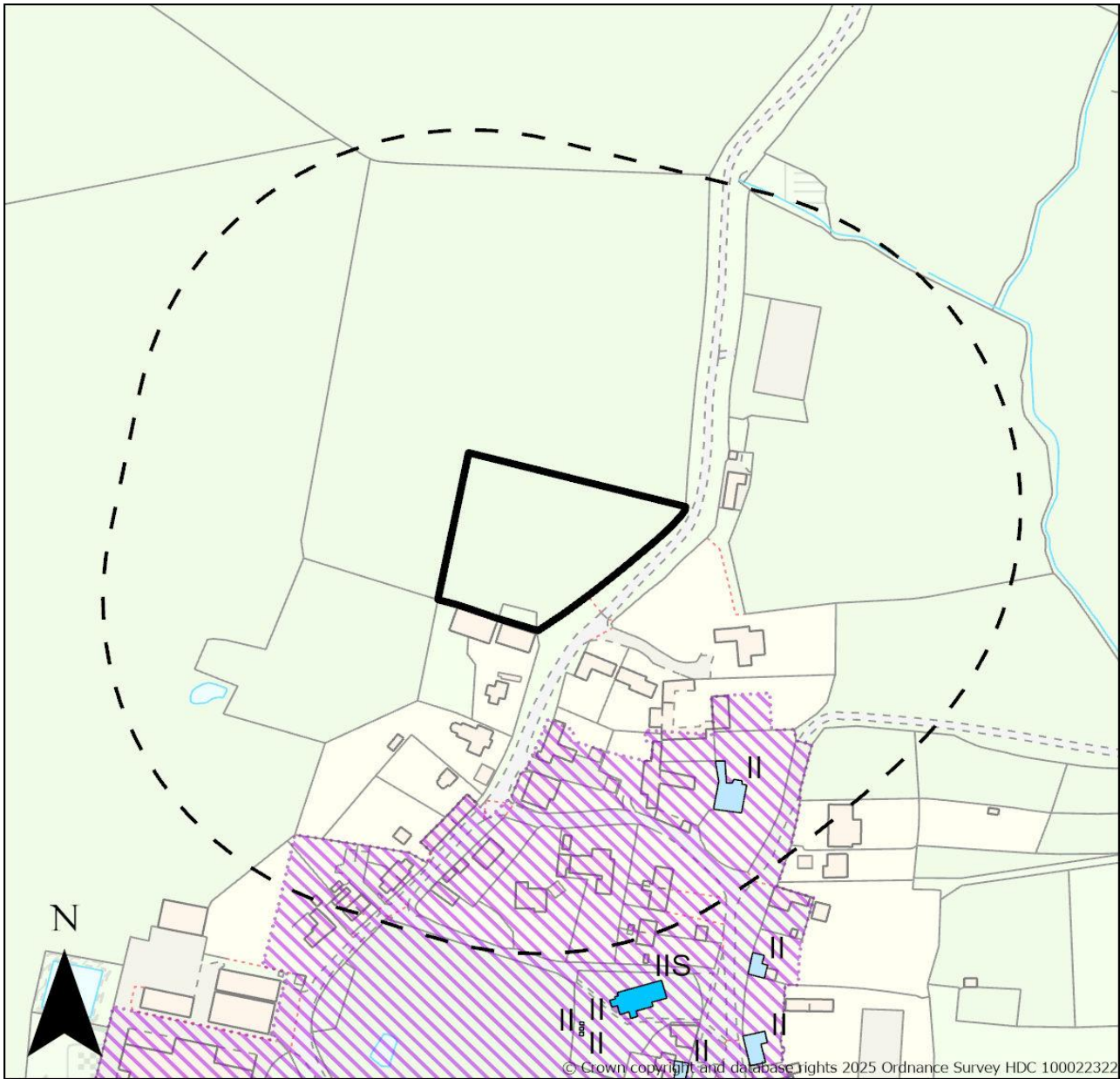
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Bythorn 1

|   |                              |
|---|------------------------------|
| <b>Preferred Options Local Plan reference</b> | Bythorn 1                    |
| <b>Site name</b>                              | West of Warren Lane, Bythorn |
| <b>Site size (ha)</b>                         | 0.5                          |
| <b>Parish/location</b>                        | Bythorn                      |
| <b>Proposed use</b>                           | Residential                  |
| <b>Proposed capacity</b>                      | 10 homes                     |
| <b>LAA reference</b>                          | Bythorn and Keyston 1        |
| <b>LAA document</b>                           | Western Huntingdonshire      |
| <b>CfS reference</b>                          | CfS:98                       |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None known within site boundary  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Bythorn Conservation Area</li> <li>• Grade II - Scott's Farm, Church Lane, Bythorn</li> </ul> |



## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | No  |
| <b>Adjacent to Conservation Area?</b>   | The site is about 75m north of Bythorn Conservation Area.   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>  | No character statement for Bythorn Conservation Area.   |
| <b>Does the site contribute to the character of Conservation Area?</b>  | The site forms part of the rural undeveloped setting to the northern aspect of Bythorn, it therefore provides a rural backdrop to the setting of the Conservation Area. The site does contribute positively to the setting of heritage assets.  |
| <b>Is there archaeology?</b>  | CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.   |
| <b>Listed Buildings on site?</b>  | None  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>   | The site does not impact the setting of the grade II listed Scott's Farm, Church Lane.  |
| <b>Are there Listed Buildings adjacent to the site?</b>   | Not immediately, within 150m is the grade II listed Scott's Farm, Church Lane, Bythorn.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>   | <p>The site forms part of a larger agricultural field to the west/ northwest which has boundaries comprising mature hedgerows and trees which somewhat encloses the site from surrounding countryside.</p> <p>The western and northern boundaries of the site are open to the wider countryside setting and a landscaping scheme should be provided to demonstrate how the scheme will be adequately screened from the surrounding countryside.</p> |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>The western and northern boundaries of the site are open to the wider countryside, and a public right of way connects from Warren Lane along the site's southern edge extending into the open countryside.</p> <p>The site is situated about on the northern edge of the village adjoining development on Warren Lane. Development is typically low density set in spacious plots.</p>   |

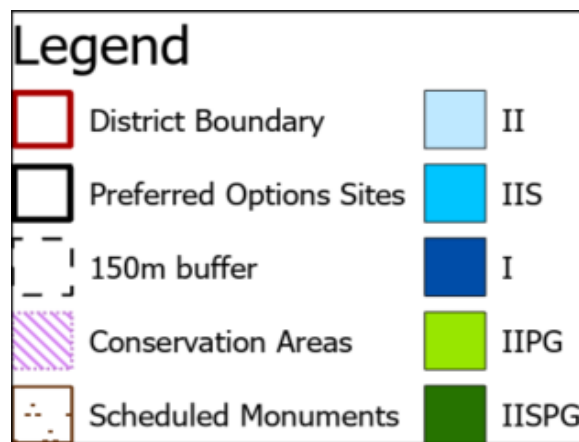
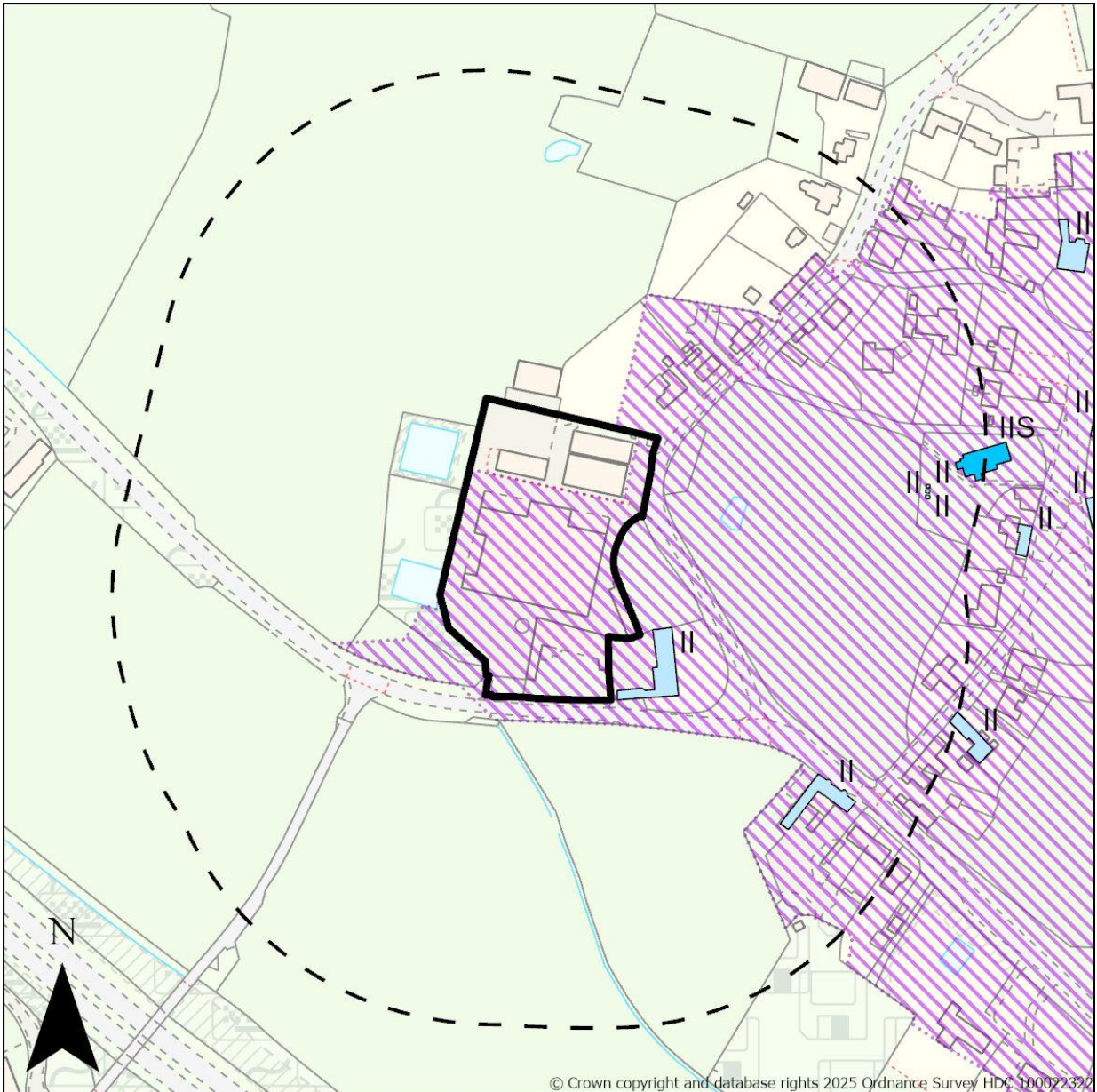
|   |   |
|---|---|
| <b>Are there public rights of way in the site or adjacent to the site?</b>                | A footpath (37/32) runs west to east in the southern portion of the site, connecting to Warren Lane to the east and countryside to the west.  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b> | None known.   |
| <b>Historic map regression</b>  | Agricultural land, undeveloped.   |
| <b>Scale and massing of proposed development</b>  | About 10 homes on 0.5ha of land.  |
| <b>Mitigation</b>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through well designed dwellings and a high-quality landscaping scheme.</p> <p>Existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy.</p>   |
| <b>Summary and recommendations</b>  | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Retain existing trees, hedgerows and vegetation where possible and provide a strong landscaped edge on its western and northern edges, development be supported by a landscape plan or strategy.</li> <li>• Retain and integrate the public right of way that runs through the site.</li> </ul> |

## Bythorn 1 (in replace of Bythorn 1 West of Warren Lane)

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Bythorn 1 (to replace Bythorn 1 West of Warren Lane) |
| <b>Site name</b>                              | Home Farm, Bythorn                                   |
| <b>Site size (ha)</b>                         | 0.98   |
| <b>Parish/location</b>                        | Bythorn  |
| <b>Proposed use</b>                           | Residential  |
| <b>Proposed capacity</b>                      | 15 homes   |
| <b>LAA reference</b>                          | Bythorn and Keyston 3                                |
| <b>LAA document</b>                           | Western Huntingdonshire                              |
| <b>CfS reference</b>                          | CfS:111  |

### Heritage constraints within 150m buffer

| Heritage assets                                      | Identification of assets   |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | Bythorn Conservation Area  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC identify that due to the site's location on the historic edge of Bythorn and its proximity to a medieval church, there is potential for archaeology on site.   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II – Bythorn House, Warren Lane, Bythorn</li> <li>• Grade II* - St Lawrences Church, School Lane, Bythorn</li> <li>• Grade II - Chest Tombs associated with St Lawrences Church, School Lane, Bythorn</li> <li>• Grade II - The White Hart, Warren Lane, Bythorn</li> </ul> <p>Beyond 150m, the following could be impacted:</p> <ul style="list-style-type: none"> <li>• Grade II - Rose Cottage, School Lane, Bythorn</li> <li>• Grade II - 1 The Green, Bythorn</li> </ul> |



## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | Most of the site falls within the Bythorn Conservation Area   |
| <b>Adjacent to Conservation Area?</b>   | Within and adjacent to Bythorn Conservation Area  |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>            | No  |
| <b>Does the site contribute to the character<br/>of Conservation Area?</b>                  | <p>There are several existing large structures and hardstanding on the site associated with its current agricultural use. Those constructed from brick are likely to be curtilage listed, although now filled in, the structure was originally a model farm. This building and other brick buildings across the site should be retained and converted.</p> <p>To the rear of the site, agricultural structures constructed from metal corrugated materials are present and could be removed providing a visual benefit to the setting of the heritage assets and the general character of the area.</p> <p>The design, layout and landscaping of the scheme is required to be sensitive to the character of the conservation area and the setting of the listed building and make use of the existing features of the site.</p> |
| <b>Is there archaeology?</b>  | <p>CCC identify that due to the site's location on the edge of the historic core of Bythorn with proximity to its medieval church and it featuring a number of historic farm buildings visible on first edition mapping, which could be considered curtilage listed forming part of the complex associated with the Grade II listed Bythorn House, that there could be potential for archaeology. Impact on archaeology will be dependent on the scale of demolition and reuse of historic farm buildings.</p> <p>Recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:<br/><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p>                                       |
| <b>Listed Buildings on site?</b>  | None on site.   |
| <b>Does the site contribute to significance<br/>of Listed Buildings (including setting)</b> | <p>The site forms part of the wider agricultural setting of the western side of Bythorn village and grade II listed Bythorn House.</p> <p>The retention of structures constructed from brick should be retained and modern agricultural structures consisting of corrugated materials should be redeveloped.</p>  |

|  |  |
|--|--|
|  | <p>In terms of the other nearby listed structures, impact on the settings of the grade II listed The White Hart is minimised due to intervening development. Regrading the grade II* listed St Lawrences Church and its associated grade II listed Chest Tombs, the site is visible from these assets across Meadow View open space, most notably the modern structures which have no heritage value. Their removal and redevelopment alongside the retention of buildings with heritage value therefore provide the opportunity to enhance the setting of these assets.</p> <p>Just beyond 150m, the settings of the grade II listed buildings of Rose Cottage and 1 The Green could be impacted by redevelopment of the site, but as previously identified this could enhance the setting of these assets due to the removal of modern structures and retaining buildings of heritage value.</p> |
| <p><b>Are there Listed Buildings adjacent to the site?</b></p>   | <p>It is immediately adjacent to the grade II listed Bythorn House.</p> <p>Within 150m of the site is the Grade II* listed St Lawrences Church and its associated grade II listed Chest Tombs to the east and the grade II listed The White Hart to the southeast.</p> <p>Just beyond 150m, the settings of the grade II listed buildings of Rose Cottage and 1 The Green could be impacted by redevelopment of the site.</p>  |
| <p><b>Natural environment:</b></p> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>   | <p>The site is located on the western edge of Bythorn with the open countryside to the north, west and south.</p> <p>Its boundaries are clearly defined by a brick wall that encompasses the site. There are areas of grassland and hedges, and it is adjacent to several ponds. Any existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy which works alongside the heritage assessment to provide a high-quality environment.</p>   |
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>The site is set on fairly elevated ground and slopes down in a south easterly direction, so the northern part of the site is more prominent in longer landscape views.</p>  |

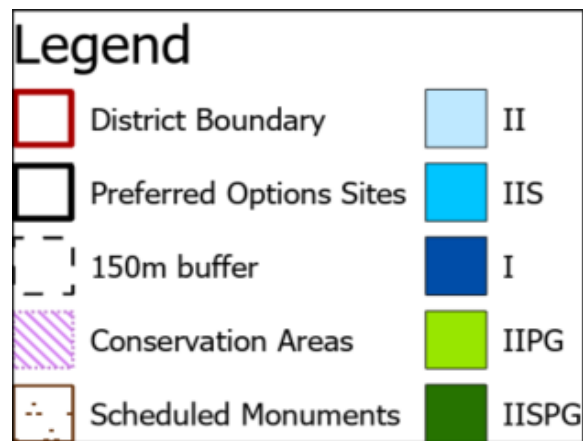
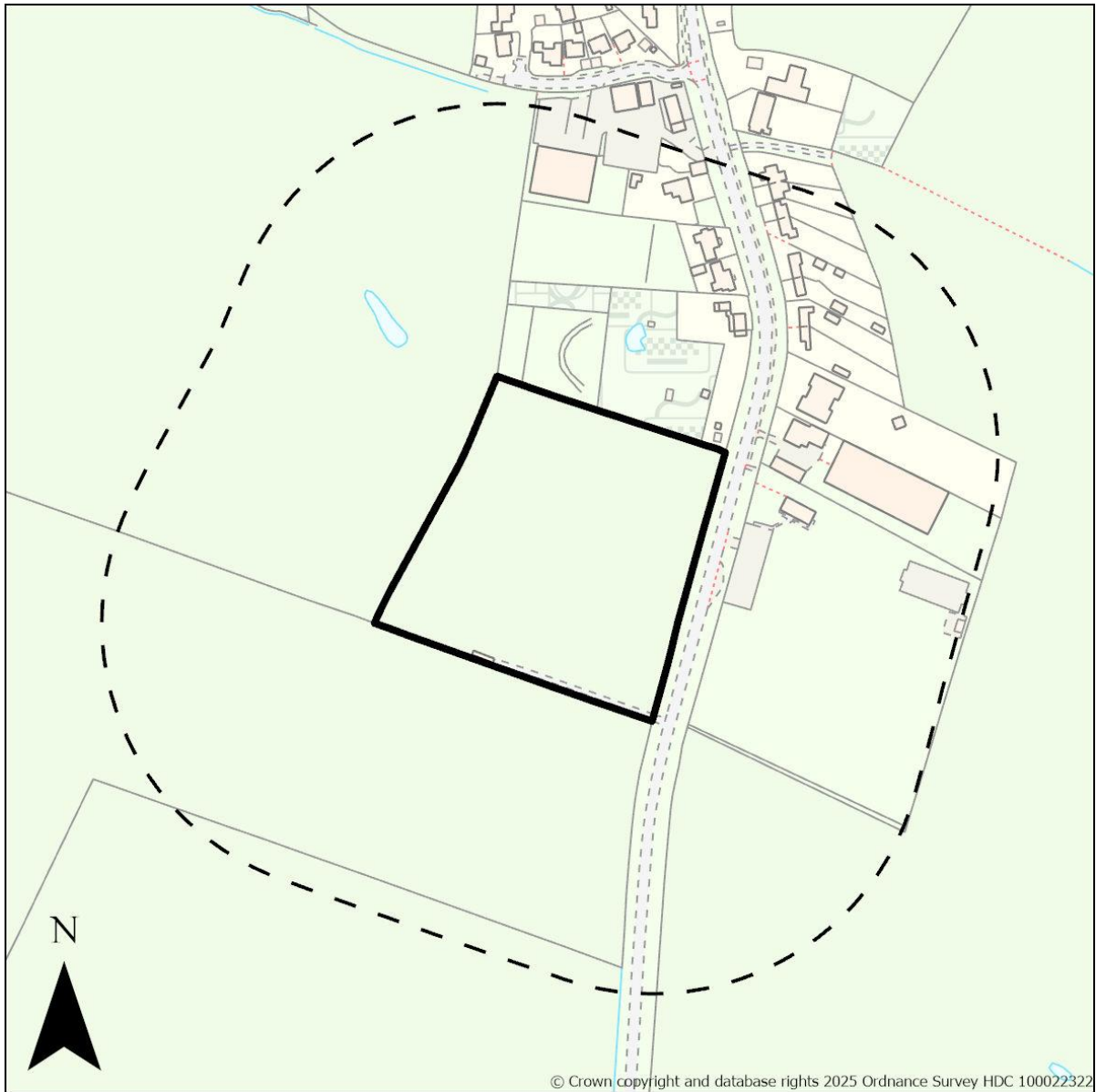
|   |   |
|---|---|
| <b>Are there public rights of way in the site or adjacent to the site?</b>                | None within the site. There is a Bridleway (37/24) located immediately south of the site along Thrapston Road.  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b> | None known.   |
| <b>Historic map regression</b>  | Model Farm  |
| <b>Scale and massing of proposed development</b>  | Residential development comprising of about 15 homes. This should include the conversion of buildings with heritage value and removal of modern structures that detract from the setting of heritage assets.  |
| <b>Mitigation</b>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through well designed dwellings including the conversion of the existing brick build outbuildings and a high-quality landscaping scheme.</p> <p>Any existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy.</p>   |
| <b>Summary and recommendations</b>  | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Retention of structures constructed from brick and modern agricultural structures consisting of corrugated materials should be removed and redeveloped</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Retain existing trees, hedgerows and vegetation where possible and provide a strong landscaped edge on its western and northern edges, development be supported by a landscape plan or strategy.</li> </ul> |

## Catworth 1

|   |                         |
|---|-------------------------|
| <b>Preferred Options Local Plan reference</b> | Catworth 1              |
| <b>Site name</b>                              | Fruit Field, Catworth   |
| <b>Site size (ha)</b>                         | 2.19                    |
| <b>Parish/location</b>                        | Catworth                |
| <b>Proposed use</b>                           | Residential             |
| <b>Proposed capacity</b>                      | 25 homes                |
| <b>LAA reference</b>                          | Catworth 1              |
| <b>LAA document</b>                           | Western Huntingdonshire |
| <b>CfS reference</b>                          | CfS:12                  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site. They identify that whilst there are no designated heritage assets within the site, the Catworth moated site – a scheduled monument (HLN 1488940) lies 400m to the northeast. The Catworth Conservation Area and associated listed buildings lies to the north of the site. However, there is unlikely to be any intervisibility or other significant change to setting.

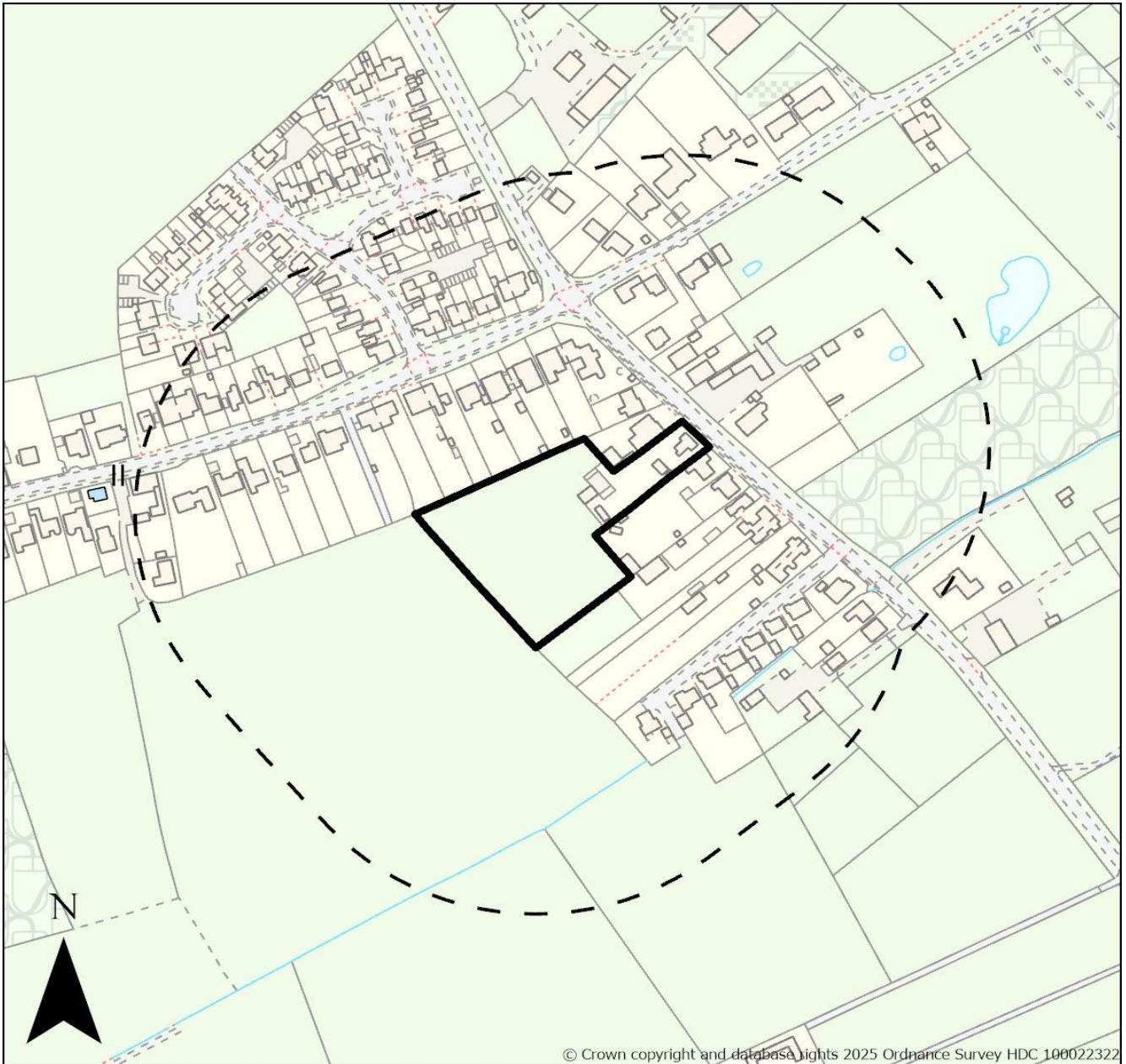
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Colne 1

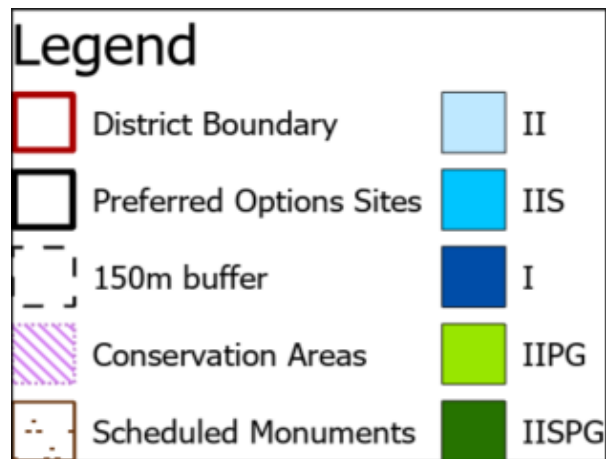
|   |                              |
|---|------------------------------|
| <b>Preferred Options Local Plan reference</b> | Colne 1                      |
| <b>Site name</b>                              | Land at Ramadie, Earith Road |
| <b>Site size (ha)</b>                         | 0.85                         |
| <b>Parish/location</b>                        | Colne                        |
| <b>Proposed use</b>                           | Residential                  |
| <b>Proposed capacity</b>                      | 15 homes                     |
| <b>LAA reference</b>                          | Colne 2                      |
| <b>LAA document</b>                           | Eastern Huntingdonshire      |
| <b>CfS reference</b>                          | CfS:75                       |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

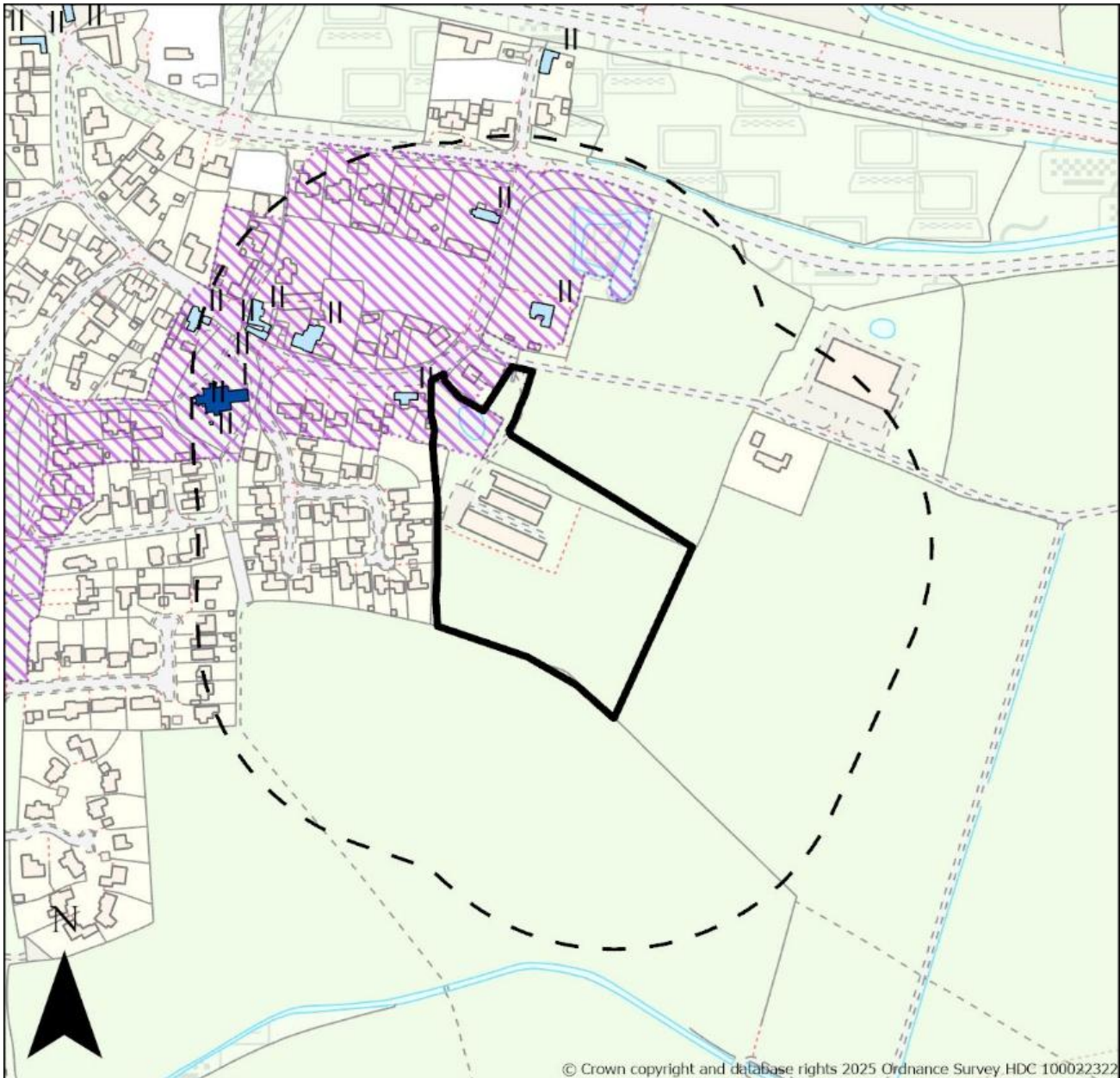
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Ellington 1

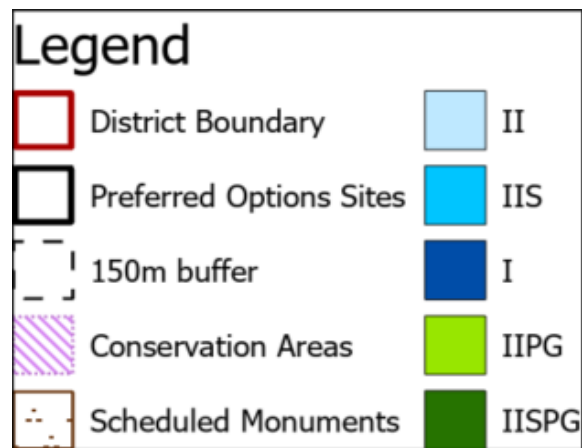
|   |                                      |
|---|--------------------------------------|
| <b>Preferred Options Local Plan reference</b> | Ellington 1                          |
| <b>Site name</b>                              | Old Sheds at Manor Farm, High Street |
| <b>Site size (ha)</b>                         | 2                                    |
| <b>Parish/location</b>                        | Ellington                            |
| <b>Proposed use</b>                           | Residential                          |
| <b>Proposed capacity</b>                      | 35 homes                             |
| <b>LAA reference</b>                          | Ellington 4                          |
| <b>LAA document</b>                           | Western Huntingdonshire              |
| <b>CfS reference</b>                          | CfS23-2421                           |

### Heritage constraints within 150m buffer

| Heritage assets                                      | Identification of assets  |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | Northwestern corner of the site is within the Ellington Conservation Area   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | None known within site boundary   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - The Cottage, High Street, Ellington</li> <li>• Grade II - Manor Farm, High Street, Ellington</li> </ul> <p>The following are also within 150m of the site but are not immediately impacted by development due to intervening development:</p> <ul style="list-style-type: none"> <li>• Grade II - Yew Tree Farm, High Street, Ellington,</li> <li>• Grade II - Hill House Residential Home, High Street, Ellington</li> <li>• Oakley Cottage, High Street, Ellington</li> <li>• Grade II - The Old Stores, High Street, Ellington</li> <li>• Grade II - The Mermaid, High Street, Ellington</li> <li>• Grade I - All Saints Church, Church Lane, Ellington</li> <li>• Grade II - Pair Of Table Top Tombs, All Saints Church, Church Lane, Ellington</li> <li>• CHER 03712 - Moated manorial site to the north of the site and there are some traces of ridge and furrow within the site.</li> </ul> |



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## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | The northwestern corner of the site is within the Ellington Conservation Area; the rest of the site is adjacent to it.   |
| <b>Adjacent to Conservation Area?</b>  | Most of the site adjacent to the Ellington Conservation Area.  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | <p>There is no character statement for Ellington Conservation Area.</p> <p>To support the Neighbourhood Plan for Grafham and Ellington, a supporting document 'The Heritage Assets of Grafham and Ellington' was produced in October 2021.</p>   |
| <b>Does the site contribute to the character of Conservation Area?</b>   | The site contributes to the rural character that makes up the setting of the Conservation Area in this part of the village.  |
| <b>Is there archaeology?</b>   | <p>CHER 03712 - Moated manorial site to the north of the site and there are some traces of ridge and furrow within the site.</p> <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: <i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p>          |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | The site contributes to the rural character that makes up the setting of the grade II listed Manor Farmhouse, and the grade II listed The Cottage.   |
| <b>Are there Listed Buildings adjacent to the site?</b>  | <p>The northwestern corner of the site is immediately adjacent to the grade II listed Manor Farmhouse, and the grade II listed The Cottage.</p> <p>The Heritage Assets of Grafham and Ellington document identified Manor Farm Cottages to the northwest of the site between the grade II listed buildings as being heritage buildings of note.</p>  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | <p>The site is located on rising ground with overgrown hedgerows along Thrapston Road to the north. There are opportunities for enhancements to landscape boundaries.</p> <p>The land levels could help to contain the site visually if built development is concentrated to the north with a gradual transition to the countryside to the south, potentially with single level properties in the southern part.</p> |

|   |  |
|---|--|
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>There are derelict farm buildings on site which are a visual feature on brow of hill suggesting that development would be quite intrusive within existing agricultural landscape.</p> <p>Development would alter the wider setting of the listed buildings by virtue of the land use change from agricultural to residential development.</p>   |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>Footpath (71/20) runs along the southern boundary of the site providing views into the site.</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>Site likely to have archaeological connections to medieval manorial site to the north.</p>  |
| <p><b>Historic map regression</b></p>   | <p>1888 OS Map shows fields to east of ‘St Peter’s College Farm’ – now demolished and covered in modern development.</p>   |
| <p><b>Scale and massing of proposed development</b></p>   | <p>Potential for 35 homes</p>  |
| <p><b>Mitigation</b></p>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets. Suitable offset from the Conservation Area is required if the proposed housing is not to intrude into the street scene adjacent to grade II listed The Cottage.</p> <p>Access to the development should be unobtrusive and screening from wider views will be necessary.</p> <p>Impact can be mitigated through well designed dwellings that respond to local distinctiveness and the character/appearance of the Conservation Area and setting of listed buildings.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p> |
| <p><b>Summary and recommendations</b></p>   | <p>Development likely to be acceptable with suitable mitigation.</p> <p>Heritage can be addressed through policy wording, requiring:</p>   |

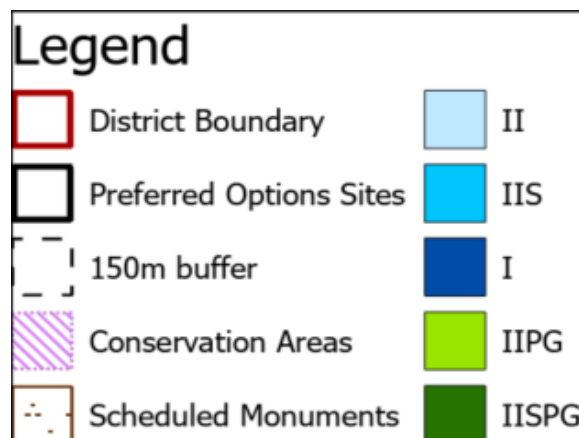
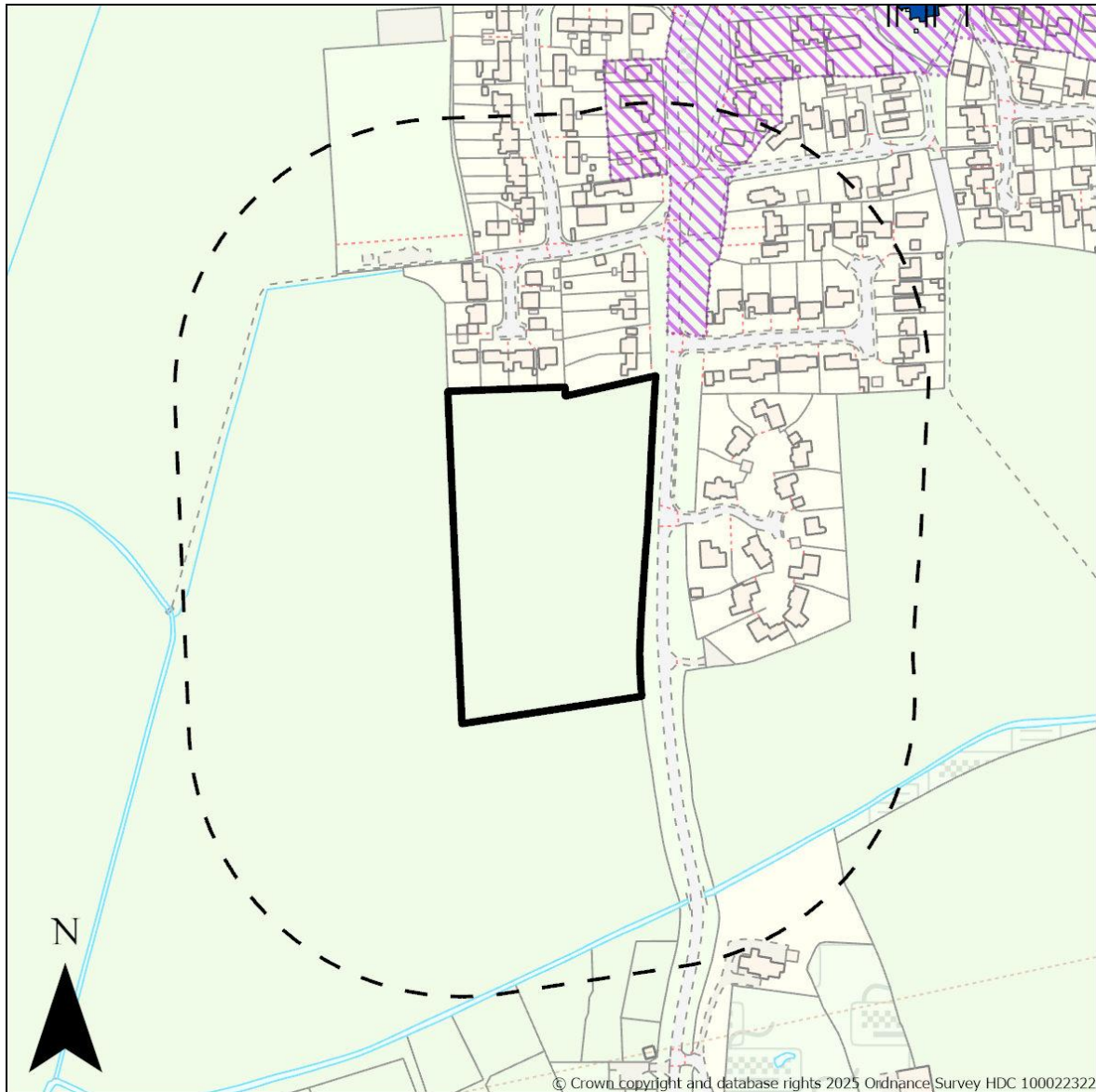
|  |  |
|--|--|
|  | <ul style="list-style-type: none"><li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li><li>• Archaeological investigation, recording and where appropriate conservation</li><li>• Retain existing trees, hedgerows, development be supported by a landscape plan or strategy.</li></ul> |
|--|--|

## Ellington 2

|   |                                      |
|---|--------------------------------------|
| <b>Preferred Options Local Plan reference</b> | Ellington 2                          |
| <b>Site name</b>                              | Land west of Grafham Road, Ellington |
| <b>Site size (ha)</b>                         | 1.87                                 |
| <b>Parish/location</b>                        | Ellington                            |
| <b>Proposed use</b>                           | Residential                          |
| <b>Proposed capacity</b>                      | 35 homes                             |
| <b>LAA reference</b>                          | Ellington 3                          |
| <b>LAA document</b>                           | Western Huntingdonshire              |
| <b>CfS reference</b>                          | CfS:35                               |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | Ellington Conservation Area     |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary. The southern edge of the Ellington Conservation Area is located within 150m of the site's boundaries. Development will alter the southern gateway into Ellington, this impact is minimal considering the intervening development between the site and the conservation area, as well as development has already extended southwards along the eastern side of Grafham Road has already taken place.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site. They identify that there are no designated heritage assets within the site, but the Ellington Conservation Area has a southern limb which extends along the Grafham Road and stops short of the north edge of the site. However, they do not consider that there be any likely effects on significance.

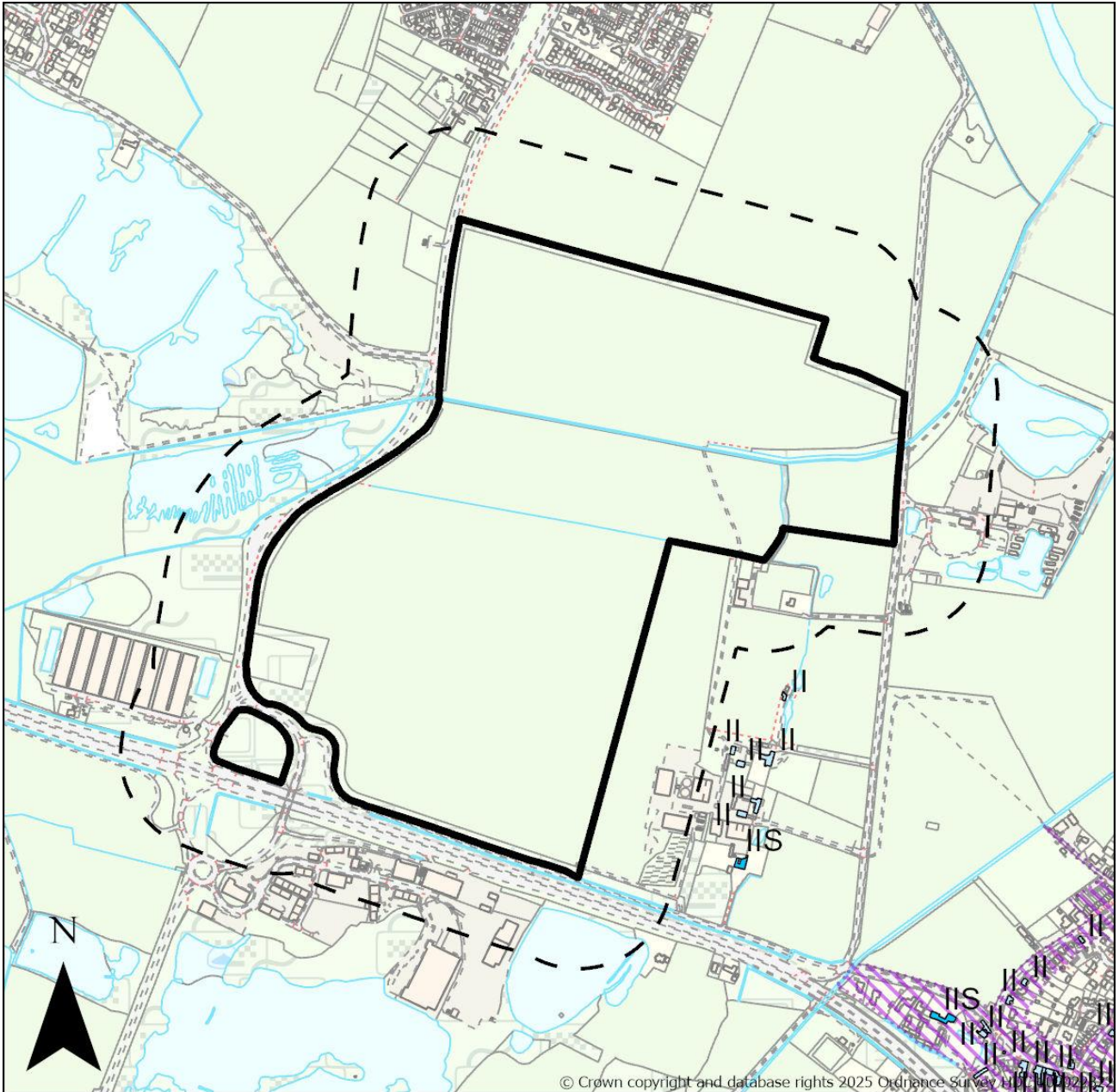
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Fenstanton 1

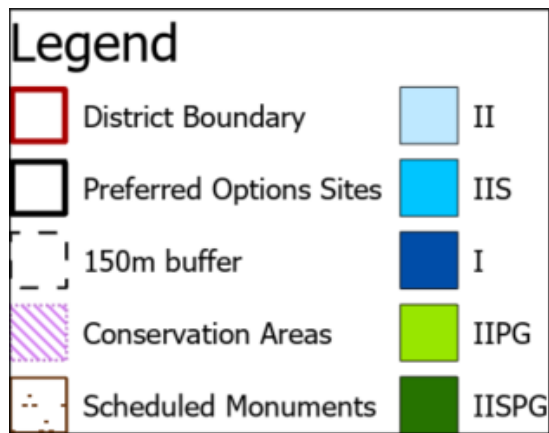
|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Fenstanton 1  |
| <b>Site name</b>                              | Galley Hill, Fenstanton   |
| <b>Site size (ha)</b>                         | 61  |
| <b>Parish/location</b>                        | Fenstanton  |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 25ha within use classes B2 and B8 with ancillary E(g)(i) and 36 ha of open space for land to safeguard against flooding |
| <b>LAA reference</b>                          | Fenstanton 1  |
| <b>LAA document</b>                           | Eastern Huntingdonshire   |
| <b>CfS reference</b>                          | CfS:46  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | There is highly significant known archaeology on site including cropmarks of ditches, enclosures and pits indicative of later prehistoric or Roman settlement of some complexity. Potential for Iron Age burial mounds/enclosures.   |
| In the setting of/ adjacent to one of the above?     | <p>None but there are a cluster of listed buildings just outside of this area, which due to the scale of the proposed development could be impacted:</p> <ul style="list-style-type: none"> <li>• Grade II*- Manor House, Cambridge Road, Fenstanton</li> <li>• Grade II – Barn at Manor Farm, Low Road, Fenstanton</li> <li>• Grade II – Manor Farm Cottage, Low Road, Fenstanton</li> <li>• Grade II – Hall Green, Low Road, Fenstanton</li> <li>• Grade II – Barn West Of, Hall Green, Low Road, Fenstanton</li> <li>• Grade II – Barn, Hall Green, Low Road, Fenstanton</li> <li>• Grade II -Hall Green Cottage, Low Road, Fenstanton</li> <li>• CHER for Galley Hill and a wealth of crop marks further to the north of the draft allocation.</li> <li>•</li> </ul> |



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## Assessment of development impact on heritage assets

|   |  |
|---|--|
| <b>In Conservation Area?</b>  | No   |
| <b>Adjacent to Conservation Area?</b>   | No   |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>            | N/A  |
| <b>Does the site contribute to the character<br/>of Conservation Area?</b>                  | The site has an indirect positive impact on the wider rural setting to the Conservation Area.  |
| <b>Is there archaeology?</b>  | <p>Yes – considerable activity recorded in CHER for Galley Hill and a wealth of crop marks further to the north of the draft allocation.</p> <p>There is highly significant known archaeology on site including cropmarks of ditches, enclosures and pits indicative of later prehistoric or Roman settlement of some complexity. Includes some features identified as square barrows, which, if further investigations show are there, would be very rare Iron Age burial mounds/enclosures. Also, directly adjacent to a major Roman road so potential there for as well.</p> <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: <i>The results of an archaeological evaluation will be provided by the applicant to support any planning application. Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.</i></p> |
| <b>Listed Buildings on site?</b>  | None   |
| <b>Does the site contribute to significance<br/>of Listed Buildings (including setting)</b> | The site has a positive impact on the wider rural setting to the listed buildings identified.  |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>                                 | Yes – Manor House (grade II* listed); Barn to southwest Manor Farm Cottage; Manor Farm Cottage; Hall Green Farmhouse; Hall Green Farm Cottage; Barn to West of Hall Green Farm Cottage; Barn to the southwest of Hall Green Farm Cottage (all grade II listed).  |
| <b>Natural environment:</b>   | Flat open agricultural landscape, limited hedgerows. Land liable to flooding.  |

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul>  |  |
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Hedgerows in poor condition. Limited views into proposed site due to screen plantations around field edges. Development could provide enhancements to landscaping and improve conditions of hedgerows.</p> <p>The site is opposite to the Lakes Business Park and could provide an extension to this employment area. Design should draw inspiration from this neighbouring development to provide a cohesive gateway at the junction between the A1307, A1096 and into Fenstanton.</p>   |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>A footpath (87/2) runs through the northern half of the site – development would be visible from this public vantage point. It is noted this part of the site will be safeguarded for landscaping and flood mitigation.</p>   |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>Not documented</p>  |
| <p><b>Historic map regression</b></p>   | <p>Open fields 1886 – 1926 OS Maps.</p>  |
| <p><b>Scale and massing of proposed development</b></p>   | <p>61ha commercial, business, industrial and storage and distribution uses within use classes B2 and B8 to be located on the southern aspect of the site with 36ha of open space to be used for landscaping and flood mitigation on the northern aspect.</p>   |
| <p><b>Mitigation</b></p>  | <p>Archaeology will be a considerable constraint, and archaeology works to be undertaken to assess extent of potential remains.</p> <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets. Good screening and green buffers for listed buildings will be essential.</p> <p>Existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy and by a proportionate Landscape and Visual Impact Appraisal</p> |
| <p><b>Summary and recommendations</b></p>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of listed buildings. Heritage can be addressed through policy wording, requiring:</p>   |

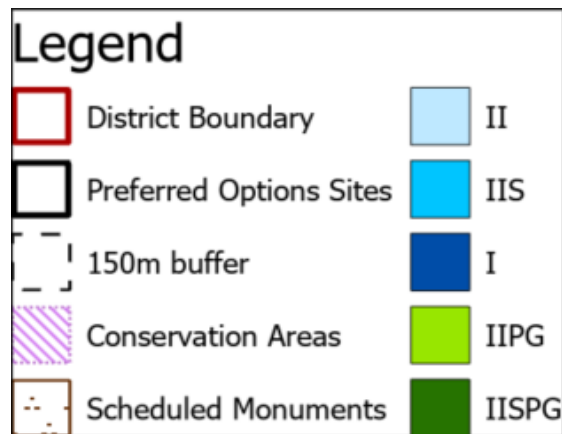
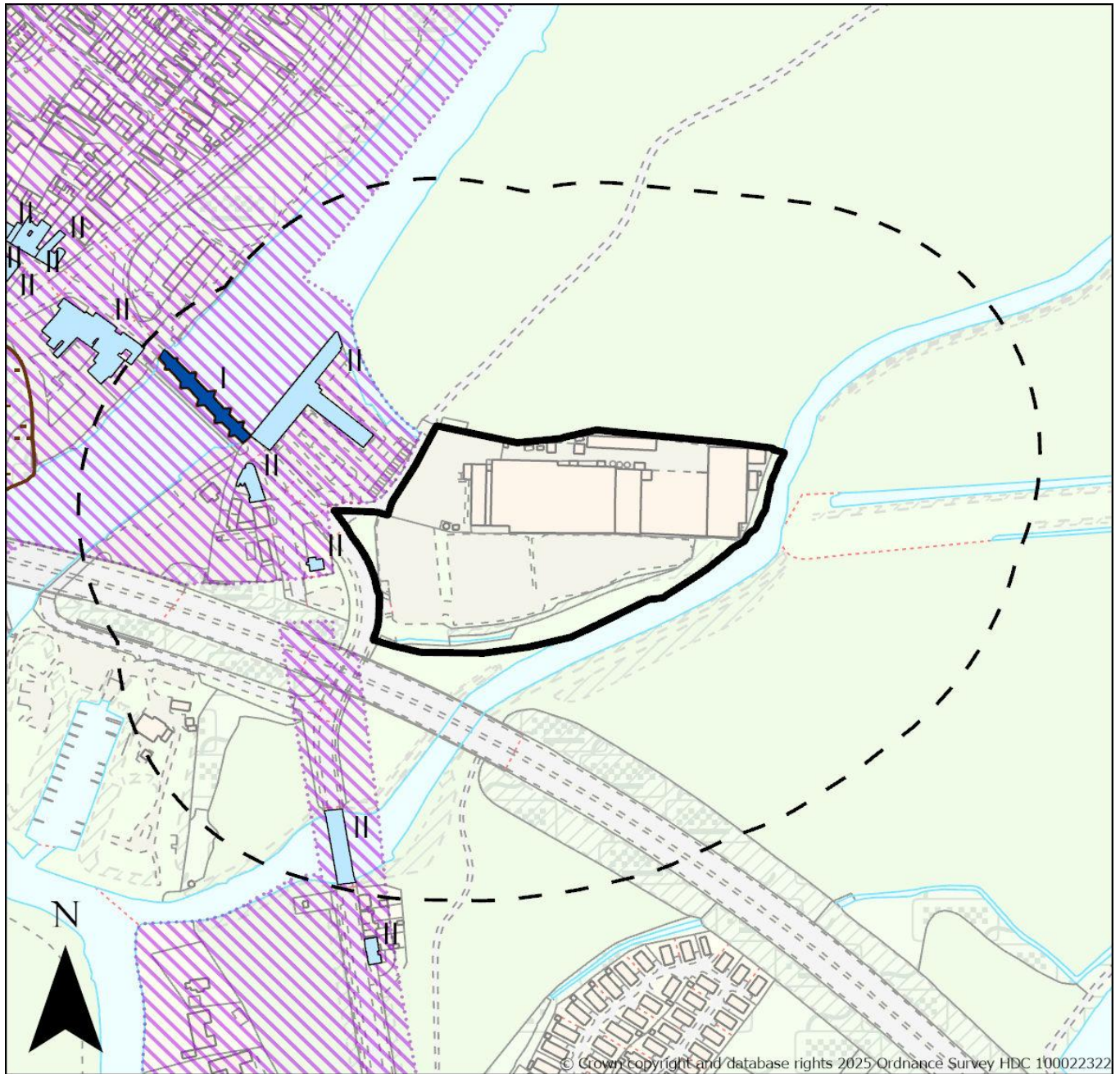
|  |   |
|--|---|
|  | <ul style="list-style-type: none"><li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment and a masterplan to integrate uses</li><li>• Archaeological investigation, recording and where appropriate conservation</li><li>• Retain existing trees, hedgerows and vegetation and provide enhancements, development be supported by a landscape plan or strategy and by a proportionate Landscape and Visual Impact Appraisal.</li><li>• Retain and integrate the public right of way that runs through the site.</li></ul> |
|--|---|

## Godmanchester 1

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Godmanchester 1  |
| <b>Site name</b>                              | Former RGE Engineering site and HDC Car Park, The Avenue |
| <b>Site size (ha)</b>                         | 2.46   |
| <b>Parish/location</b>                        | Godmanchester  |
| <b>Proposed use</b>                           | Residential  |
| <b>Proposed capacity</b>                      | 85 homes   |
| <b>LAA reference</b>                          | Godmanchester 1  |
| <b>LAA document</b>                           | Central Huntingdonshire                                  |
| <b>CfS reference</b>                          | CfS:275  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None known within site boundary  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Huntingdon Conservation Area</li> <li>• Godmanchester Post Street Conservation Area</li> <li>• Grade II - Riverside Mill Flats, Bridge Place, Godmanchester</li> <li>• Grade II - 22 Bridge Place, Godmanchester</li> <li>• Grade II - 3 - 5 Bridge Place, Godmanchester</li> <li>• Grade II - Cooks Bridge, The Avenue, Godmanchester</li> <li>• Grade I - Huntingdon Bridge, High Street, Huntingdon</li> <li>• Grade II - Old Bridge Hotel, 1 High Street, Huntingdon</li> </ul> |



## Assessment of development impact on heritage assets

|  |   |
|--|---|
| <b>In Conservation Area?</b>   | No  |
| <b>Adjacent to Conservation Area?</b>  | The site is about 30m west of the Huntingdon Conservation Area and about 30m north of the Godmanchester Post Street Conservation Area.  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | Huntingdon Conservation Area (2007) – the site is east of character area 1.1 (High Street, Ermine Street and Environs). Godmanchester Post Street Conservation Area Character Statement (2002) – the site is north of character zone A (The Avenue and Post Street).  |
| <b>Does the site contribute to the character of Conservation Area?</b>   | <p>The site comprises the former RGE Engineering site which is a large commercial building and also a car park known as Bridge Place.</p> <p>The commercial site (which given it is vacant has a dilapidated appearance) is a prominent and incongruous feature of the landscape so its redevelopment could provide enhancements to the gateways into each conservation area.</p> |
| <b>Is there archaeology?</b>   | CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.   |
| <b>Listed Buildings on site?</b>   | None  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | The commercial site (which given it is vacant has a dilapidated appearance) is a prominent and incongruous feature of the landscape so its redevelopment could provide enhancements to setting of these listed structures.  |
| <b>Are there Listed Buildings adjacent to the site?</b>  | The grade II listed Riverside Mill is to the immediate west of the site, and the grade I listed bridge is about 95m west.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | <p>The site is previously developed.</p> <p>There are trees subject to Preservation Orders within and adjacent to the site.</p>   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> </ul>                                      | There is a relatively dense tree belt to the south which screens the A1307 flyover whilst to the north, the boundaries are sporadic, in poor repair, and, given the scale of the factory building and associated structures does little to screen the built form.   |

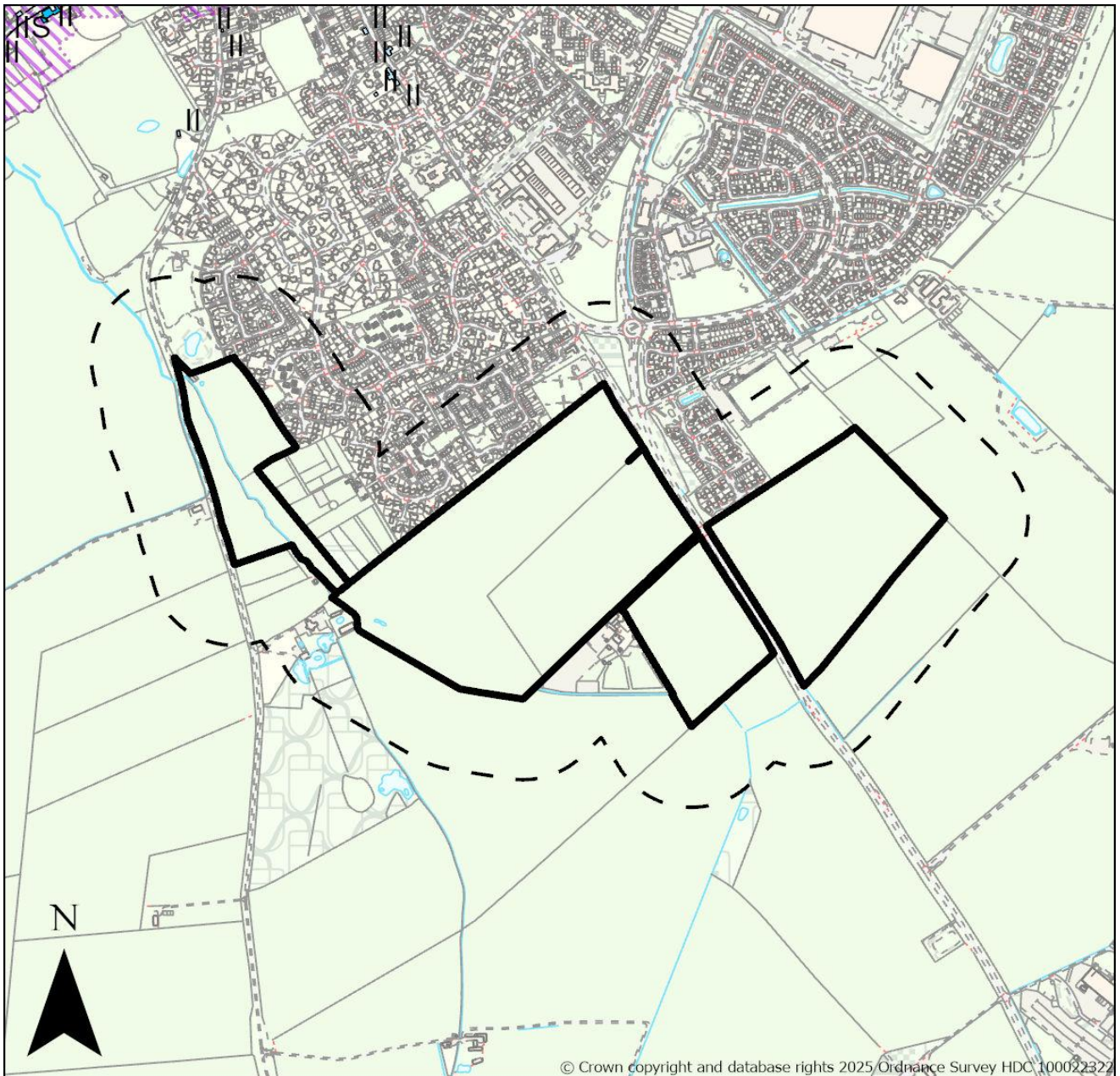
|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> |  |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | None, although there could be opportunities to provide a cycle or footbridge across Cooks Stream.  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | None known.  |
| <b>Historic map regression</b>   | Developed site for commercial buildings since OS1880s maps.  |
| <b>Scale and massing of proposed development</b>   | About 85 homes   |
| <b>Mitigations</b>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through high quality development of the site removing the existing commercial buildings providing an attractive gateway into and out of two conservation areas and enhance the setting of listed structures.</p> <p>Existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy.</p>            |
| <b>Summary and recommendations</b>   | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Retain existing trees, hedgerows and vegetation including trees protected by a TPO, development be supported by a landscape plan or strategy.</li> </ul> |

## Godmanchester 2

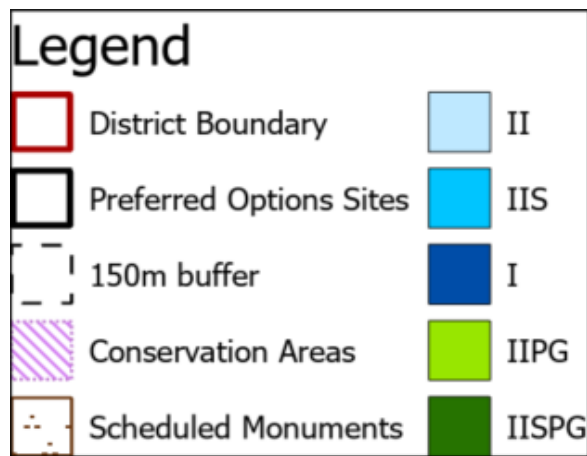
|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Godmanchester 2  |
| <b>Site name</b>                              | South of Godmanchester, off the A1198  |
| <b>Site size (ha)</b>                         | 39.6   |
| <b>Parish/location</b>                        | Godmanchester  |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 520 homes, 5.1ha for biodiversity net gain, 0.8ha for cemetery extension, green infrastructure and a new roundabout on the A1198 |
| <b>LAA reference</b>                          | Godmanchester 3, 5, 9, 10  |
| <b>LAA document</b>                           | Central Huntingdonshire  |
| <b>CfS reference</b>                          | CfS:139, CfS:372, CfS:87, CfS:371  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, there is not as yet known archaeology on site, but it is a large development site in a landscape that is very rich in archaeological remains. |
| In the setting of/ adjacent to one of the above?     | None   |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there is not as yet known archaeology on site, but it is a large development site in a landscape that is very rich in archaeological remains, so the potential for significant remains is very high. It is on slightly higher ground overlooking the walled Roman town at Godmanchester, and only a short distance to the south of the significant Iron Age settlement at Bearcroft Farm, and further Iron Age and Saxon settlement remains slightly further to the north. CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

Historic England has also not identified the need for a HIA for this site.

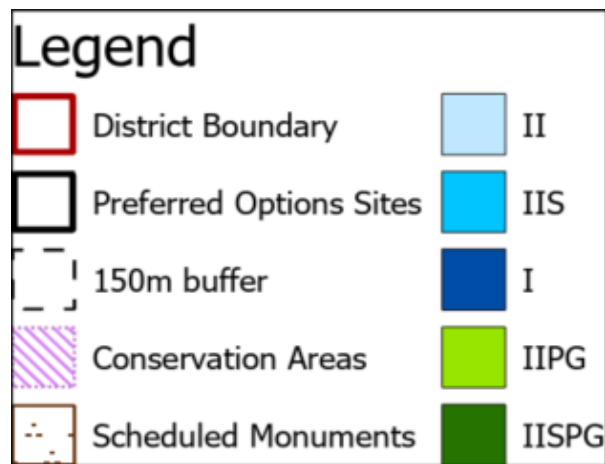
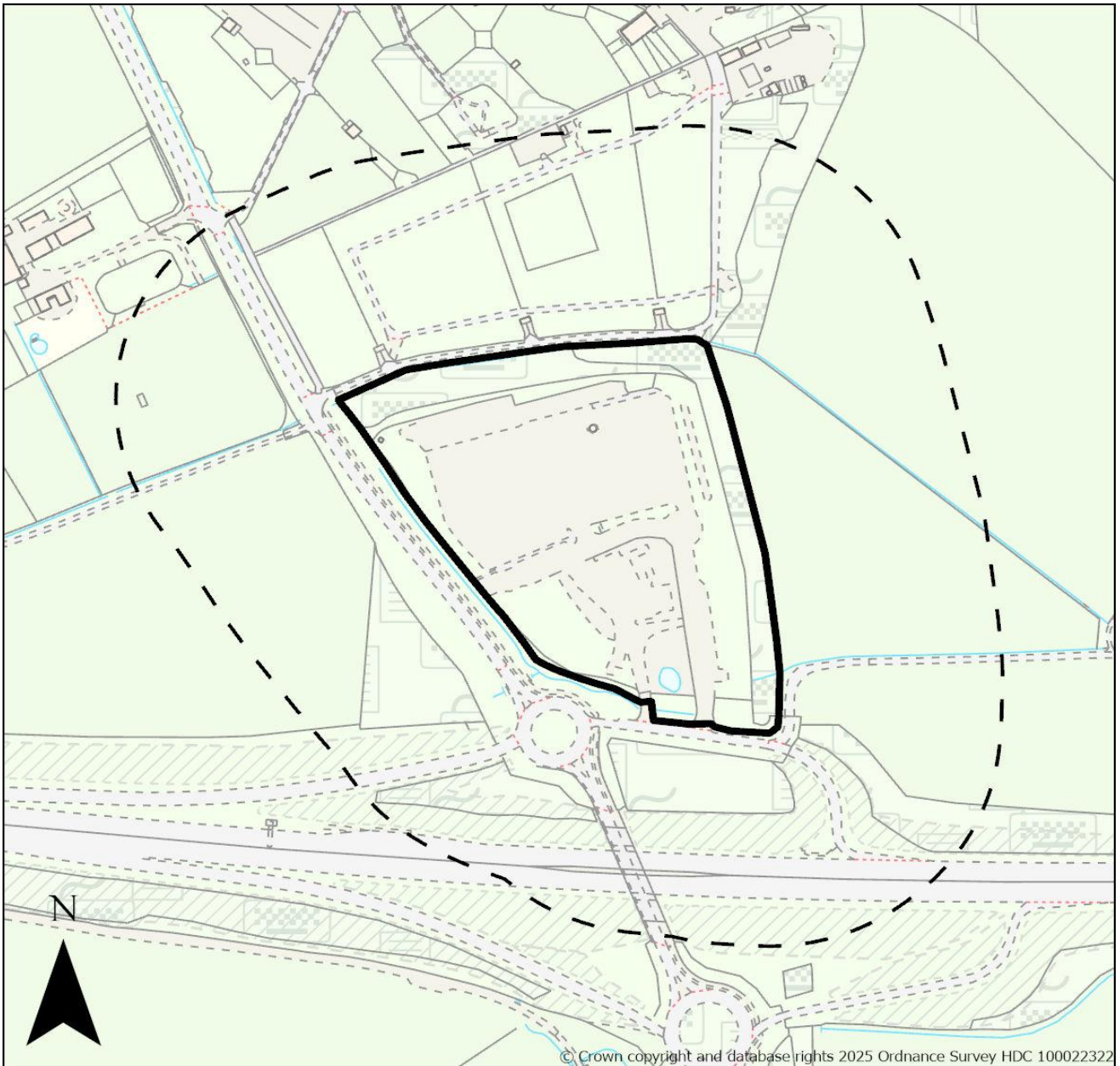
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Godmanchester 3

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Godmanchester 3  |
| <b>Site name</b>                              | Former Motorway Compound Site, North of A1198 roundabout |
| <b>Site size (ha)</b>                         | 5.2  |
| <b>Parish/location</b>                        | Godmanchester  |
| <b>Proposed use</b>                           | Commercial   |
| <b>Proposed capacity</b>                      | 5.2ha for within use classes E(g)(i-iii) and B2          |
| <b>LAA reference</b>                          | Godmanchester 17   |
| <b>LAA document</b>                           | Central Huntingdonshire                                  |
| <b>CfS reference</b>                          | CfS: 23-24295  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

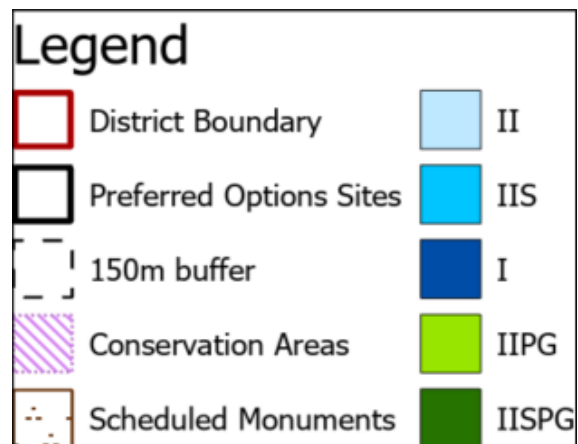
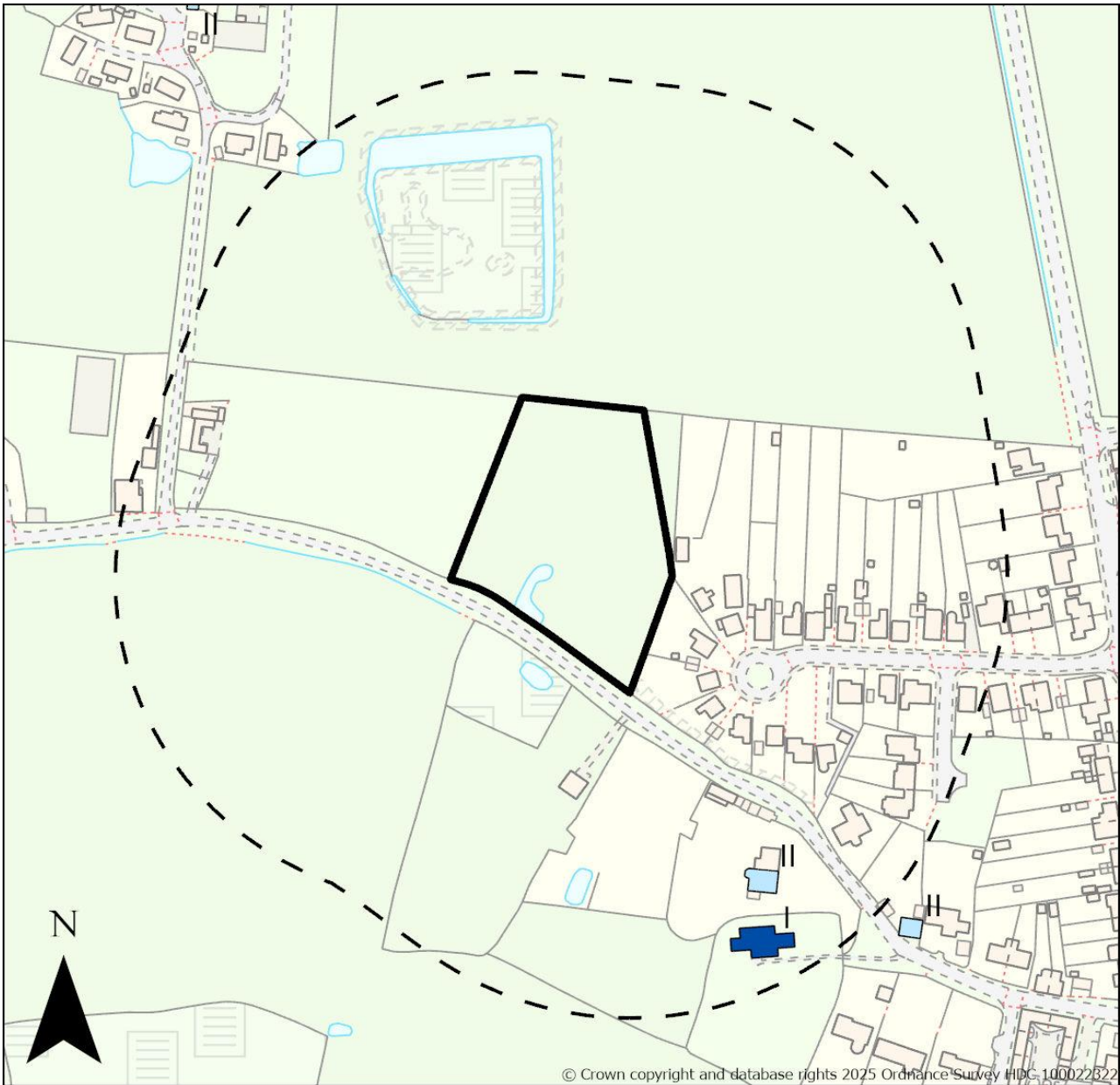
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Grafham 1

|   |                            |
|---|----------------------------|
| <b>Preferred Options Local Plan reference</b> | Grafham 1                  |
| <b>Site name</b>                              | Adjacent to 24 Cedar Close |
| <b>Site size (ha)</b>                         | 0.88                       |
| <b>Parish/location</b>                        | Grafham                    |
| <b>Proposed use</b>                           | Residential                |
| <b>Proposed capacity</b>                      | 20 homes                   |
| <b>LAA reference</b>                          | Grafham 2                  |
| <b>LAA document</b>                           | Western Huntingdonshire    |
| <b>CfS reference</b>                          | CfS:303                    |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC identify there are medieval earthworks present on the site and given its proximity to a grade I listed medieval church there could be archaeological potential. |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - The Old Rectory, Church Road, Grafham</li> <li>• Grade I - All Saints Church, Church Road, Grafham</li> </ul>   |



## Assessment of development impact on heritage assets

|  |   |
|--|---|
| <b>In Conservation Area?</b>   | No  |
| <b>Adjacent to Conservation Area?</b>  | No  |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>   | N/A   |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>   | No  |
| <b>Is there archaeology?</b>   | <p>CCC identify there are medieval earthworks present on the site and given its proximity to a grade I listed medieval church there could be archaeological potential.</p> <p>Recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:<br/><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p> |
| <b>Listed Buildings on site?</b>   | None  |
| <b>Does the site contribute to significance of<br/>Listed Buildings (including setting)</b>  | The site forms part of the rural undeveloped setting to the western edge of Grafham, it therefore provides a rural backdrop to the wider setting of the grade I listed church, however direct impact is minimised due to the extensive trees and vegetation within the church boundaries and around the site so the listed buildings are not always clearly visible.  |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>  | To the southeast are the grade I All Saints Church, Church Road and grade II listed The Old Rectory, Church Road.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | The site has existing established hedgerows and planting along its boundaries. There is a pond within the site near to Church Road.   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> </ul>                                      | The site is located on the western edge of Grafham. There are glimpsed views out from the site to the wider countryside but generally the site is contained by trees and hedgerows.   |

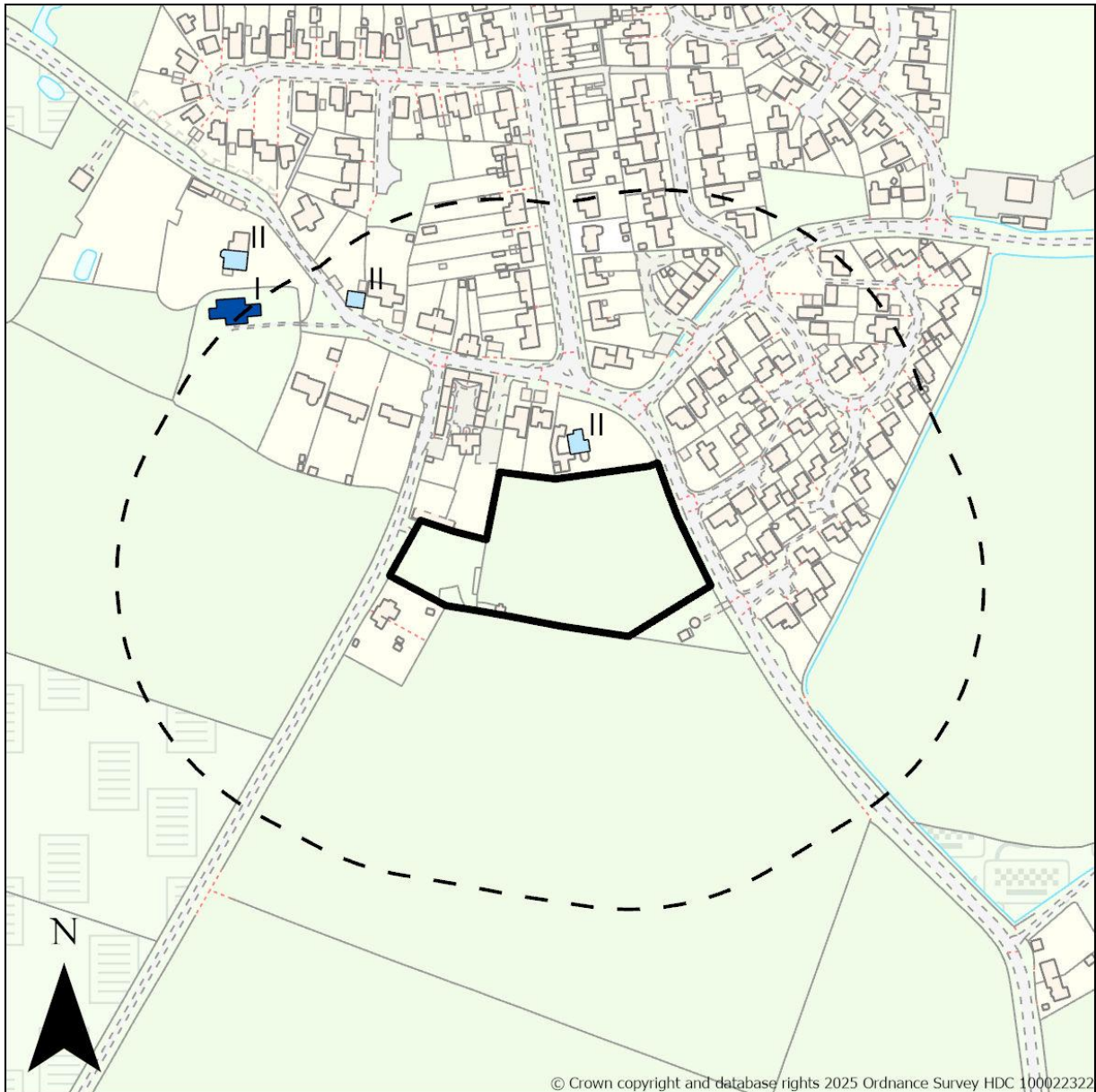
|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | It adjoins modern residential development to the east.   |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | Two footpaths (103/5) and 103/4) traverse the site, these extend to Grafham Road and to the caravan park.  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | None known.  |
| <b>Historic map regression</b>   | Undeveloped land.  |
| <b>Scale and massing of proposed development</b>   | About 20 homes on 0.8ha of land.   |
| <b>Mitigation</b>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through well designed dwellings and a high-quality landscaping scheme.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy.</p>   |
| <b>Summary and recommendations</b>   | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Integration of the public rights of way</li> </ul> |

## Grafham 2

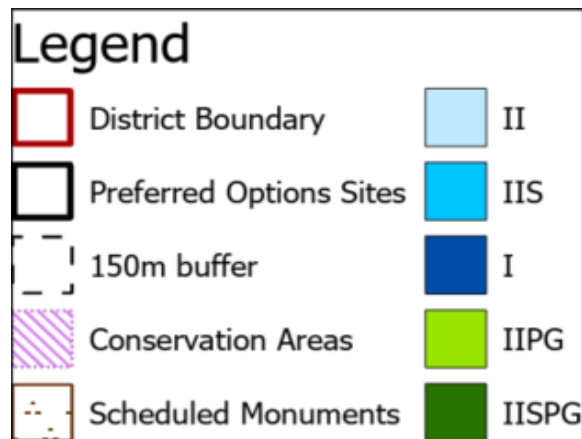
|   |                                |
|---|--------------------------------|
| <b>Preferred Options Local Plan reference</b> | Grafham 2                      |
| <b>Site name</b>                              | South of Village Farm, Grafham |
| <b>Site size (ha)</b>                         | 1.62                           |
| <b>Parish/location</b>                        | Grafham                        |
| <b>Proposed use</b>                           | Residential                    |
| <b>Proposed capacity</b>                      | 35 homes                       |
| <b>LAA reference</b>                          | Grafham 4                      |
| <b>LAA document</b>                           | Western Huntingdonshire        |
| <b>CfS reference</b>                          | CfS:23-2481                    |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | Evidence of ridge and furrow within the site area.   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II – Village Farm, Church Road, Grafham</li> <li>• Grade II – 20 Church Road, Grafham</li> <li>• Grade I – All Saints Church, Church Road, Grafham</li> </ul> |



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## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | No  |
| <b>Adjacent to Conservation Area?</b>   | No  |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>  | N/A   |
| <b>Does the site contribute to the character<br/>of Conservation Area?</b>  | N/A   |
| <b>Is there archaeology?</b>  | <p>CCC identify that lidar photography shows there is ridge and furrow.</p> <p>Historic England identifies that there is a scheduled monument Moated site (HLN 1020909) approximately 600m to the northeast. However, state there is no possible intervisibility and unlikely to be any other significant change to setting for this asset.</p> <p>CCC consider that due to the extensive ridge and furrow across almost all of the site except for a very small area to the west, that in archaeological terms the site should not be allocated.</p> |
| <b>Listed Buildings on site?</b>  | None on site.   |
| <b>Does the site contribute to significance<br/>of Listed Buildings (including setting)</b>   | <p>There are no heritage designations within the site, however immediately to the north is the grade II listed Village Farm, any development of this site has the potential to impact on the significance of the grade II listed building through development within its setting by cutting it off from its immediate rural surroundings to the south, which contribute to its character and legibility.</p> <p>The existing vegetation provides some established mitigation to the potential impact of development on its setting.</p>               |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>   | The site is immediately south of the grade II listed Village Farm, Church Road.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul> | The site is broadly level and is largely obscured from views from Buckden Road due to established trees and vegetation. Existing trees, hedgerows and vegetation should be retained and enhanced where possible.  |

|   |   |
|---|---|
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Vegetation runs along all of its boundaries with some more sparse vegetation on its western edge, together they largely obscure the site from longer range views.</p>  |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>None.</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>None known.</p>  |
| <p><b>Historic map regression</b></p>   | <p>Agricultural field.</p>  |
| <p><b>Scale and massing of proposed development</b></p>   | <p>Residential development comprising of 35 homes.</p>  |
| <p><b>Mitigation</b></p>  | <p>Mitigation necessary to lessen visual impact impacts to the grade II listed Village Farm.</p> <p>Impact to listed building can be mitigated through well designed dwellings and a high-quality landscaping scheme.</p> <p>Existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy.</p> <p>The potential loss of ridge and furrow land can be mitigated by reducing the development area to exclude areas of ridge and furrow that are most well preserved. These parts could form part of informal open space.</p>  |
| <p><b>Summary and recommendations</b></p>   | <p>Principle of development unlikely to have significant heritage implications on built heritage assets subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment and a masterplan for the site exploring how a connection between the listed building and the surrounding agricultural land can be retained</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

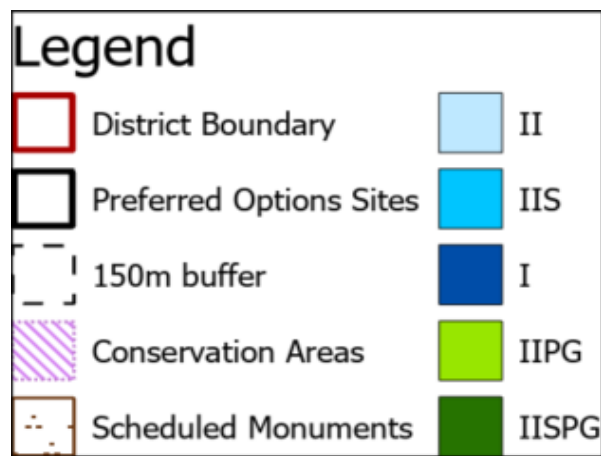
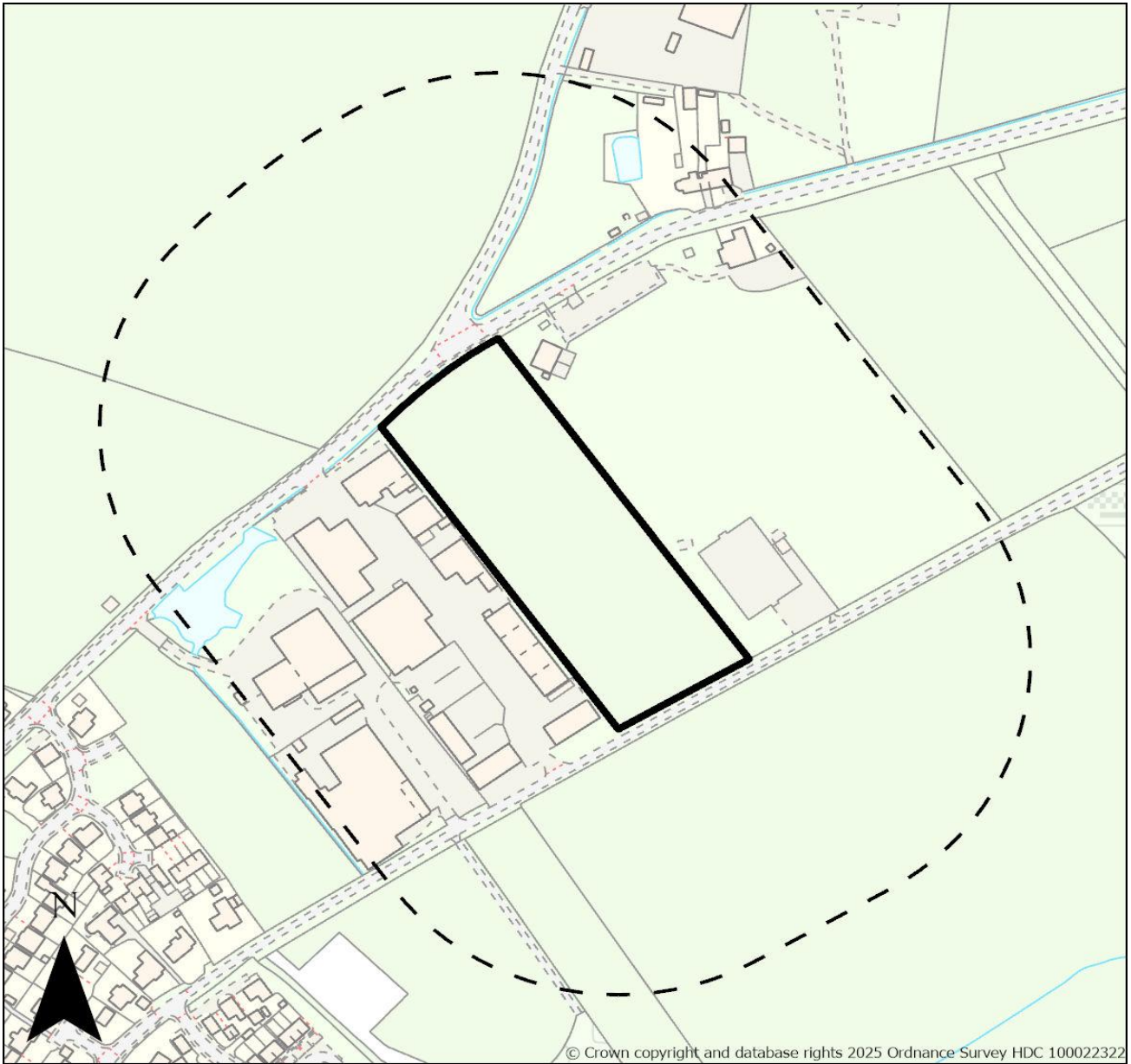
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|--|--|
|  | <ul style="list-style-type: none"><li>• Requirement to assess the quality and extent of ridge and furrow further through a heritage assessment to inform a site layout and development area.</li></ul> |
|--|--|

## Great Gransden 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Great Gransden 1  |
| <b>Site name</b>                              | South of Caxton Road                                      |
| <b>Site size (ha)</b>                         | 1.8   |
| <b>Parish/location</b>                        | Great Gransden  |
| <b>Proposed use</b>                           | Commercial  |
| <b>Proposed capacity</b>                      | 1.8ha within use classes B2 and B8 with ancillary E(g)(i) |
| <b>LAA reference</b>                          | Great Gransden 3  |
| <b>LAA document</b>                           | Southern Huntingdonshire                                  |
| <b>CfS reference</b>                          | CfS:202   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

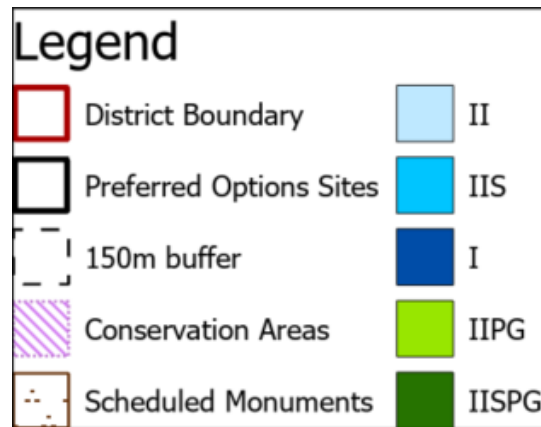
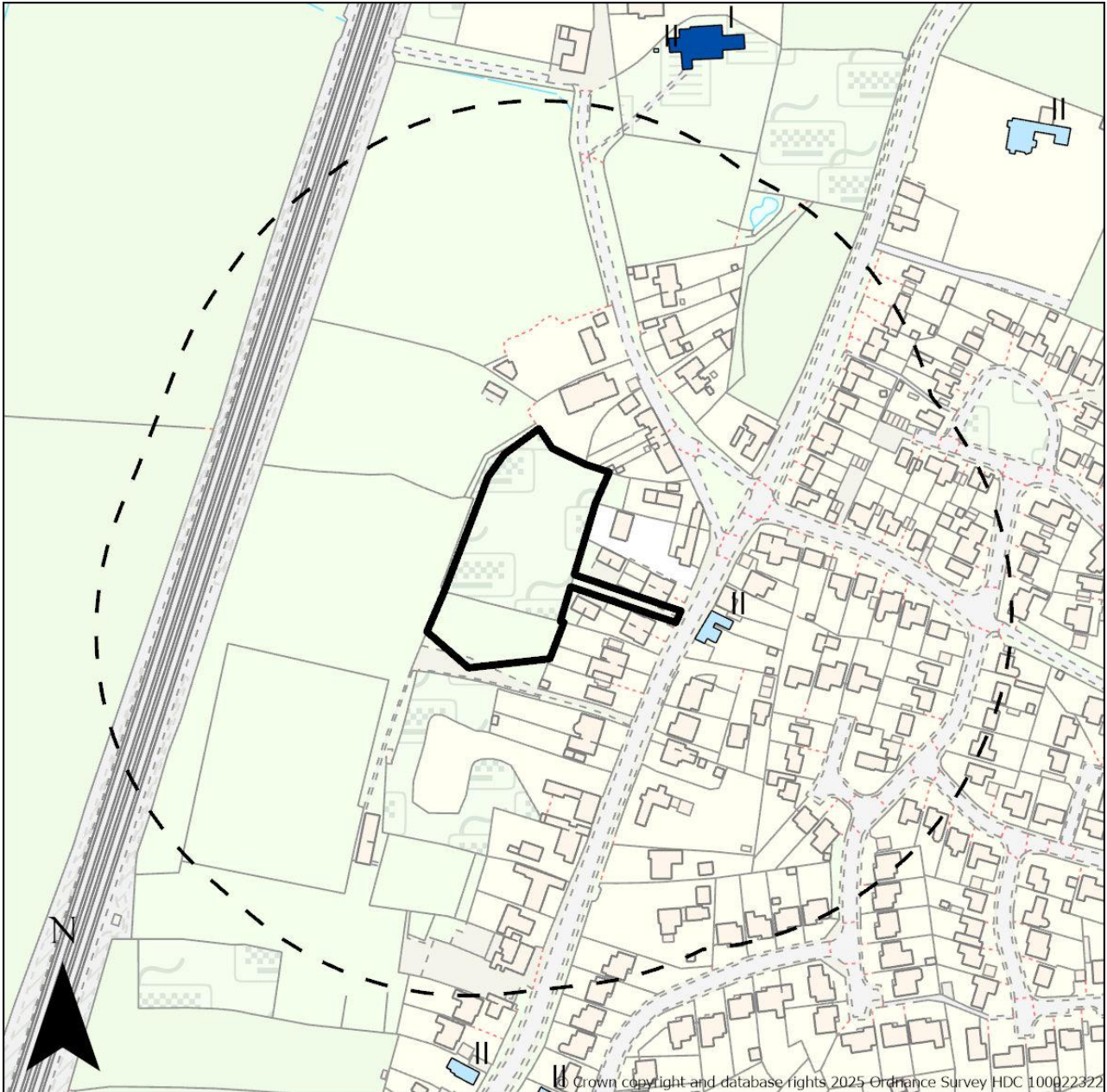
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Great Paxton 1

|   |                                   |
|---|-----------------------------------|
| <b>Preferred Options Local Plan reference</b> | Great Paxton 1                    |
| <b>Site name</b>                              | West of High Street, Great Paxton |
| <b>Site size (ha)</b>                         | 0.5                               |
| <b>Parish/location</b>                        | Great Paxton                      |
| <b>Proposed use</b>                           | Residential                       |
| <b>Proposed capacity</b>                      | 10 homes                          |
| <b>LAA reference</b>                          | Great Paxton 1                    |
| <b>LAA document</b>                           | Southern Huntingdonshire          |
| <b>CfS reference</b>                          | CfS:14                            |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | None known within site boundary   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Grade II - 65 And 67, High Street, Great Paxton</li> </ul> |



## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | No   |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>   | N/A  |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>   | No   |
| <b>Is there archaeology?</b>   | <p>200m to the northeast of the site is the grade I listed Holy Trinity Church which dates to the Anglo-Saxon era. Given the proximity of the site to it, there may be potential for archaeology on the site.</p> <p>CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.</p> |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of<br/>Listed Buildings (including setting)</b>  | The site does not directly impact the setting of the listed buildings due to the intervening development.  |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>  | To the east is the grade II listed 65 And 67, High Street. The access to the site is adjacent from these properties.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul>   | The site is broadly level and is largely obscured from view as it is located behind residential development along the High Street.   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>The site is located behind residential development along the High Street.</p> <p>Along its southern boundary it adjoins an access route to the football club and playing fields. To the west is part of the recreation ground with further scrubland north of this.</p>   |
| <b>Are there public rights of way in the site or<br/>adjacent to the site?</b>   | None.  |

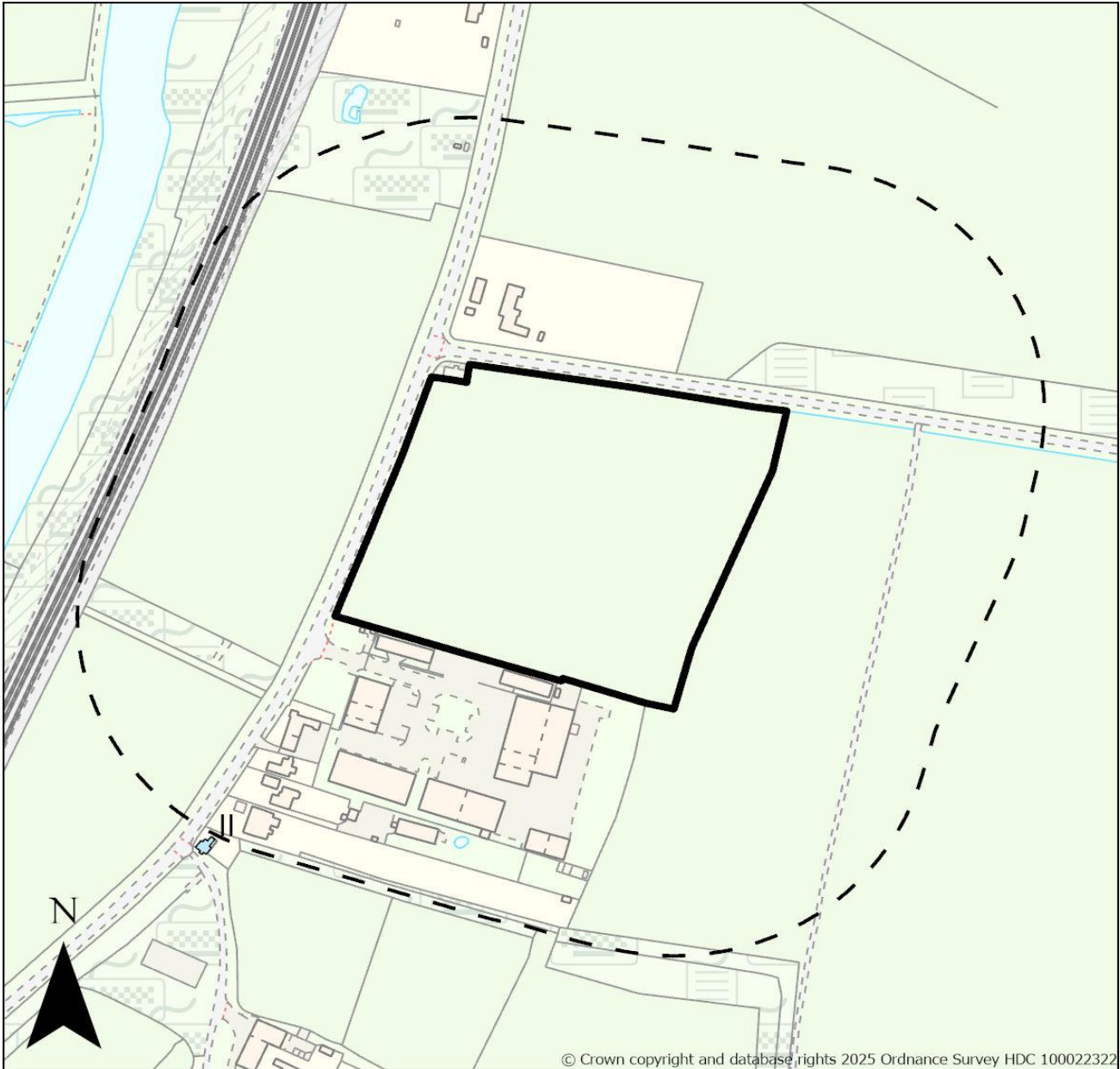
|   |   |
|---|---|
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b> | None known.   |
| <b>Historic map regression</b>  | Undeveloped land, historically was orchard land.  |
| <b>Scale and massing of proposed development</b>  | About 10 homes on 0.5ha of land.  |
| <b>Mitigations</b>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through well designed dwellings and a high-quality landscaping scheme.</p> <p>Existing trees, hedgerows and vegetation should be retained and enhanced where possible and development be supported by a landscape plan or strategy.</p>   |
| <b>Summary and recommendations</b>  | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

## Great Paxton 2

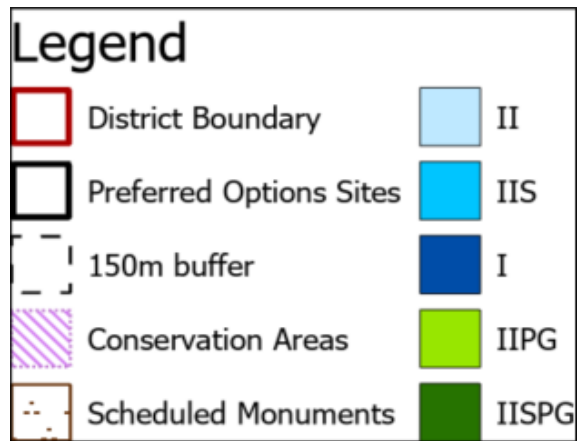
|   |                                      |
|---|--------------------------------------|
| <b>Preferred Options Local Plan reference</b> | Great Paxton 2                       |
| <b>Site name</b>                              | Land North of Harley Industrial Park |
| <b>Site size (ha)</b>                         | 3.6                                  |
| <b>Parish/location</b>                        | Great Paxton                         |
| <b>Proposed use</b>                           | Commercial                           |
| <b>Proposed capacity</b>                      | 3.6ha for B2 general industrial uses |
| <b>LAA reference</b>                          | Great Paxton 4                       |
| <b>LAA document</b>                           | Southern Huntingdonshire             |
| <b>CfS reference</b>                          | CfS:302                              |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | None known within site boundary   |
| In the setting of/ adjacent to one of the above?     | Just beyond 150m from the site is the grade II listed The Lodge, Paxton Hill, Great Paxton to the south of the site |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there is a decent potential for archaeology due to its position in the wider landscape. A planning condition could be attached to any future planning approval requiring archaeology investigations.

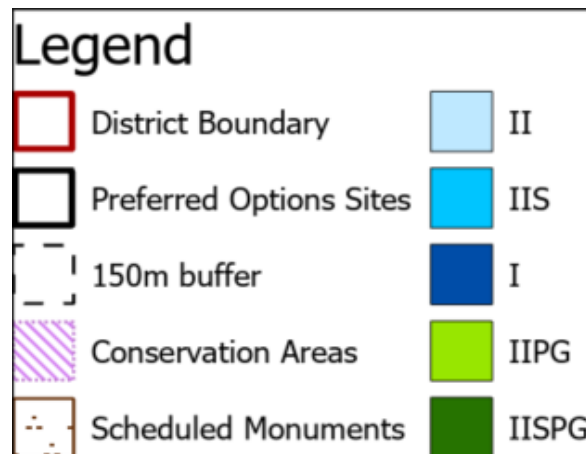
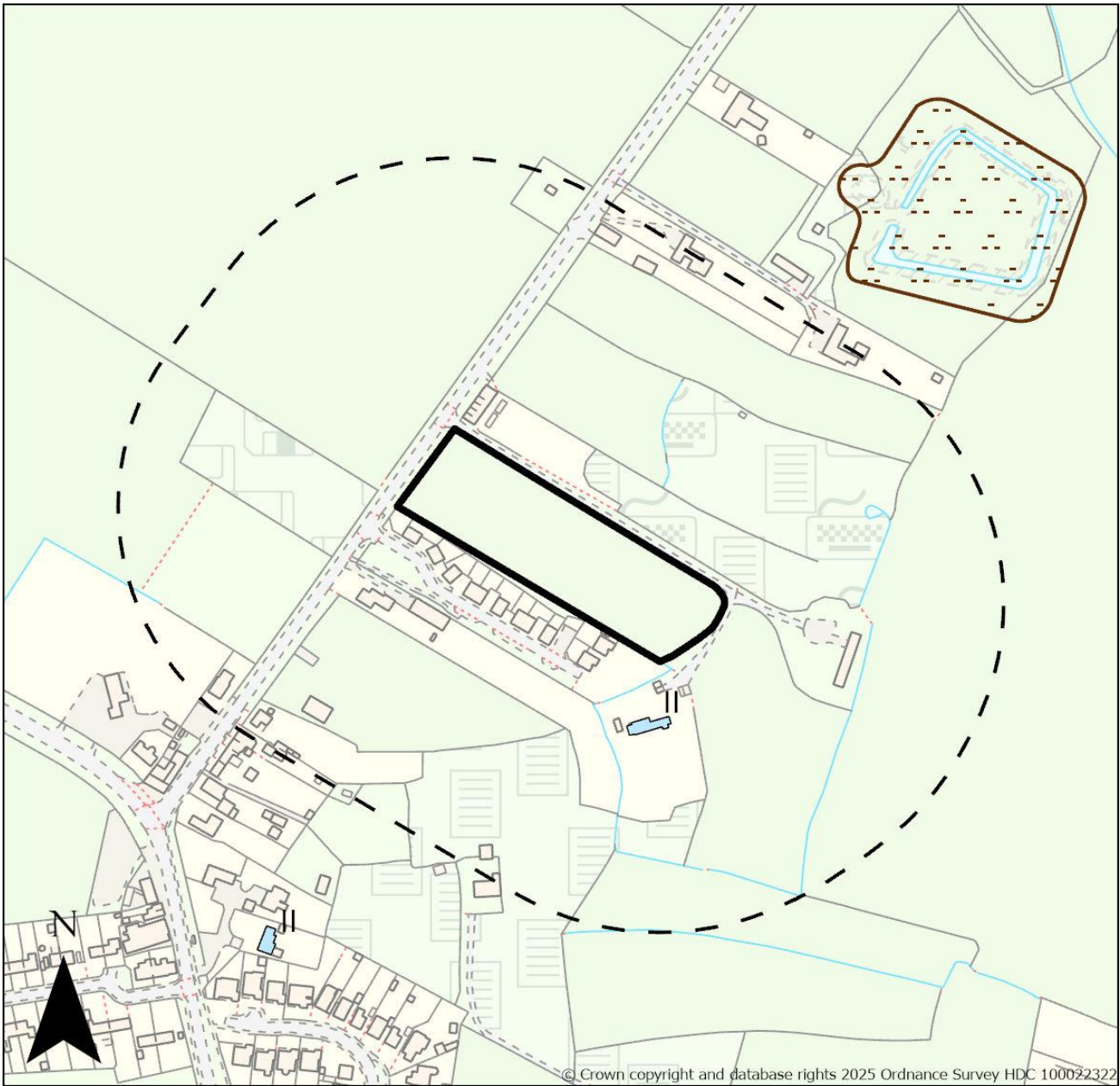
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Great Staughton 1

|   |                         |
|---|-------------------------|
| <b>Preferred Options Local Plan reference</b> | Great Staughton 1       |
| <b>Site name</b>                              | East of B661, The Green |
| <b>Site size (ha)</b>                         | 0.9                     |
| <b>Parish/location</b>                        | Great Staughton         |
| <b>Proposed use</b>                           | Residential             |
| <b>Proposed capacity</b>                      | 15 homes                |
| <b>LAA reference</b>                          | Great Staughton 1       |
| <b>LAA document</b>                           | Western Huntingdonshire |
| <b>CfS reference</b>                          | CfS:125                 |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | Potential ridge and furrow land  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Grade II - 31 And 33, The Green, Great Staughton</li> </ul> |



## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | No   |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>   | N/A  |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>   | No   |
| <b>Is there archaeology?</b>   | <p>The site is located south of the Scheduled Monument the medieval moated site at Staughton Green, this is beyond 150m from the site.</p> <p>The surround area is characterised by former medieval ridge and furrow (CHER 09006), and archaeological evaluation just to the south found undated ditches (CHER MCB31009). These could either be related to the medieval landscape, or possibly Roman in date with extensive roman remains surviving within the wider area, including the recently designated Roman town to the south of Great Staughton (NHLE 1491190).</p> <p>CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.</p> |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of<br/>Listed Buildings (including setting)</b>  | The site forms part of the wider agricultural setting to the grade II listed buildings but, built development at Jewell Close and the landscaping scheme provide alongside this provides a substantial visual buffer from the site to these.   |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>  | The site is north of the grade II listed 31 And 33, The Green, Great Staughton.  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | Its boundary along the B661 is well screened by trees and hedgerows.   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> </ul>  | Along the site's northern boundary there is a track that provides access to other agricultural plots and the grade II listed properties. A low hedgerow is present, but the site is clearly visible along the track with some  |

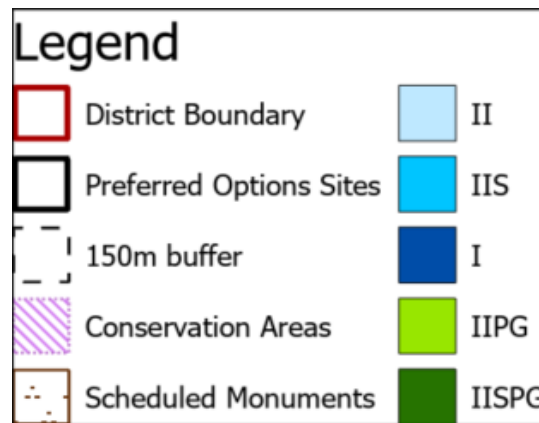
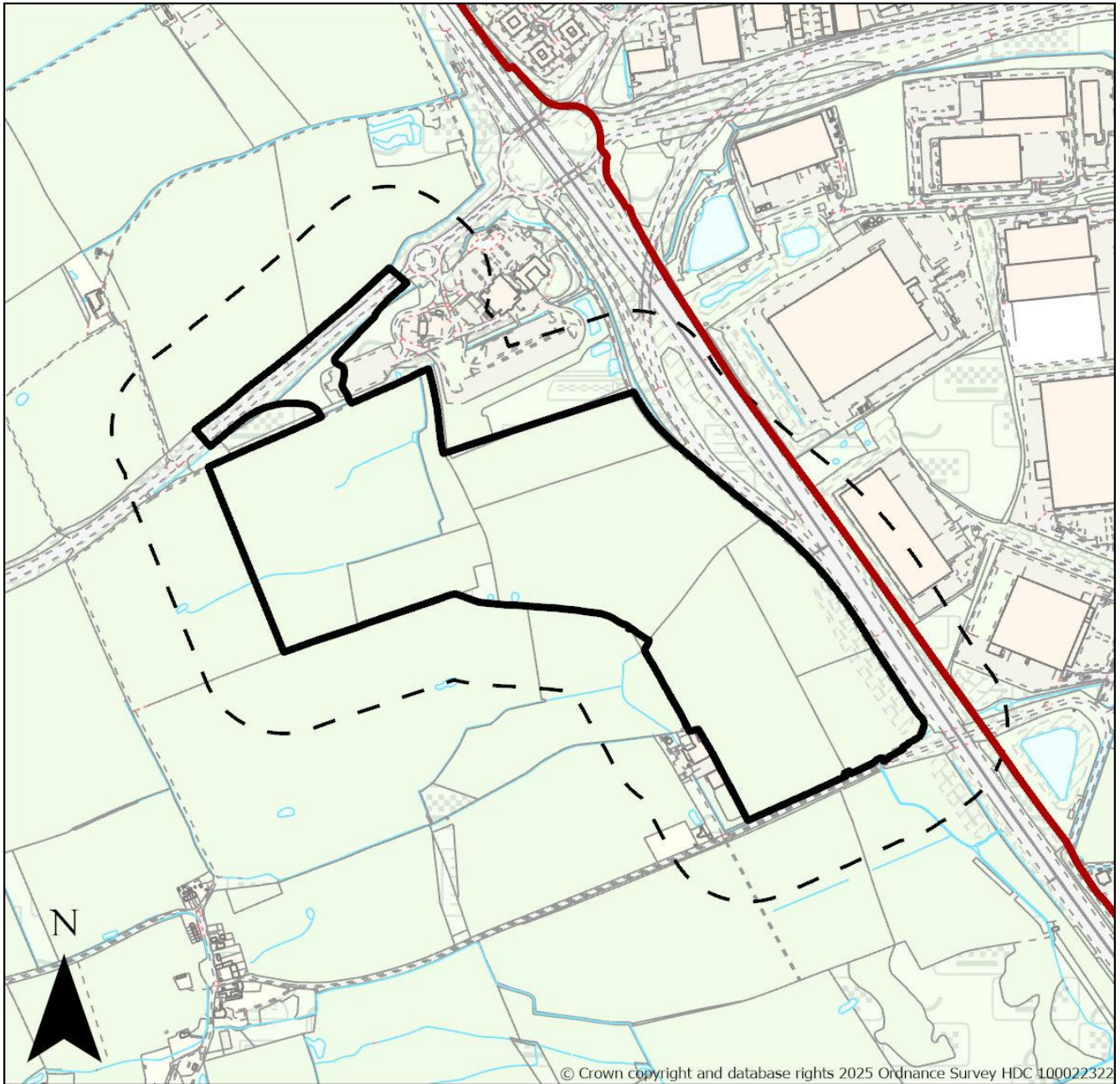
|   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | intermittent views into the adjoining development to the south which was completed in 2023.   |
| <b>Are there public rights of way in the site or adjacent to the site?</b>  | None within the site, the south is footpath (213/10) and to the east is footpath (213/7), these provide opportunities for views into the site.  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>   | None known.   |
| <b>Historic map regression</b>  | Historically, the site appears to have been two fields but has now been merged into one agricultural field.   |
| <b>Scale and massing of proposed development</b>  | 15 homes on 0.9ha of land.  |
| <b>Mitigation</b>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p>  |
| <b>Summary and recommendations</b>  | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design and location of built development.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

## Haddon 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Haddon 1  |
| <b>Site name</b>                              | West of the A1 and South of Peterborough Motorway Services          |
| <b>Site size (ha)</b>                         | 48.2  |
| <b>Parish/location</b>                        | Haddon  |
| <b>Proposed use</b>                           | Commercial  |
| <b>Proposed capacity</b>                      | 48.2ha for B2 light industrial and B8 storage and distribution uses |
| <b>LAA reference</b>                          | Haddon 5  |
| <b>LAA document</b>                           | Northern Huntingdonshire  |
| <b>CfS reference</b>                          | CfS:212   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC identify that due to the large size of the site there is likely to be archaeological potential. Geophysical survey has been carried out on this site previously, which identified significant and complex enclosures of late prehistoric or Roman date across the northern parts of the site. |
| In the setting of/ adjacent to one of the above?     | None  |



## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | No  |
| <b>Adjacent to Conservation Area?</b>   | No  |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>  | N/A   |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>  | No  |
| <b>Is there archaeology?</b>  | <p>CCC identify that due to the large size of the site there is likely to be archaeological potential. Geophysical survey has been carried out on this site previously, which identified significant and complex enclosures of late prehistoric or Roman date across the northern parts of the site. Therefore, it is known that there is significant archaeological remains on site, CCC are not sure of the level of significance without further investigations.</p> <p>Recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:</p> <p><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application. Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.</i></p> |
| <b>Listed Buildings on site?</b>  | None  |
| <b>Does the site contribute to significance of<br/>Listed Buildings (including setting)</b>   | Not immediately, the site forms part of a wider undeveloped rural backdrop to nearby villages to the west.  |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>   | Not immediately adjacent.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul> | <p>The A1(M) forms a landscape buffer to the east as does the A605 and Peterborough Motorway Services to the north.</p> <p>There is a watercourse within the northwest of the site, and to the north and south of the site. Also, there is ponding in the southern area of the site at Haddon Road.</p>   |

|   |  |
|---|--|
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>The site is relatively well defined and contained by a combination of the A1, Junction 17, A605 and a Peterborough Motorway Services to the north. The A1(M) forms a landscape buffer to the east as does the A605 and Peterborough Motorway Services to the north. The site is much more open to the south and west where it adjoins open countryside.</p> <p>Integration of the scheme with the local environment will be essential, especially through landscaping and minimisation of hardstanding. A masterplan should support any future scheme as well as a Landscape and Visual Impact Assessment.</p>        |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>The site has a Public Right of Way within its southeastern section, bordering the A1(M).</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>None known.</p>   |
| <p><b>Historic map regression</b></p>   | <p>Agricultural fields.</p>  |
| <p><b>Scale and massing of proposed development</b></p>   | <p>48.2ha for B2 light industrial and B8 storage and distribution uses. The site is considered capable of delivering about 116,000sqm of employment floorspace.</p>  |
| <p><b>Mitigation</b></p>  | <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy to lessen visual impact impacts of development and a Landscape and Visual Impact Assessment.</p>   |
| <p><b>Summary and recommendations</b></p>   | <p>Development will require further archaeological works, subject to the outcome of these, the development in terms of other heritage considerations is likely to be acceptable with suitable mitigation.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• A masterplan setting out development zones and areas of landscaping and open space.</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan</li> </ul> |

or strategy and a Landscape and Visual Impact Assessment.

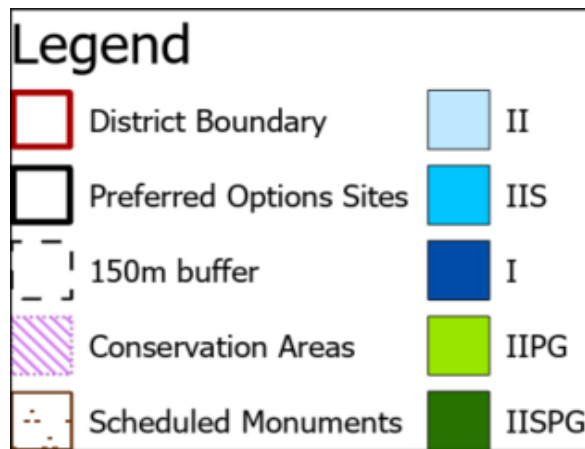
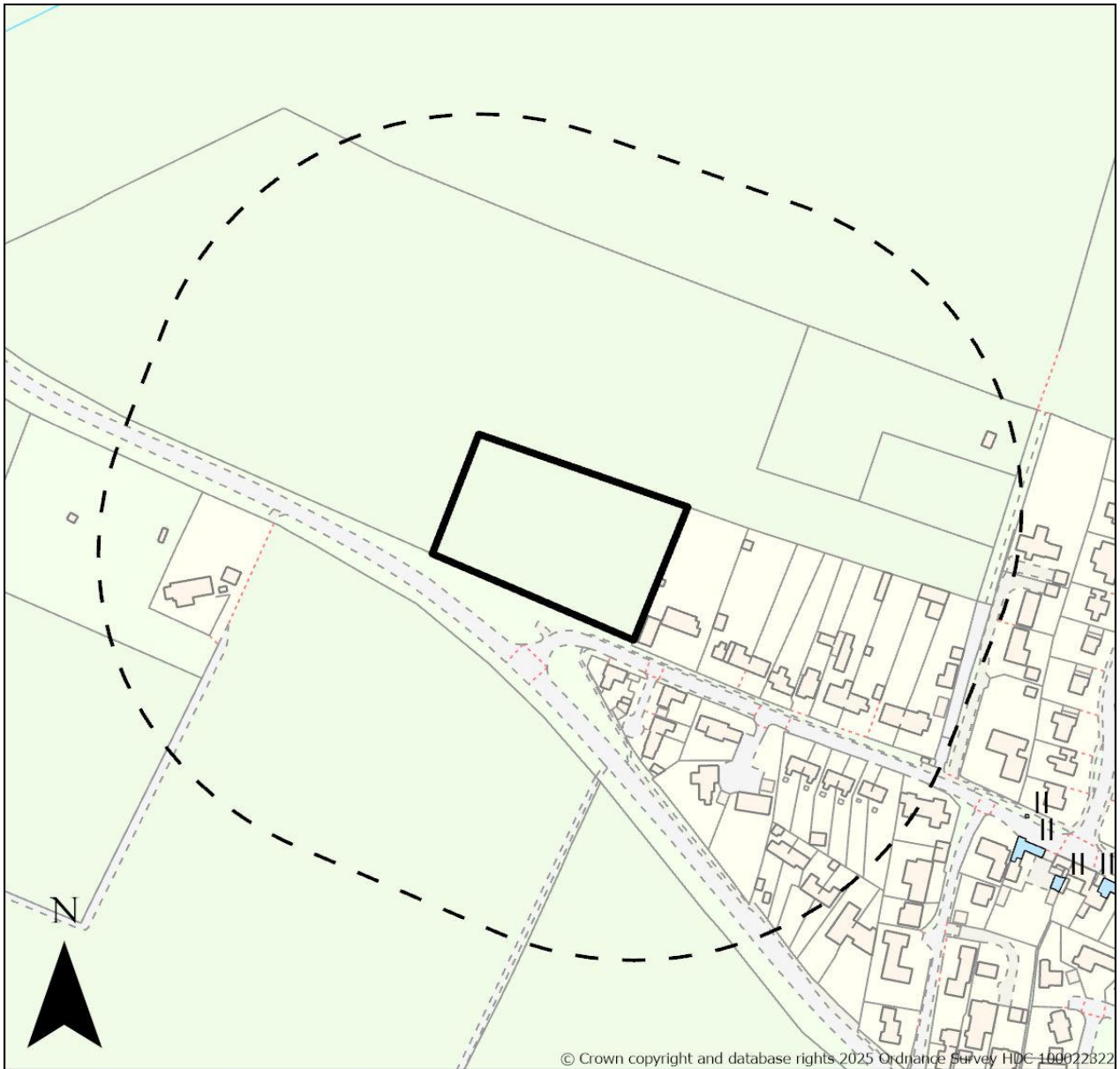
- Integration of the public right of way
- High quality design sensitive to local character, supported by a heritage assessment

## Hail Weston 1

|   |                         |
|---|-------------------------|
| <b>Preferred Options Local Plan reference</b> | Hail Weston 1           |
| <b>Site name</b>                              | West of 5 High Street   |
| <b>Site size (ha)</b>                         | 0.8                     |
| <b>Parish/location</b>                        | Hail Weston             |
| <b>Proposed use</b>                           | Residential             |
| <b>Proposed capacity</b>                      | 8 homes                 |
| <b>LAA reference</b>                          | Hail Weston 1           |
| <b>LAA document</b>                           | Western Huntingdonshire |
| <b>CfS reference</b>                          | CfS:39                  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

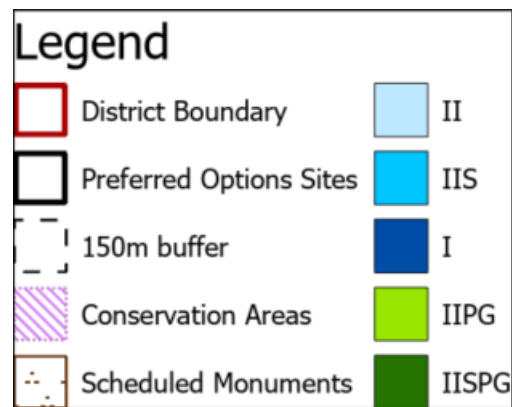
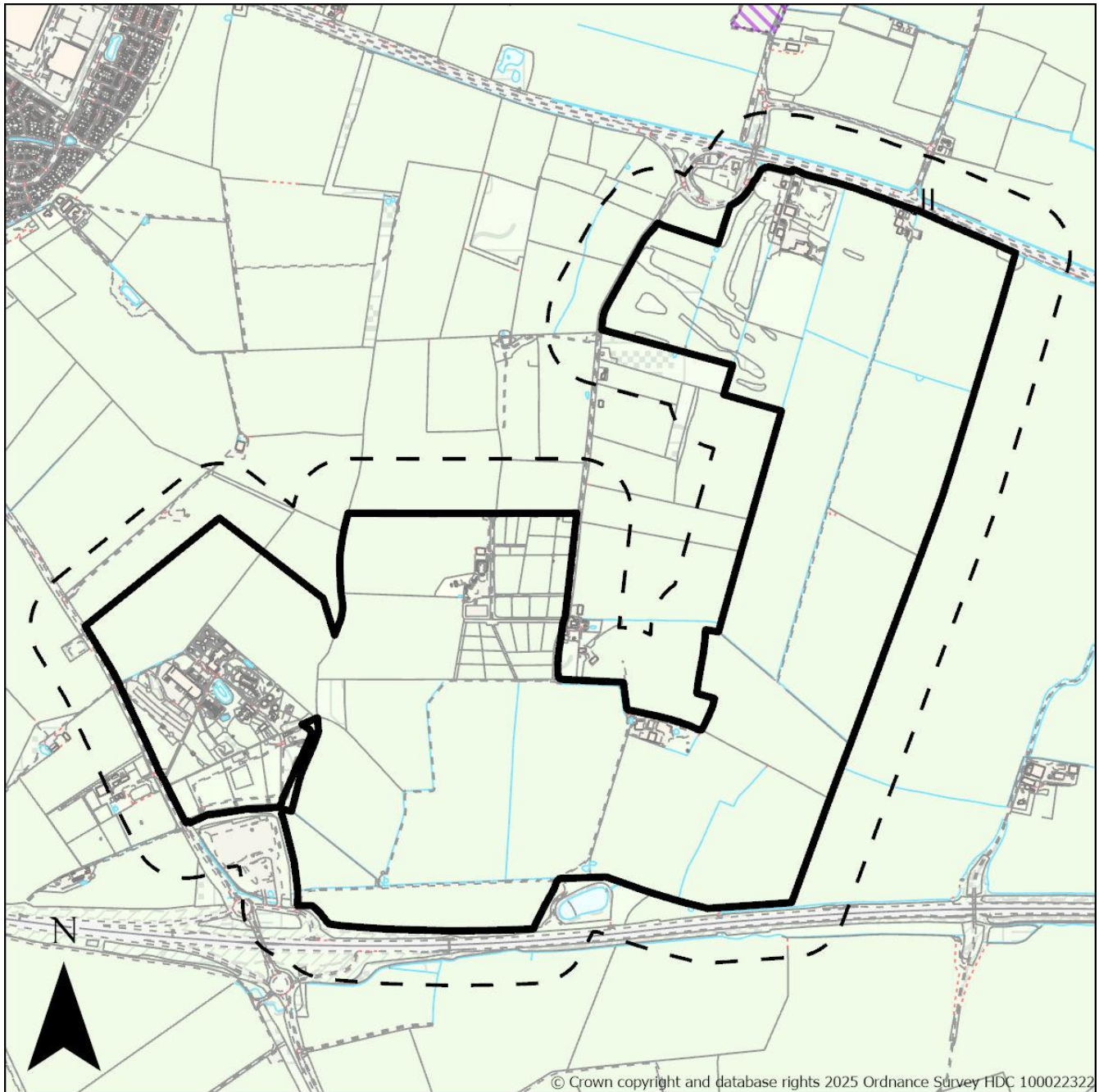
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Hemingford Abbots 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Hemingford Abbots 1   |
| <b>Site name</b>                              | The Lattenburys (land to the South of the A1307 and North of A14, and West of A1198)  |
| <b>Site size (ha)</b>                         | 243   |
| <b>Parish/location</b>                        | Hemingford Abbots   |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 3,800 homes, 160 care bedspaces, 6ha employment uses, retention of Woodgreen Pets Charity including 10ha land for its expansion, two local centres, educational and community facilities, indoor and outdoor sports facilities, green infrastructure and transport. |
| <b>LAA reference</b>                          | Hemingford Abbots 3   |
| <b>LAA document</b>                           | Central Huntingdonshire   |
| <b>CfS reference</b>                          | CfS:247   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | Grade II - Rectory Farm Cottage, Cambridge Road, Hemingford Abbots                    |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | Potential for archaeology within the site which should be explored.                   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Hemingford Abbots Conservation Area</li> </ul> |



## Assessment of development impact on heritage assets

|  |   |
|--|---|
| <b>In Conservation Area?</b>   | No  |
| <b>Adjacent to Conservation Area?</b>  | Not immediately.  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b> | Relevant conservation area statements to consider are The Hemingford's Conservation Area Character Assessment (2008).   |
| <b>Does the site contribute to the character of Conservation Area?</b>       | <p>The scale of development could give rise to impact on the Conservation Areas within Godmanchester, but most potentially the Hemingford Abbots Conservation Area.</p> <p>Visibility from Godmanchester is impeded by landform, trees and hedges, however, there is some visibility of the site from Hemingford Abbots. Given the scale of the proposal landscape impact will be significant, but much is contained by major highways and tree belts with the greatest visibility being from the east.</p>   |
| <b>Is there archaeology?</b>   | <p>CCC identify that due to the large size of the site there is likely to be archaeological potential. A site this huge in Cambridgeshire is strongly likely to encounter significant archaeological remains. There is one known site within the proposed development area – a rectilinear enclosure complex identified through cropmarks in the far west. There will undoubtedly be much more given the scale and location of the development.</p> <p>Recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:</p> <p><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application. Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.</i></p> |
| <b>Listed Buildings on site?</b>   | There is just one designated heritage asset within the site, the grade II listed Rectory Farm fronting onto the A1307.  |

|   |  |
|---|--|
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>   | Development of the site would fundamentally alter the setting of the grade II listed Rectory Farm due to the loss of its agricultural setting.   |
| <b>Are there Listed Buildings adjacent to the site?</b>   | <p>None within 150m of the site boundary. Looking more widely, the scale of development could impact the setting of listed buildings in Godmanchester and Hemingford Abbots.</p> <p>The impact on the settings of these listed structures is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p>   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>   | <p>The site comprises rising land reaching its highest point in the southwest near Wood Green pets charity linked to a ridge rising to the west through the centre of the site. Land falls away from this both to the northeast towards the A1307 and the southeast towards the A14 making the site highly visible from both major highways and from villages to the north. The site is largely cut off from the surrounding area to the north and south by major highways with the lower lying Hemingford's situated beyond to the north and further lower lying agricultural land to the south.</p> <p>Sensitive masterplanning and boundary treatments would be essential to minimise the impact of any development on nearby uses.</p>   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>The site boundaries are complex. The northern boundary adjoins the A1307 with the Rideaway junction providing access to and from the westbound carriageway of the A1307. Established trees and hedgerows adjoin the northern boundary providing limited local level screening. The eastern boundary comprises low level field hedgerows. The southern boundary mostly adjoins the A14 skirting around a balancing pond for which the access track cuts through the southwestern part of the site. The site is very open to view from the A14 on the eastern stretch of this boundary but A14 is largely embanked along the western stretch of the southern boundary obscuring views into the site; tree planting is being established along much of this length. The southwestern corner of the site omits the former A14 construction compound</p> |

|   |  |
|---|--|
|   | <p>adjoining the junction with the A1198 which is largely screened by trees but then heads west such that the western boundary of the site mostly adjoins the A1198. Wood Green Pets charity forms part of the site and presently has a very open frontage to the A1198 with paddocks forming a setting to car parking and buildings beyond which are largely screened by well-established trees. The remainder of the site boundaries are predominantly field boundaries with a mixture of low hedgerows and open field margins with Moats Way forming small sections of boundary, again largely edged with hedgerows.</p>  |
| <b>Are there public rights of way in the site or adjacent to the site?</b>                | <p>Moats Way is a public right of way giving visibility into the centre of the site. A public footpath also runs the length of Mere Way to the east of the site with open views towards the eastern portion of the site and across its rising landform.</p>  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b> | <p>None known.</p>   |
| <b>Historic map regression</b>  | <p>Agricultural land and field complexes.</p>  |
| <b>Scale and massing of proposed development</b>  | <p>New community proposal consisting of two linked villages comprising of approximately 3,800 homes, 160 care bedspaces, 6ha employment uses, retention of Woodgreen Pets Charity including 10ha land for its expansion, two local centres, educational and community facilities, indoor and outdoor sports facilities, green infrastructure and transport.</p>  |
| <b>Mitigation</b>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets. Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p> <p>Impact can be mitigated through a masterplan being developed for the whole site integrating existing land uses and areas of open space. A design code should be developed to set out how the proposal will be to own distinctive place while linking in with surrounding settlements and character.</p> <p>Archaeology works to be undertaken to assess extent of potential remains and recorded for public record.</p> |

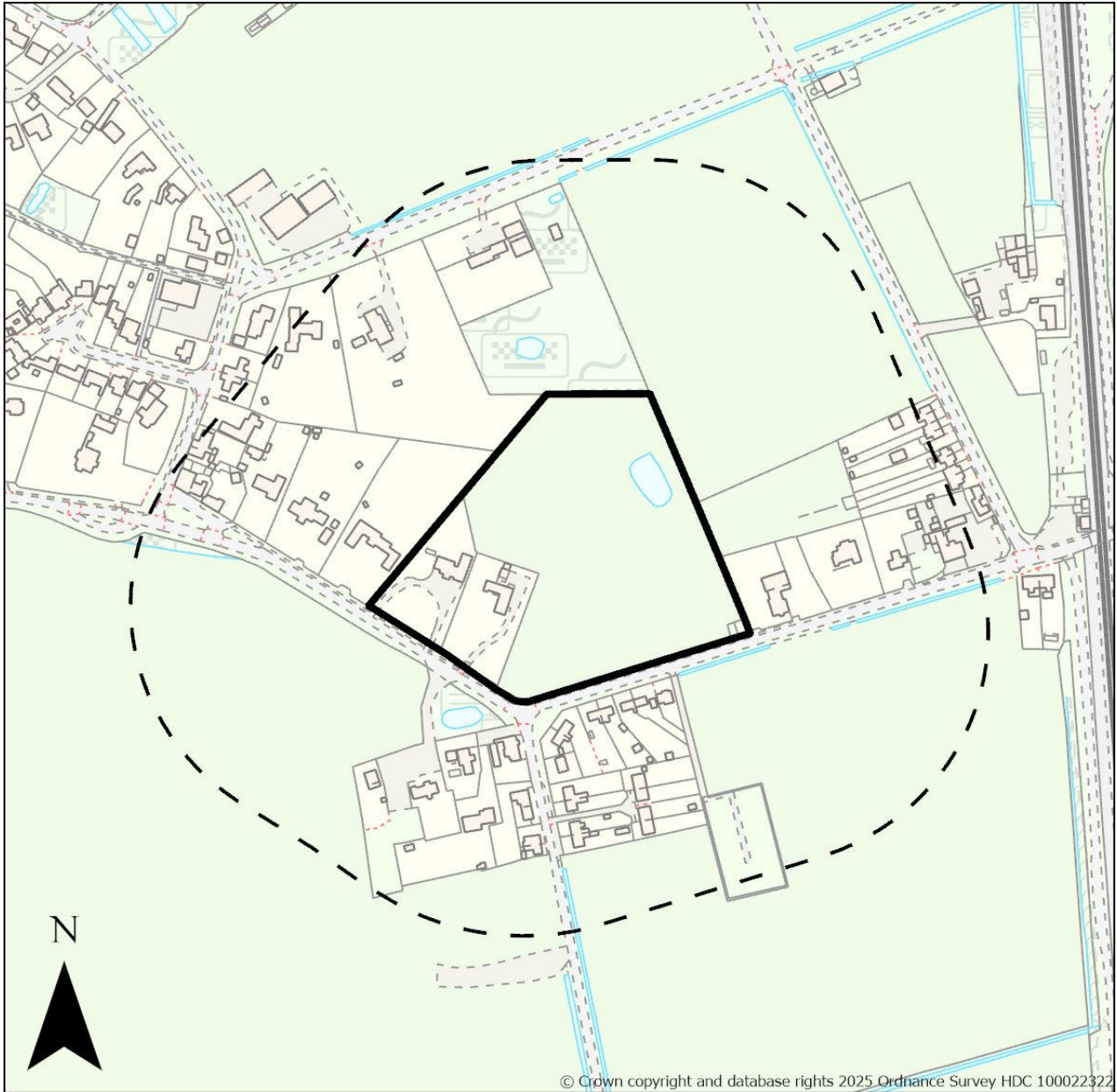
|   |   |
|---|---|
|   | <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</p>  |
| <p><b>Summary and recommendations</b></p> | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design and a masterplan led approach.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• A masterplan setting out development zones and areas of landscaping and open space.</li> <li>• A design code to create distinct character areas reinforced by inclusion of differentiated densities of development with higher densities around local centres where appropriate</li> <li>• A full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• If significant archaeology is found, require a strategy for outreach and public engagement to contribute to making any archaeological evidence found within the site publicly accessible.</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</li> <li>• Integration of the public right of way</li> </ul> |

## Holme 1

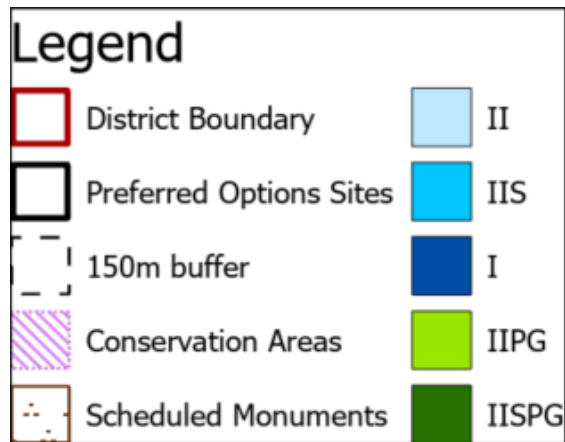
|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Holme 1  |
| <b>Site name</b>                              | North of Station Road  |
| <b>Site size (ha)</b>                         | 2.9  |
| <b>Parish/location</b>                        | Holme  |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 50 homes and 0.3ha for local retail and health uses within the local community use class F2 or within the commercial, business or services use class E |
| <b>LAA reference</b>                          | Holme 5  |
| <b>LAA document</b>                           | Northern Huntingdonshire   |
| <b>CfS reference</b>                          | CfS23-243  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

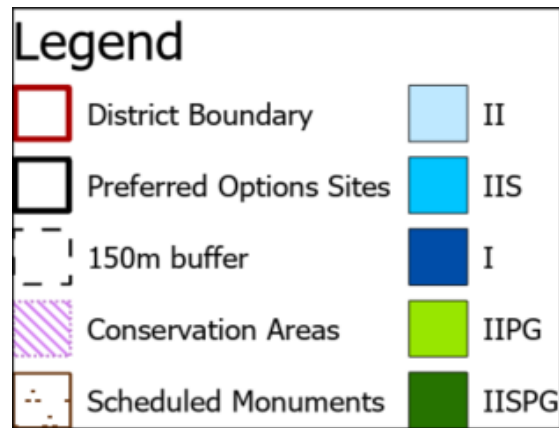
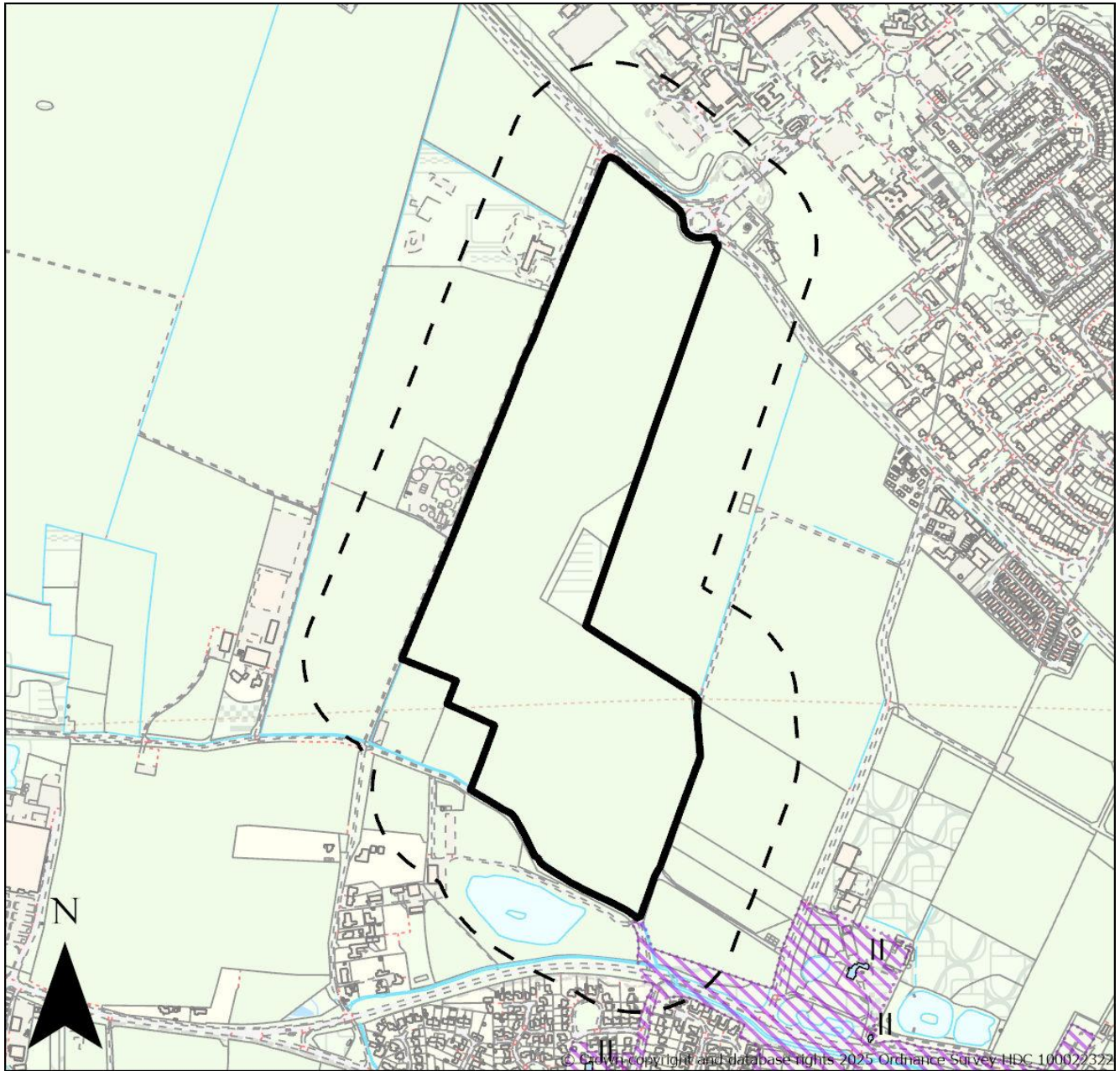
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Houghton and Wyton 1

|   |                                       |
|---|---------------------------------------|
| <b>Preferred Options Local Plan reference</b> | Houghton and Wyton 1                  |
| <b>Site name</b>                              | Ruddles Lane                          |
| <b>Site size (ha)</b>                         | 28                                    |
| <b>Parish/location</b>                        | Houghton and Wyton                    |
| <b>Proposed use</b>                           | Renewables                            |
| <b>Proposed capacity</b>                      | 28ha for ground mounted solar voltaic |
| <b>LAA reference</b>                          | Houghton and Wyton 6                  |
| <b>LAA document</b>                           | Eastern Huntingdonshire               |
| <b>CfS reference</b>                          | CfS23-24291                           |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>      |
|--|--------------------------------------|
| Listed buildings/ structures                         | None within site boundary            |
| Conservation Area                                    | None within site boundary            |
| Scheduled Monument                                   | None within site boundary            |
| Registered Parks and Gardens                         | None within site boundary            |
| Locally listed buildings/ structures                 | None within site boundary            |
| Archaeological interest (including ridge and furrow) | None known within site boundary      |
| In the setting of/ adjacent to one of the above?     | Houghton and Wyton Conservation Area |



## Assessment of development impact on heritage assets

The Houghton and Wyton Conservation Area are within 150m of the site's southern boundary. The site is proposed for ground mounted solar panels so the visual impact of development will be minimal.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

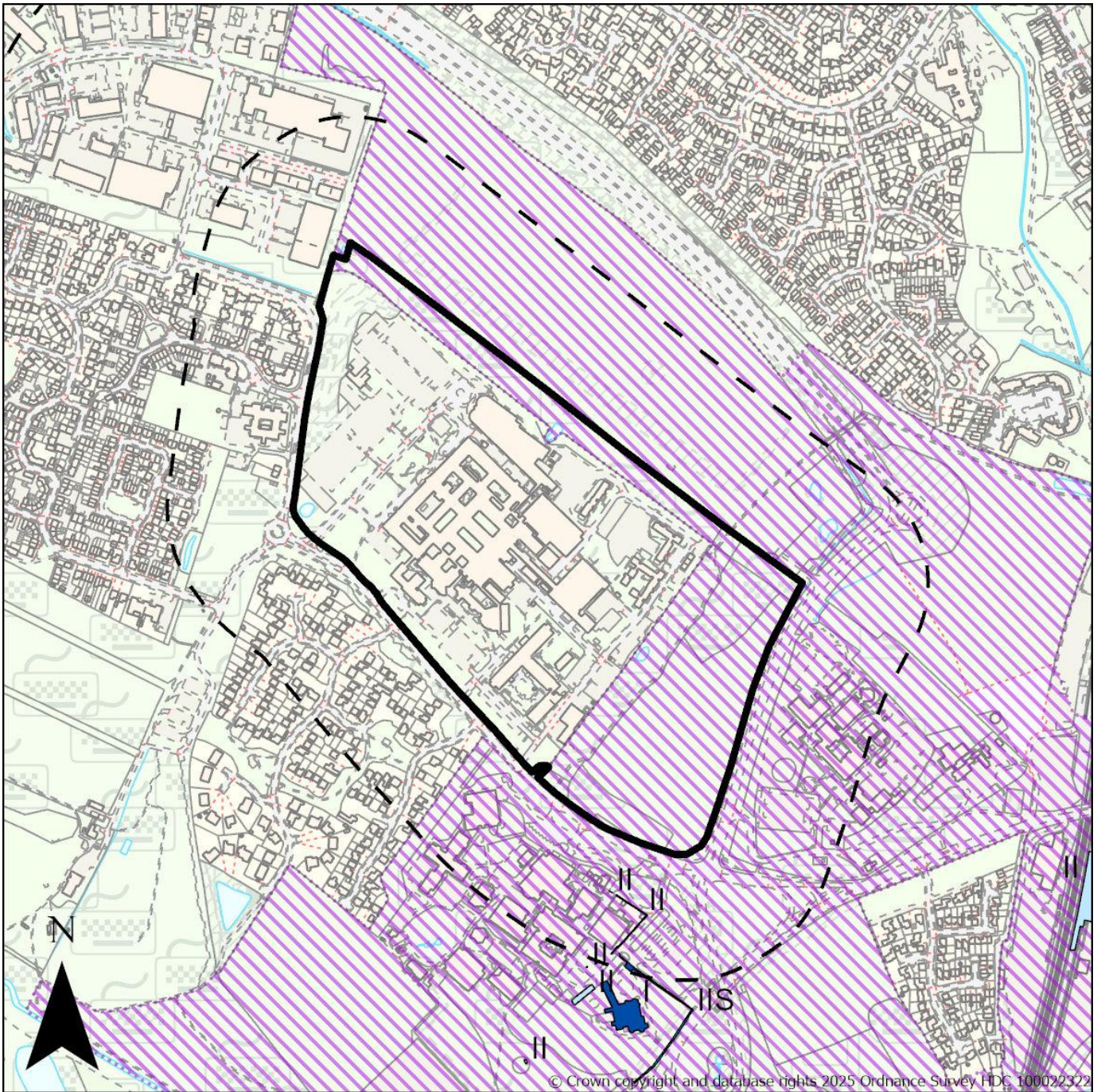
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Huntingdon 1

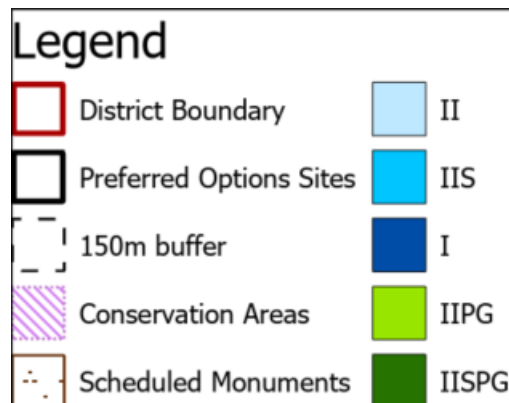
|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Huntingdon 1  |
| <b>Site name</b>                              | Hinchingbrooke Hospital site, Hinchingbrooke Park Road, Huntingdon  |
| <b>Site size (ha)</b>                         | 22  |
| <b>Parish/location</b>                        | Huntingdon  |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | Redevelopment of the hospital, reprovision of ambulance station, key worker accommodation, parking, primary care uses, residential uses (C2), education facilities (F1a) and green infrastructure |
| <b>LAA reference</b>                          | Huntingdon 4  |
| <b>LAA document</b>                           | Central Huntingdonshire   |
| <b>CfS reference</b>                          | CfS23-24288   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | Partially within Huntingdon Conservation Area   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | Constabulary land should be considered as a non-designated heritage asset   |
| Archaeological interest (including ridge and furrow) | Ridge and furrow land   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade I - Hinchingbrooke House, Brampton Road, Huntingdon</li> <li>• Grade I - Gatehouse and Walls, Hinchingbrooke House, Brampton Road</li> <li>• Grade II - Gates and Wall, Hinchingbrooke House, Brampton Road</li> </ul> |



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## Assessment of development impact on heritage assets

|   |  |
|---|--|
| <b>In Conservation Area?</b>  | Site partly lies within the Huntingdon Conservation Area. The northeastern edge and southern third of the site (the constabulary land) is within the Conservation Area. There is a statutory duty to preserve and enhance the contribution this site makes to the conservation area. The open and green character of the constabulary land currently makes a positive contribution.  |
| <b>Adjacent to Conservation Area?</b>   | In part, the northern two thirds covering the existing hospital and associated surface carparking is outside but adjacent. The setting of the Conservation Area is respected due to extensive mature planting and low height of development.   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>            | The Huntingdon Conservation Area Character Assessment (2007) identifies that the fragments of the historic landscape should be valued, particular attention should be drawn to the ridge and furrow and the northeastern belt which serves an important function as a screen to the current hospital.  |
| <b>Does the site contribute to the character of Conservation Area?</b>                  | Yes, the constabulary site has an open and green character and currently makes a positive contribution. It could be considered non designated heritage asset.  |
| <b>Is there archaeology?</b>  | Possible 'cricket pavilion' remains on constabulary site, likely archaeological constraints.<br><br>Ridge and furrow present.<br><br>CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.   |
| <b>Listed Buildings on site?</b>  | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b> | Yes, it contributes towards the former parkland of the grade I Hinchingsbrooke House.  |
| <b>Are there Listed Buildings adjacent to the site?</b>                                 | Multiple - Gatehouse and walls (grade I), Hinchingsbrooke House (grade 1), multiple grade II and grade II* associated listed buildings. Together they form a complex of considerable national significance. The school was designed to command the immediate setting, development should be subordinate in scale to the house, key views along views common road towards gatehouse.<br><br>Very high development may intrude into key views within the Hinchingsbrooke precinct and from the south. Verdant views from the A1307 make a positive contribution to the character of the Conservation Area. |

|  |   |
|--|---|
| <p><b>Natural environment:</b></p> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>   | <p>Veteran trees border the constabulary land and to the north which date from early 19<sup>th</sup> century. Tree corridors are important to screen development mitigating impact on the setting of the heritage assets. There should be a buffer protection zone to ensure long term protection of landscape feature. Some are protected by Tree Preservation Orders.</p> <p>There are significant individual and groups of trees within the hospital site which should be retained as these are vestiges of former parkland. This reinforces the landscape and tree planting around Hinchingsbrooke House.</p>   |
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>Existing hospital consists of pavilion type buildings in a landscape framework which enables the remains of the historic parkland to be experienced.</p> <p>Development should be screened by tree height to prevent visual intrusion into adjacent spaces unless public benefit of development significantly outweighs the harm.</p> <p>Development should be set back behind buffers of tree planting along edges and roads to reinforce the parkland character of the site.</p>   |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>  | <p>None in the site and none immediately adjacent. There are several footpaths where the site is visible such as along Hinchingsbrooke Park Road and the footpath that runs between the hospital and the constabulary.</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>   | <p>Yes – open nature of constabulary land last vestige of parkland forms setting and approach to Hinchingsbrooke School.</p> <p>Tree banks and existing ponds of historic significance.</p>   |
| <p><b>Historic map regression</b></p>  | <p>Hinchingsbrooke Hospital was opened in 1983 and about 75% was built of reinforced autoclaved aerated concrete which is now failing.</p> <p>Constabulary site has not been previously developed.</p>  |
| <p><b>Scale and massing of proposed development</b></p>  | <p>This is a complex previously developed site to redevelop and will also be dependent on funding and further scoping on the scale and nature of potential development and health uses on site. The hospital is part of the government's National Hospital Programme for replacement with a target completion date of 2032 for new facilities. The aspiration is to construct the new hospital towards the central northern part of the site and to open this before closing and then demolishing the old hospital buildings to ensure continuity of healthcare services. The Treatment Centre opened in 2007 will remain as will the replacement Theatres building being constructed through</p> |

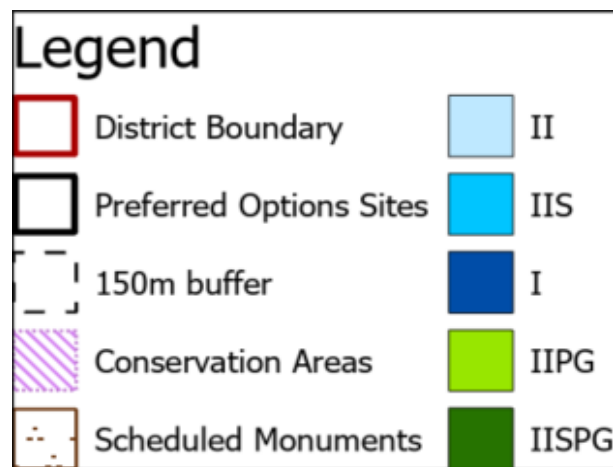
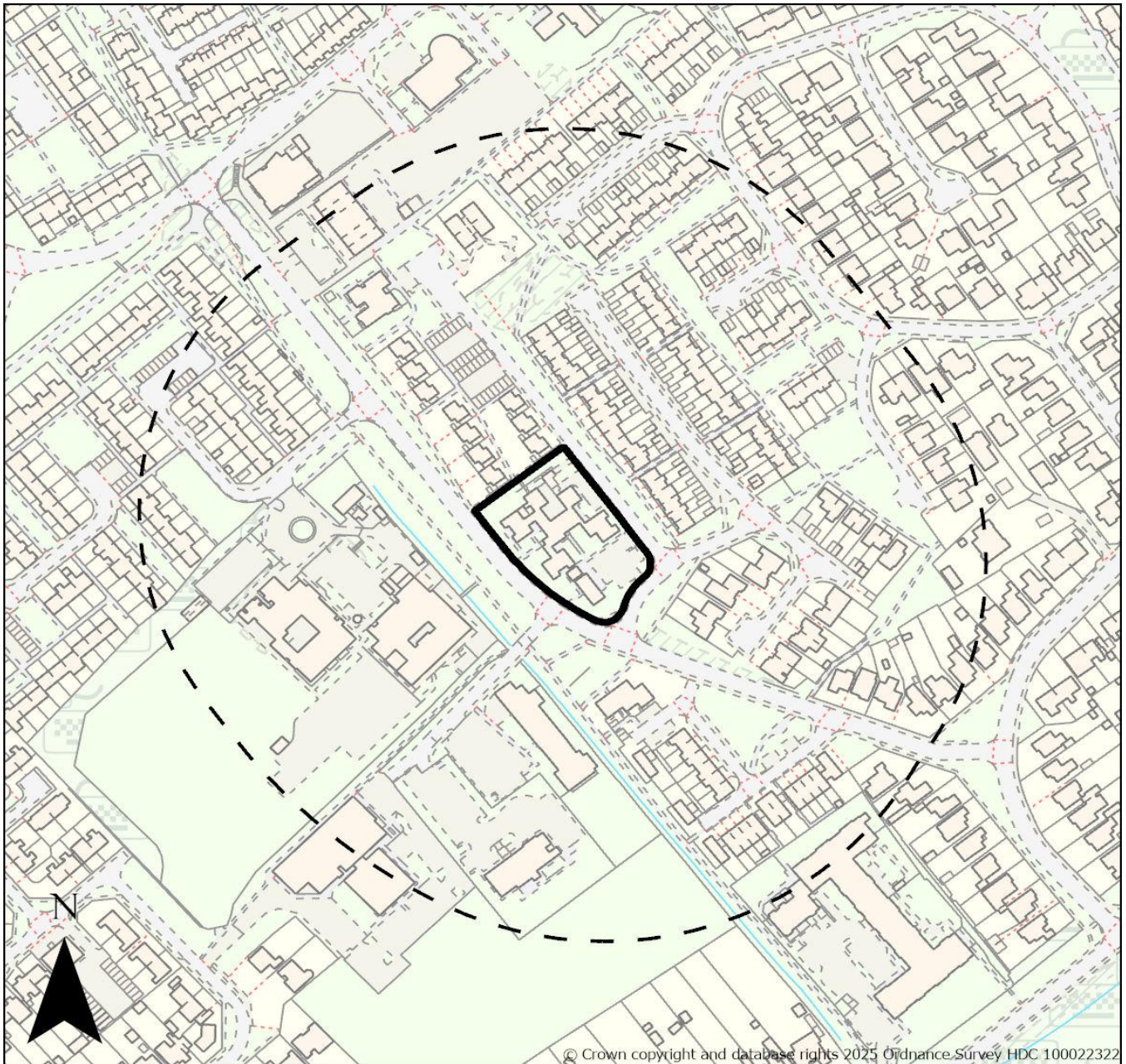
|                                    |   |
|------------------------------------|---|
|                                    | 2025 with the whole scheme to be connected to allow for more efficient service delivery.  |
| <b>Mitigation</b>                  | <p>In accordance with the Act, harm to heritage assets should be avoided where possible, if the harm is unavoidable then it should be mitigated where possible through improvement in design, only once this has been completed should the residual harm be assessed against the public benefit of the proposed development.</p> <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets. Impact could be mitigated through high quality design and managing building heights within a future hospital redevelopment.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p>  |
| <b>Summary and recommendations</b> | <p>Impact will be proportionate to the scale and massing of any development, the loss of the green wedge of constabulary site would result in heritage harm.</p> <p>Heritage to be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment to consider and mitigate any potential impacts of the development on the Huntingdon Conservation Area and listed buildings at Hinchingsbrooke School</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a provision of a strong landscaping scheme informed by a Landscape and Visual Impact Assessment.</li> </ul> |

## Huntingdon 2

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Huntingdon 2                               |
| <b>Site name</b>                              | Amber Centre, 36 Mayfield Road, Huntingdon |
| <b>Site size (ha)</b>                         | 0.35                                       |
| <b>Parish/location</b>                        | Huntingdon                                 |
| <b>Proposed use</b>                           | Residential                                |
| <b>Proposed capacity</b>                      | 12 homes                                   |
| <b>LAA reference</b>                          | Huntingdon 1                               |
| <b>LAA document</b>                           | Central Huntingdonshire                    |
| <b>CfS reference</b>                          | CfS:347                                    |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

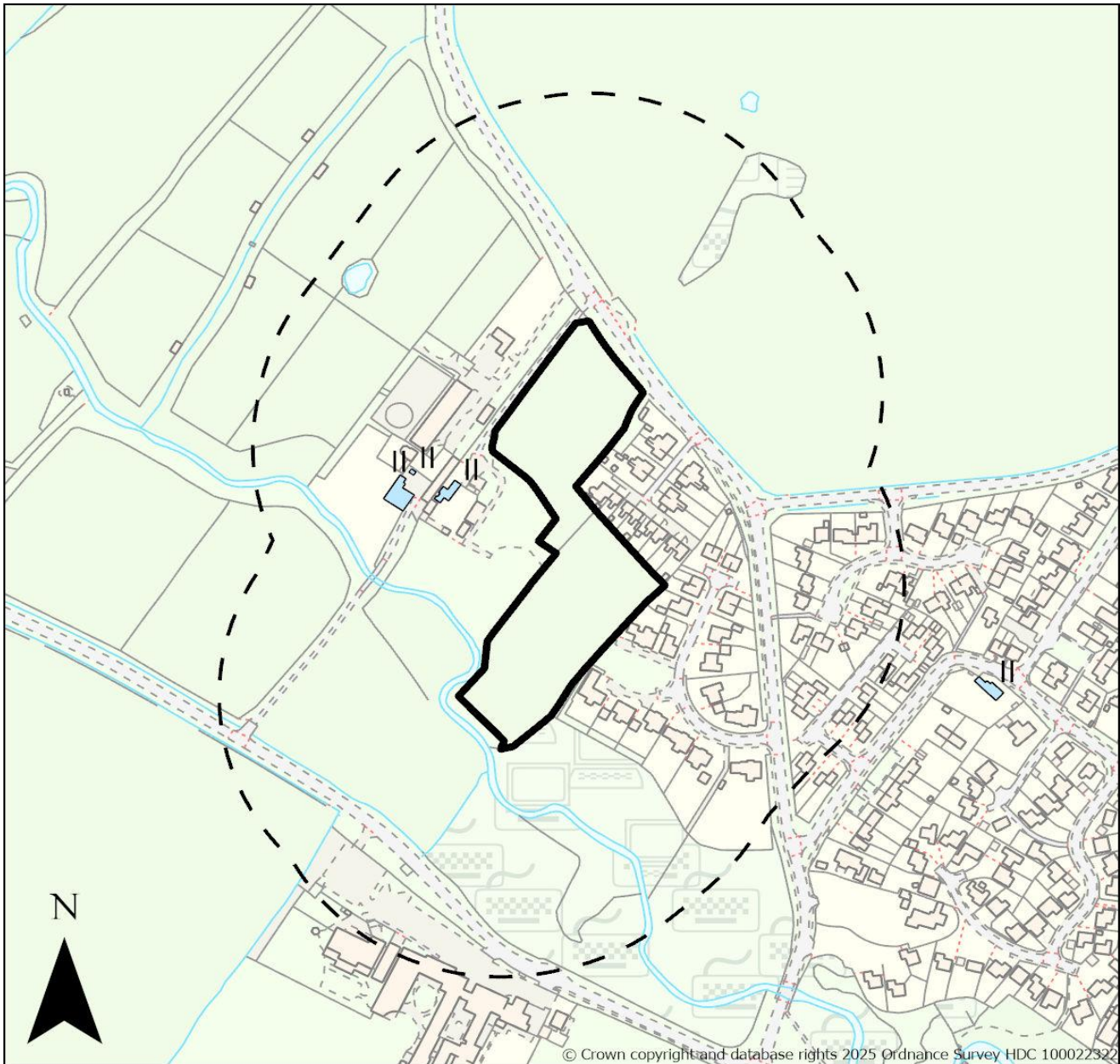
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Kimbolton 1

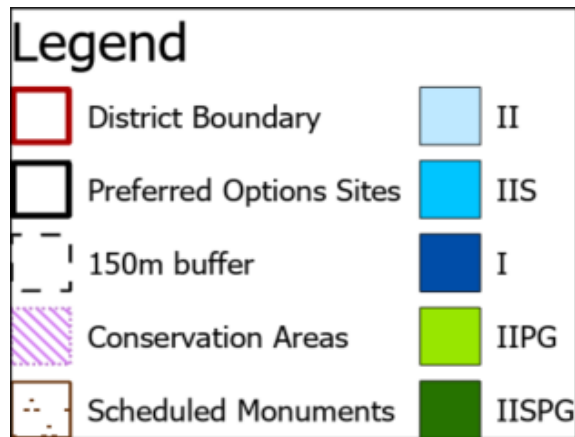
|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Kimbolton 1  |
| <b>Site name</b>                              | Brittens Farm, Station Road                              |
| <b>Site size (ha)</b>                         | 1.4  |
| <b>Parish/location</b>                        | Kimbolton  |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 25 homes and 0.5ha of land to safeguard against flooding |
| <b>LAA reference</b>                          | Kimbolton 1  |
| <b>LAA document</b>                           | Western Huntingdonshire                                  |
| <b>CfS reference</b>                          | CfS:7  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | Ridge and furrow land  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - Brittens Farm, Station Road, Kimbolton</li> <li>• Grade II - Wornditch Farm, Station Road, Kimbolton</li> <li>• Grade II - Granary, Wornditch Farm, Station Road, Kimbolton</li> <li>• Very high archaeological potential due to earthworks of a Deserted Medieval Village (CHER MCB26598).</li> </ul> |



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## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | No  |
| <b>Adjacent to Conservation Area?</b>   | No  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>            | N/A   |
| <b>Does the site contribute to the character of Conservation Area?</b>                  | While outside of the Conservation Area, development of the site would impact the approaches to the Kimbolton Conservation Area.   |
| <b>Is there archaeology?</b>  | <p>The proposed is located in an area of very high archaeological potential to the northwest of the settlement of Kimbolton.</p> <p>To the northwest following the northern bank of the River Kym are the earthworks of a Deserted Medieval Village (CHER MCB26598).</p> <p>Ridge and furrow is located in the southern part of the site sloping down towards the River Kym.</p> <p>CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.</p> |
| <b>Listed Buildings on site?</b>  | None  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b> | Yes, the proposal site lies adjacent to it and near to Wornditch Farmhouse, a grade II listed building, and to the Granary at Wornditch Farm, a grade II listed building, as well as Brittens Farmhouse another grade II listed building. Several associated farm buildings are considered to be protected as they form part of the historic curtilage of these structures.   |
| <b>Are there Listed Buildings adjacent to the site?</b>                                 | The historic agricultural use, associated buildings, and farmland setting of Brittens Farm and Wornditch Farm and the separately listed Granary contribute to their significance as 17th century farm buildings. Their significance is also formed from their location, separate and west of the village of Kimbolton. Their wider setting within the rural, undeveloped landscape of farmland and fields also contributes to their significance and the experience of them as historic farm buildings unencumbered by modern development.      |
| <b>Natural environment:</b>   | The fields contain surviving ridge and furrow, undulations in the ground level formed by ploughing the fields for agricultural use, which evidences the historic use of the land and  |

|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>  | <p>contributes evidential values to the significance of the heritage assets. This is becoming very rare and is considered to be a non-designated heritage asset. The site has a gradient and slopes 7m Ne/SW, the proximity of the proposed development is so close as to give the impression that the buildings and farmsteads of Britten Farm and Wornditch Farm and the Granary are part of the development and part of the western expansion of Kimbolton. This removes part of the character of the listed buildings as farm buildings outside of the village.</p> |
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>The proposal fundamentally changes the contribution which the proposal site makes to the settings of the listed buildings as the agricultural fields within which the listed farm buildings are experienced. The existing fields also act as a buffer between the modern housing development on the edge of the village and the listed buildings. The fields allow a distinction and difference between the village and the farmland beyond the village and form the farmland backdrop to the listed farm buildings.</p>   |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>  | <p>None</p>   |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>   | <p>N/A</p>  |
| <p><b>Historic map regression</b></p>  | <p>Shows that the land has not been developed</p>   |
| <p><b>Scale and massing of proposed development</b></p>  | <p>Could accommodate 25 homes and 0.5ha of open space to help to safeguard against flooding.</p>  |
| <p><b>Mitigation</b></p>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact could potentially be mitigated through high quality and low-density development, well designed dwellings that respond to local distinctiveness and local character.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p>   |

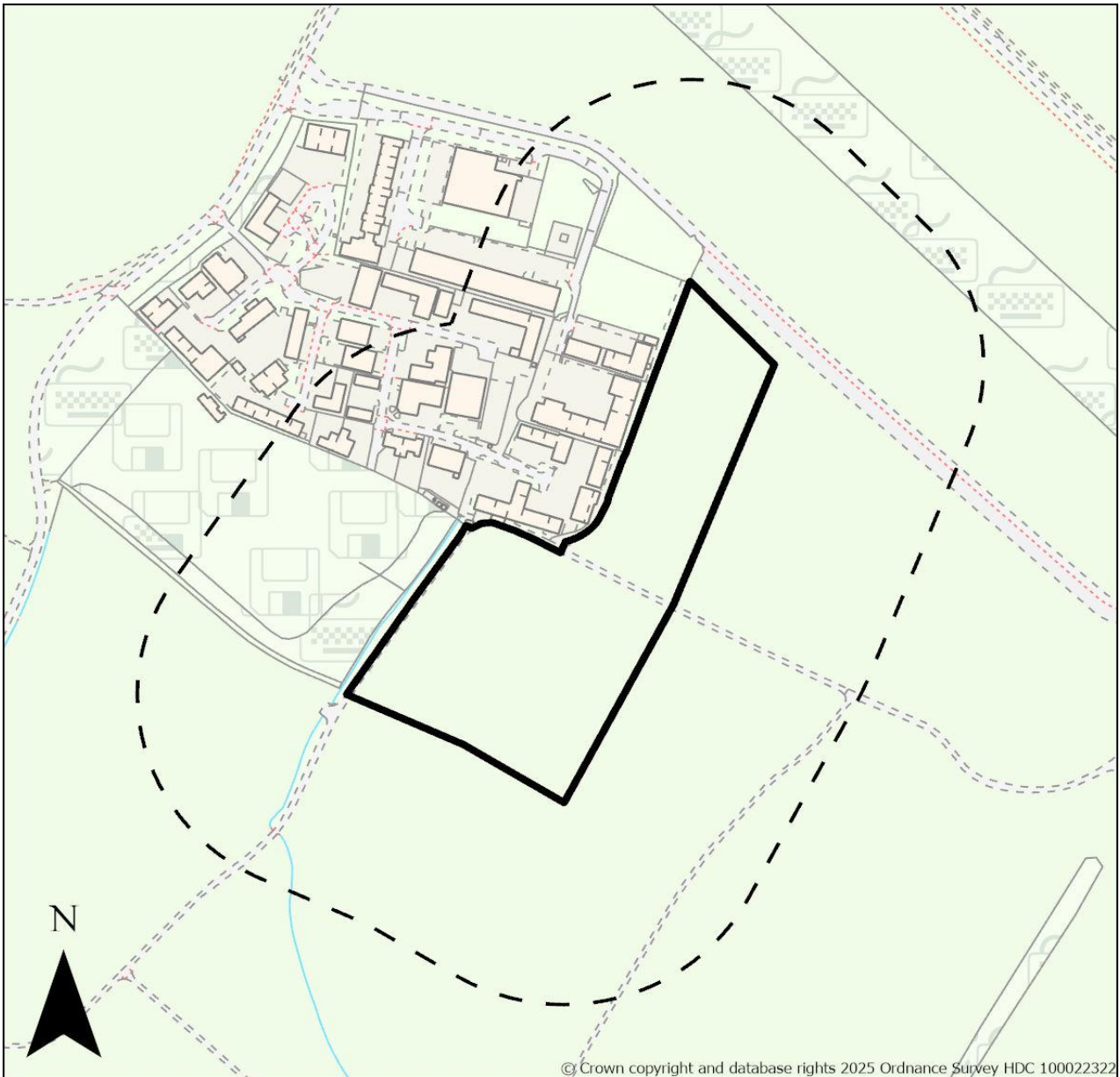
|   |  |
|---|--|
| <p><b>Summary and recommendations</b></p> | <p>A field evaluation requiring a non-intrusive field evaluation including an Archaeological Desk Based Assessment and earthwork survey is required.</p> <p>Impact will be proportionate to the scale and massing of any development.</p> <p>Heritage to be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment to consider and mitigate any potential impacts of the development on nearby listed buildings</li> <li>• not locating development in the southern part of the site where ridge and furrow is present and to provide a transitional space towards the river landscape of the River Kym.</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape strategy.</li> </ul> |
|---|--|

## Kimbolton 2

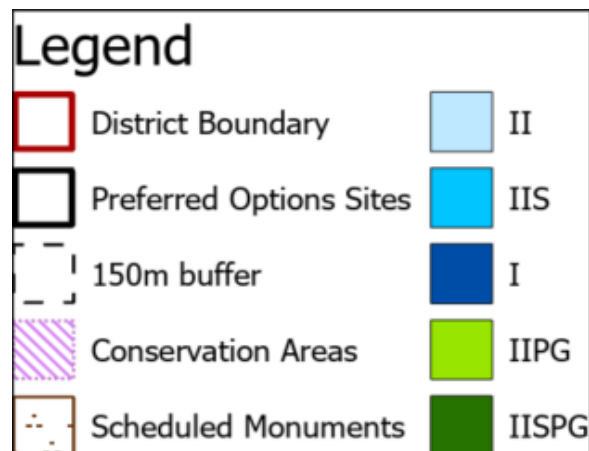
|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Kimbolton 2   |
| <b>Site name</b>                              | South East of Bicton Industrial Estate              |
| <b>Site size (ha)</b>                         | 3.48  |
| <b>Parish/location</b>                        | Kimbolton   |
| <b>Proposed use</b>                           | Commercial  |
| <b>Proposed capacity</b>                      | 4.8ha for within use classes E(g)(i-iii), B2 and B8 |
| <b>LAA reference</b>                          | Kimbolton 10  |
| <b>LAA document</b>                           | Western Huntingdonshire                             |
| <b>CfS reference</b>                          | CfS:365   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

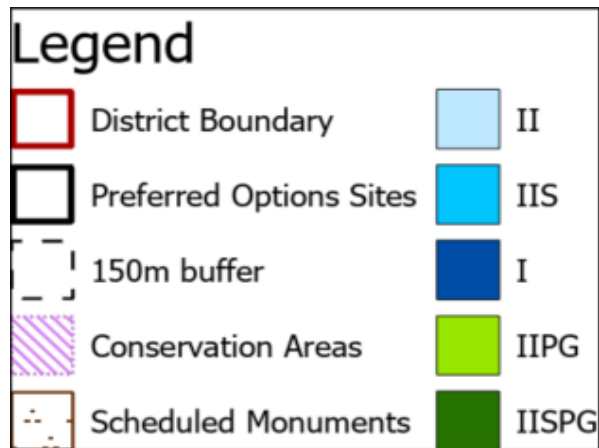
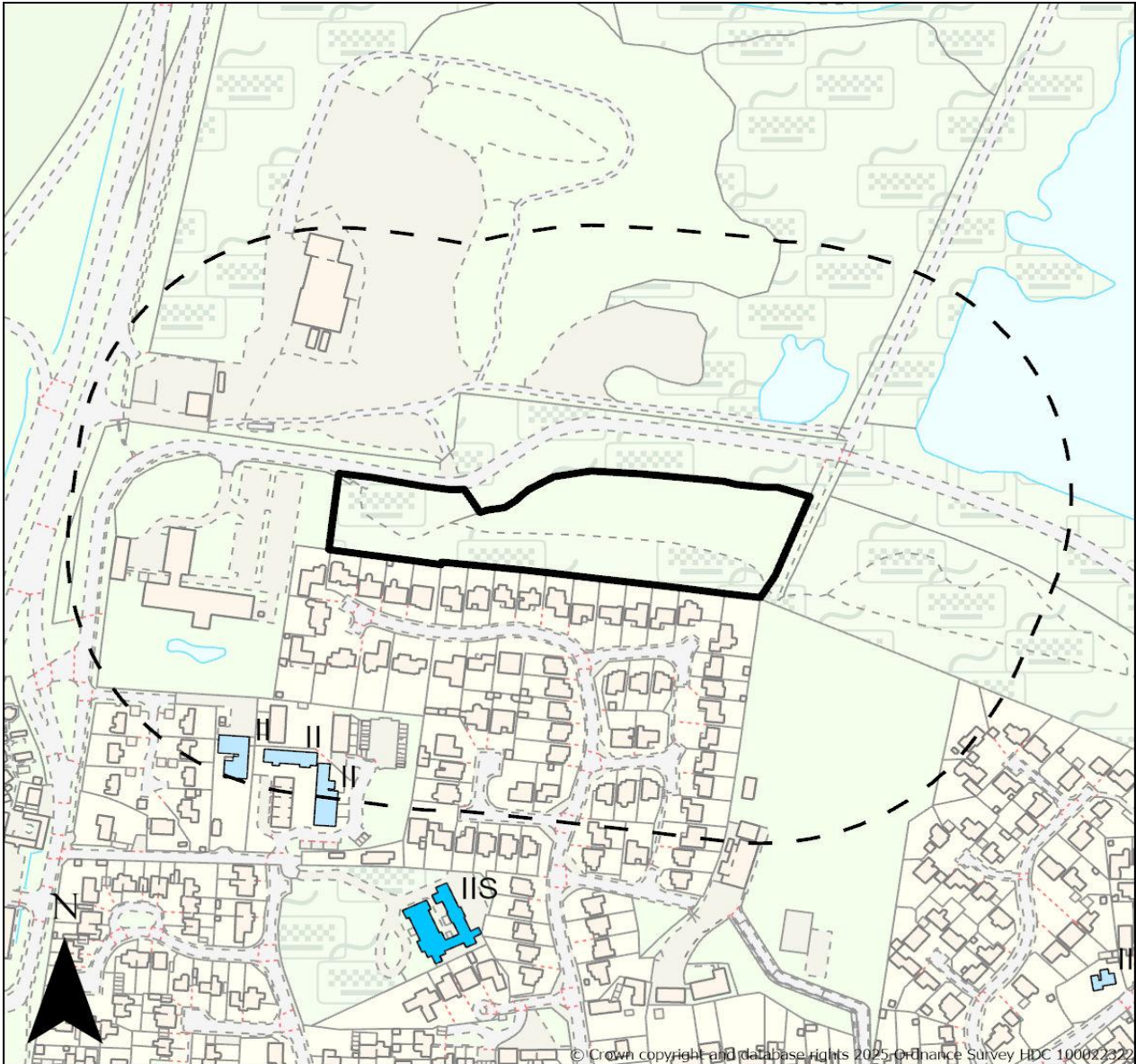
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Little Paxton 1

|   |                          |
|---|--------------------------|
| <b>Preferred Options Local Plan reference</b> | Little Paxton 1          |
| <b>Site name</b>                              | North of St James Road   |
| <b>Site size (ha)</b>                         | 1.3                      |
| <b>Parish/location</b>                        | Little Paxton            |
| <b>Proposed use</b>                           | Residential              |
| <b>Proposed capacity</b>                      | 35 homes                 |
| <b>LAA reference</b>                          | Little Paxton 1          |
| <b>LAA document</b>                           | Southern Huntingdonshire |
| <b>CfS reference</b>                          | CfS:78                   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | None known within site boundary   |
| In the setting of/ adjacent to one of the above?     | Within 150m to the south there are three grade II listed buildings (Grove House; Former Barn, Grove Farm; former Stables, Grove Farm on Great North Road) – the site is not within the setting of these assets. |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary. On the southern edge of the 150m of the site's boundary there are three grade II listed buildings (Grove House; Former Barn, Grove Farm; former Stables, Grove Farm on Great North Road). These listed buildings are separated from the site by a housing estate and are not actually visible from the site, the setting of these heritage assets, so impact of development is mitigated.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

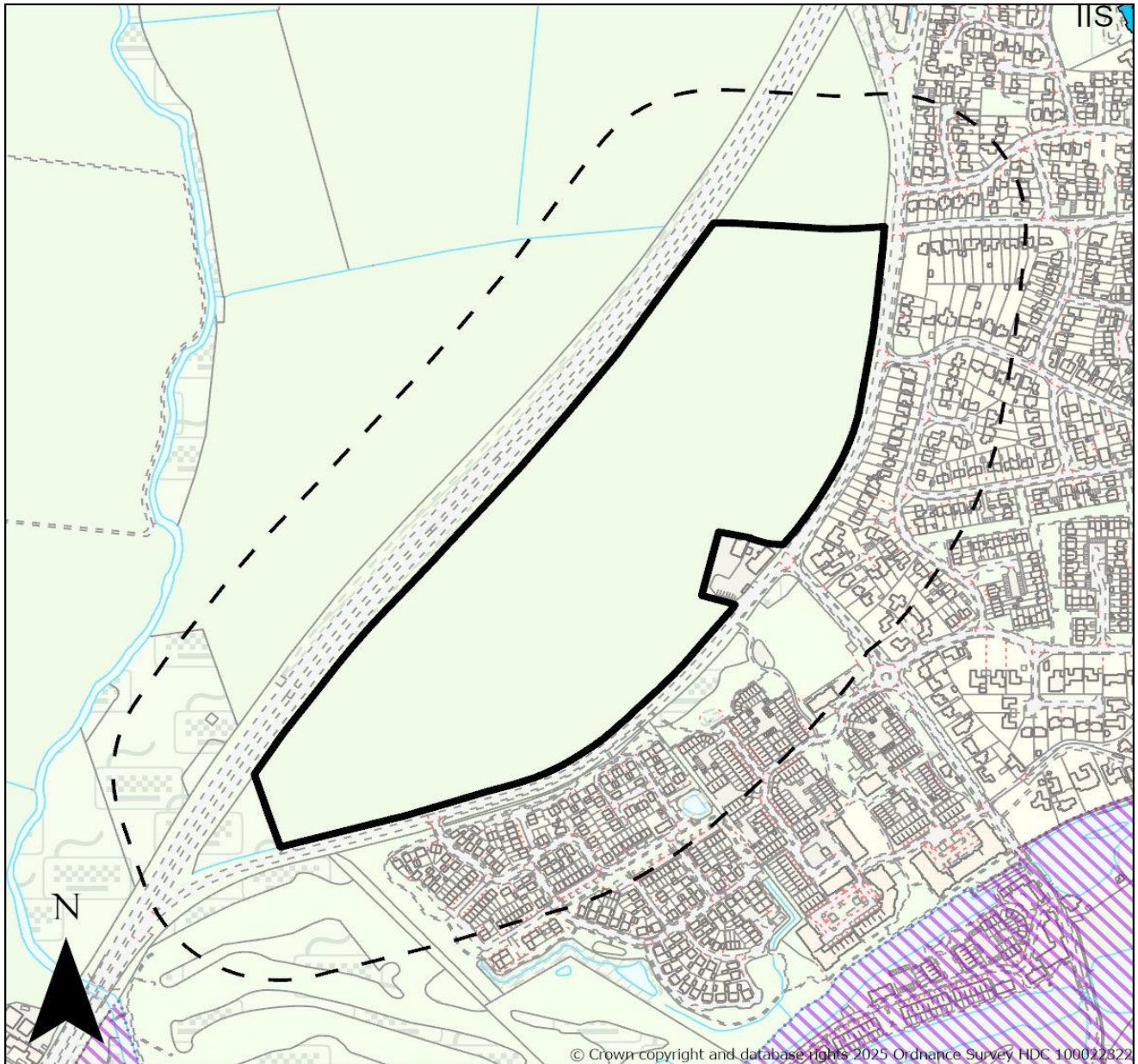
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Little Paxton 2

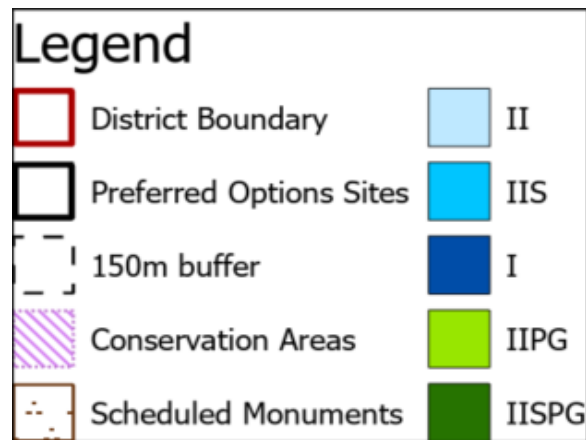
|   |                          |
|---|--------------------------|
| <b>Preferred Options Local Plan reference</b> | Little Paxton 2          |
| <b>Site name</b>                              | West of Great North Road |
| <b>Site size (ha)</b>                         | 20.36                    |
| <b>Parish/location</b>                        | Little Paxton            |
| <b>Proposed use</b>                           | Residential              |
| <b>Proposed capacity</b>                      | 220 homes                |
| <b>LAA reference</b>                          | Little Paxton 2          |
| <b>LAA document</b>                           | Southern Huntingdonshire |
| <b>CfS reference</b>                          | CfS:203                  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, due to the size of the site there is archaeological potential, known early Bronze Age settlement activity. |
| In the setting of/ adjacent to one of the above?     | None  |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise no concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, due to the size of the site there is archaeological potential. The site was previously subject to very small scale archaeological evaluation in the early 1990s, which found potential late Neolithic – early Bronze Age settlement activity. At least one enclosure visible as cropmarks.

CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

Historic England has also not identified the need for a HIA for this site.

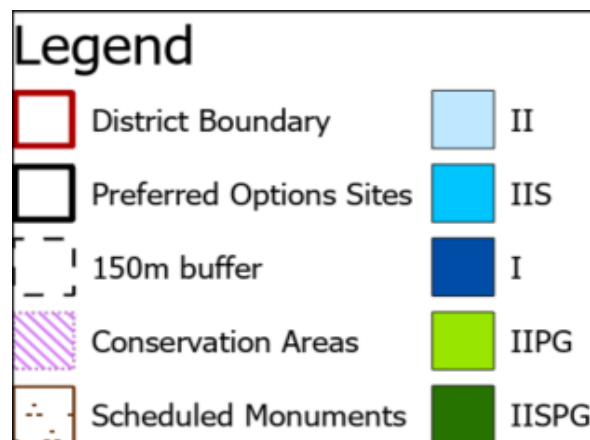
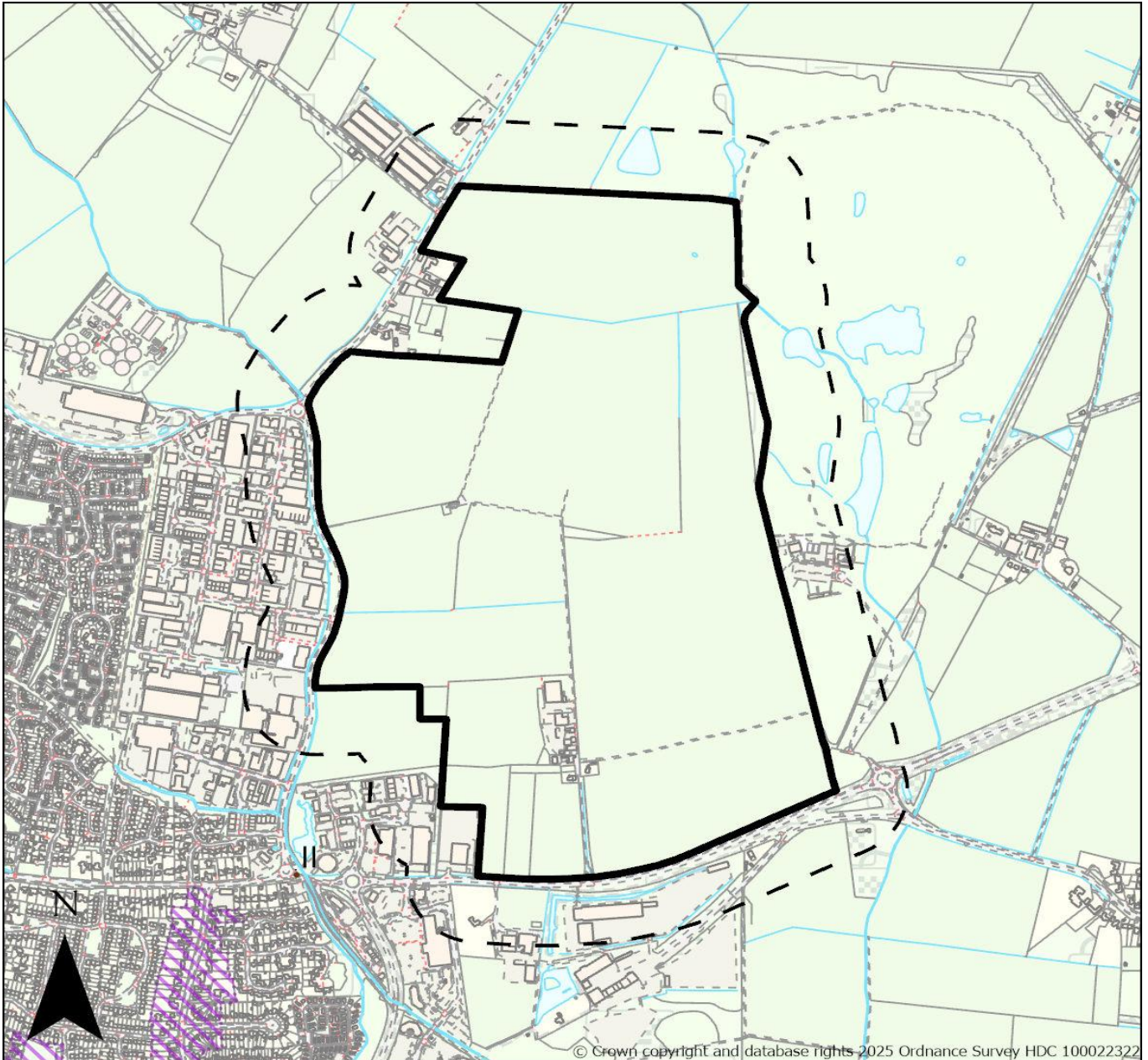
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Needingworth 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Needingworth 1  |
| <b>Site name</b>                              | Giffords Park, East of B1040  |
| <b>Site size (ha)</b>                         | 122   |
| <b>Parish/location</b>                        | Needingworth/ St Ives   |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 1,750 homes, 0.5ha for a care home, 5ha for local centre, 4.6ha for commercial uses, 4ha for primary school, 3.3ha for solar farm, 65.5ha of green infrastructure |
| <b>LAA reference</b>                          | Holywell-cum-Needingworth 7   |
| <b>LAA document</b>                           | Eastern Huntingdonshire   |
| <b>CfS reference</b>                          | CfS:240   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>                          |
|--|--|
| Listed buildings/ structures                         | None within site boundary                                |
| Conservation Area                                    | None within site boundary                                |
| Scheduled Monument                                   | None within site boundary                                |
| Registered Parks and Gardens                         | None within site boundary                                |
| Locally listed buildings/ structures                 | None within site boundary                                |
| Archaeological interest (including ridge and furrow) | Remains of a Roman settlement in its southeastern corner |
| In the setting of/ adjacent to one of the above?     | None   |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, due to the size of the site there is archaeological potential.

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 southeastern 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.

CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application. Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.*

Historic England has also not identified the need for a HIA for this site.

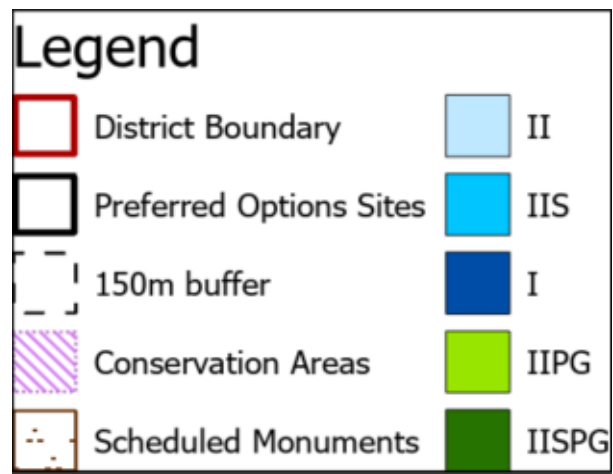
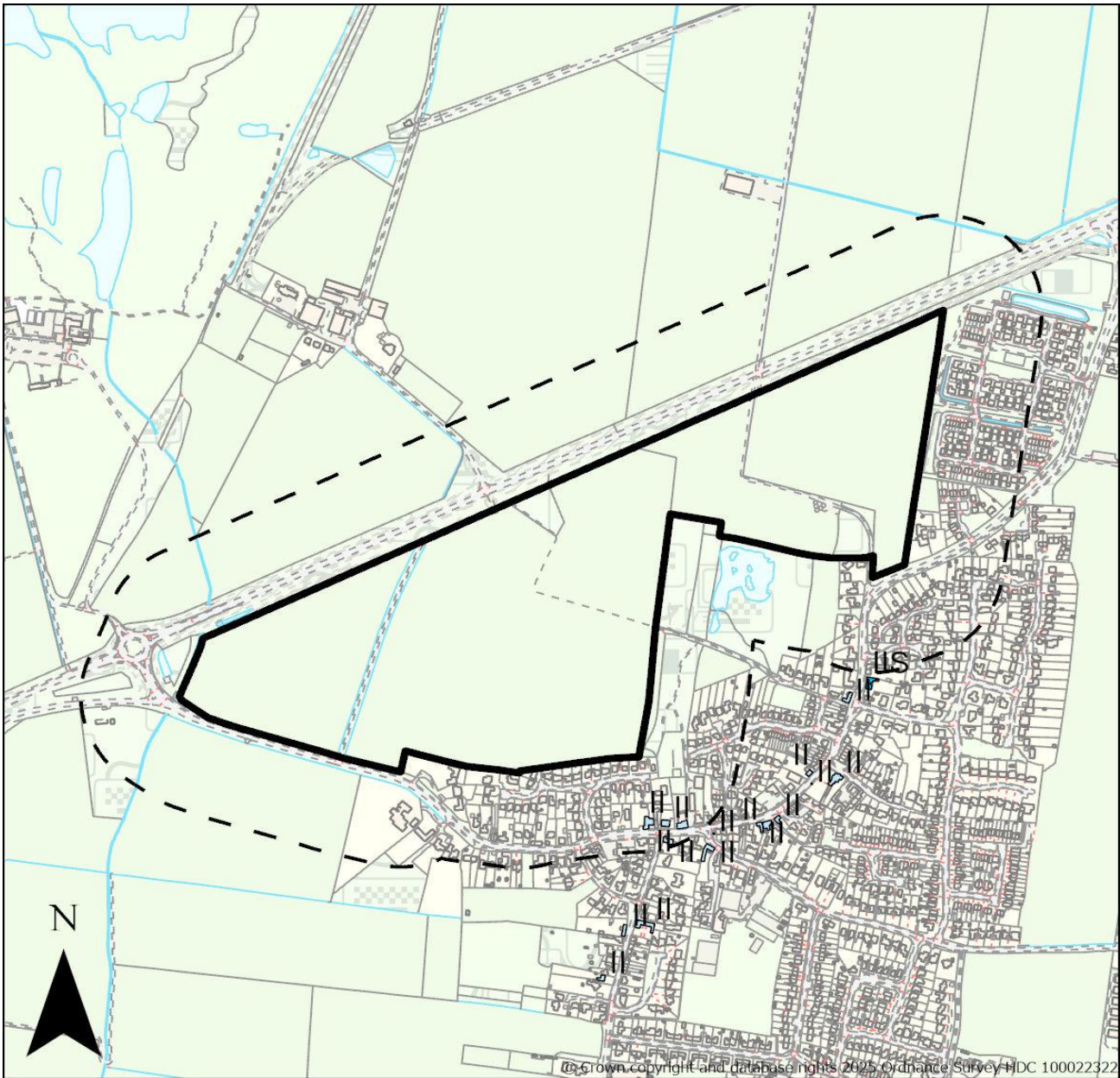
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Needingworth 2

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Needingworth 2  |
| <b>Site name</b>                              | South of A1123  |
| <b>Site size (ha)</b>                         | 10.6  |
| <b>Parish/location</b>                        | Needingworth  |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 290 homes, community retail facilities and land to safeguard against flooding |
| <b>LAA reference</b>                          | Holywell-cum-Needingworth 1 and 11  |
| <b>LAA document</b>                           | Eastern Huntingdonshire   |
| <b>CfS reference</b>                          | CfS:185 and CfS: 23-24309   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, due to the size of the site there is archaeological potential. There are two areas of cropmarks on site indicative of late prehistoric or Roman settlement and is also a large site in a landscape of archaeological potential. |
| In the setting of/ adjacent to one of the above?     | None   |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundaries. Within 150m of the site's boundary is a cluster of four grade II listed buildings (24 (The Priory) and 26 (Priory Cottage), 28 High Street, 29 High Street and 30 High Street, Needingworth). There are a series of residential properties separating these from the site and mitigating the impact of development.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, due to the size of the site there is archaeological potential. There are two areas of cropmarks on site indicative of late prehistoric or Roman settlement and is also a large site in a landscape of archaeological potential.

CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

Historic England has also not identified the need for a HIA for this site.

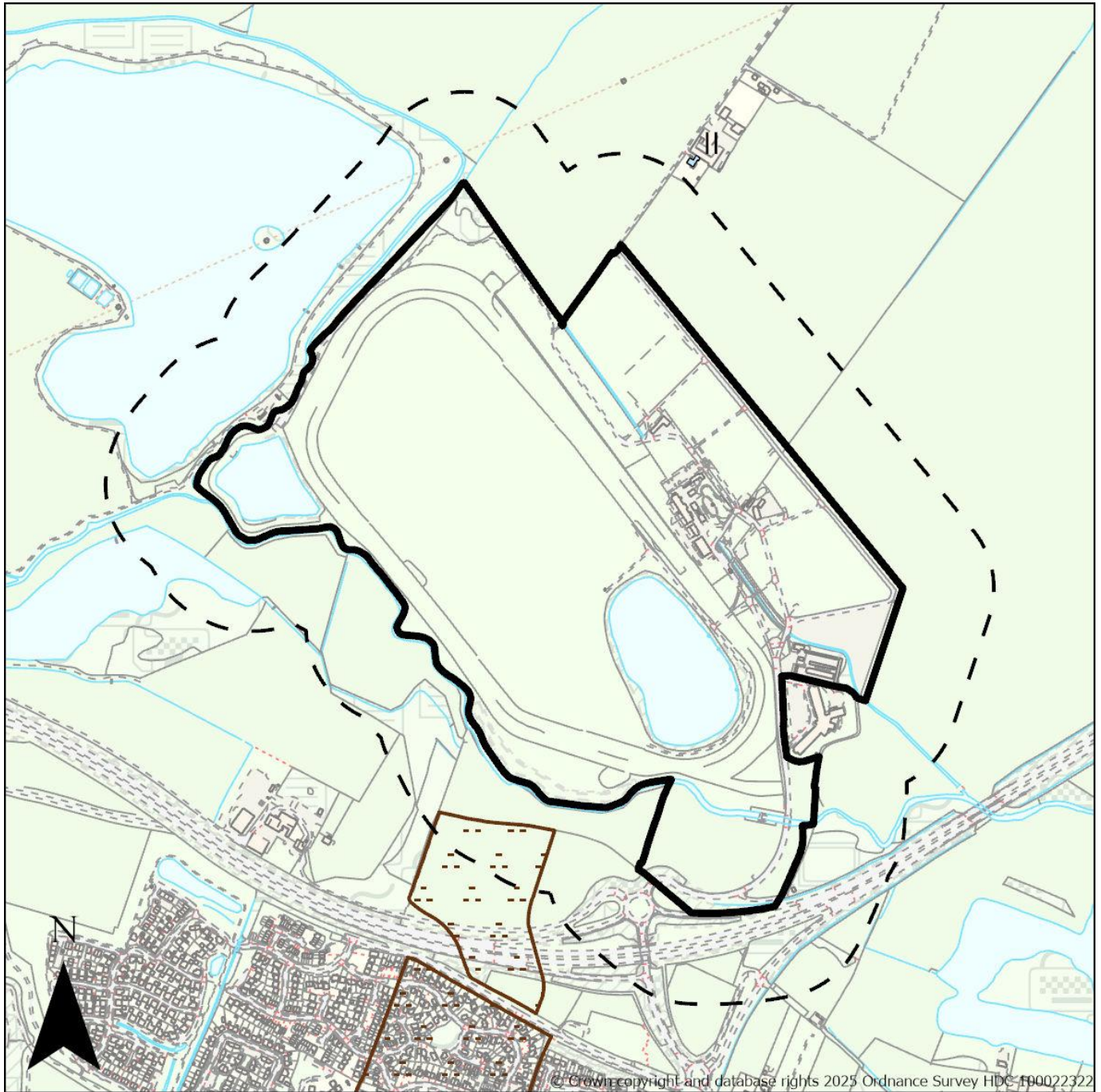
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## North Huntingdon 1

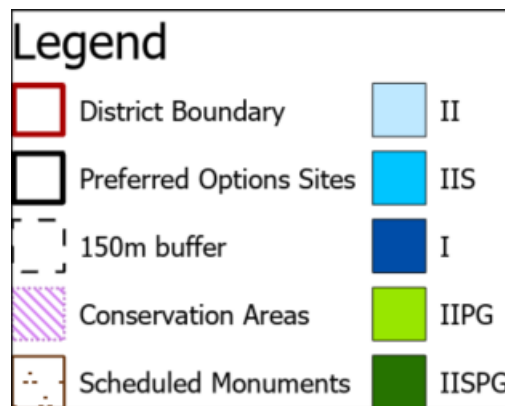
|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | North Huntingdon 1  |
| <b>Site name</b>                              | Huntingdon Racecourse   |
| <b>Site size (ha)</b>                         | 69  |
| <b>Parish/location</b>                        | Huntingdon  |
| <b>Proposed use</b>                           | Commercial  |
| <b>Proposed capacity</b>                      | Continued use of site for racecourse, equine sports facilities and rugby and football club and complimentary conference and events facilities and outdoor recreational and leisure facilities |
| <b>LAA reference</b>                          | The Stukeleys 6   |
| <b>LAA document</b>                           | Northern Central Huntingdonshire  |
| <b>CfS reference</b>                          | CfS:276   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC identify that the large size of the site means there may be archaeological potential on site.                              |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Scheduled Monument - Sites discovered by aerial photography N of the village</li> </ul> |



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## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | No  |
| <b>Adjacent to Conservation Area?</b>   | No  |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>  | N/A   |
| <b>Does the site contribute to the character<br/>of Conservation Area?</b>  | N/A   |
| <b>Is there archaeology?</b>  | <p>CCC identify that the large size of the site means there may be archaeological potential on site. The site is directly north of a scheduled monument that contains significant Bronze Age and later remains, including one or several round barrows. Small amounts of archaeological investigation were carried out in the early 1990s within the site revealed late Neolithic/early Bronze Age occupation centred on a rectilinear enclosure which included a palisaded boundary. A Bronze Age barrow was also present within the site, along with several silted up ancient watercourses containing large quantities of animal bone, including aurochs (now extinct).</p> <p>Recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:<br/><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p> |
| <b>Listed Buildings on site?</b>  | None  |
| <b>Does the site contribute to significance<br/>of Listed Buildings (including setting)</b>   | N/A   |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>   | None  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul> | <p>The majority of the site is open greenspace including the racetrack which contains Brampton Racecourse SSSI which supports an extensive area of unimproved neutral grassland. Any proposed uses on the site would have to provide suitable flood mitigation and be of a use that would not detrimentally impact the SSSI.</p> <p>The site sits within the Natural Cambridgeshire Priority Landscape Area (Great Ouse Valley), and a public right of way runs along the northeastern boundary, some of the site can be seen from vantage points such as the A1 and A141 and a public right of way.</p>  |

|  |   |
|--|---|
|  |   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | The site is flat and contains several uses associated with the operation of the racecourse including stables, bar, stands, parking etc. An hotel sits just outside the southeastern corner of the site.   |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | A public right of way runs along the northeastern boundary, some of the site can be seen from vantage points such as the A1 and A141 and a public right of way.   |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | None known.   |
| <b>Historic map regression</b>   | Previously undeveloped land.  |
| <b>Scale and massing of proposed development</b>   | Continued use of site for racecourse, equine sports facilities and rugby and football club and complimentary conference and events facilities and outdoor recreational and leisure facilities   |
| <b>Mitigation</b>  | <p>Development likely to be contained within the existing racecourse so impact is therefore minimised, however mitigation necessary to lessen visual impact impacts of development on the settings and significance of heritage assets.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy. Particularly important due to the proximity of the SSSI.</p> |
| <b>Summary and recommendations</b>   | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design supported by a masterplan to integrate uses</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> </ul>   |

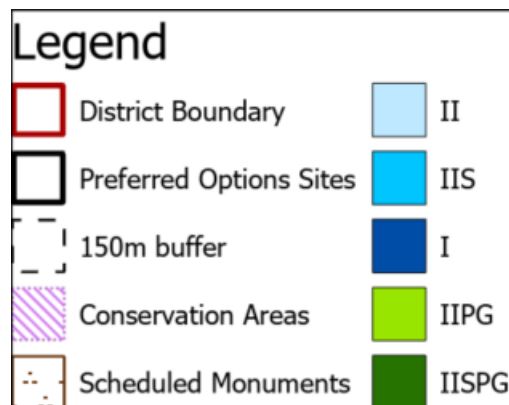
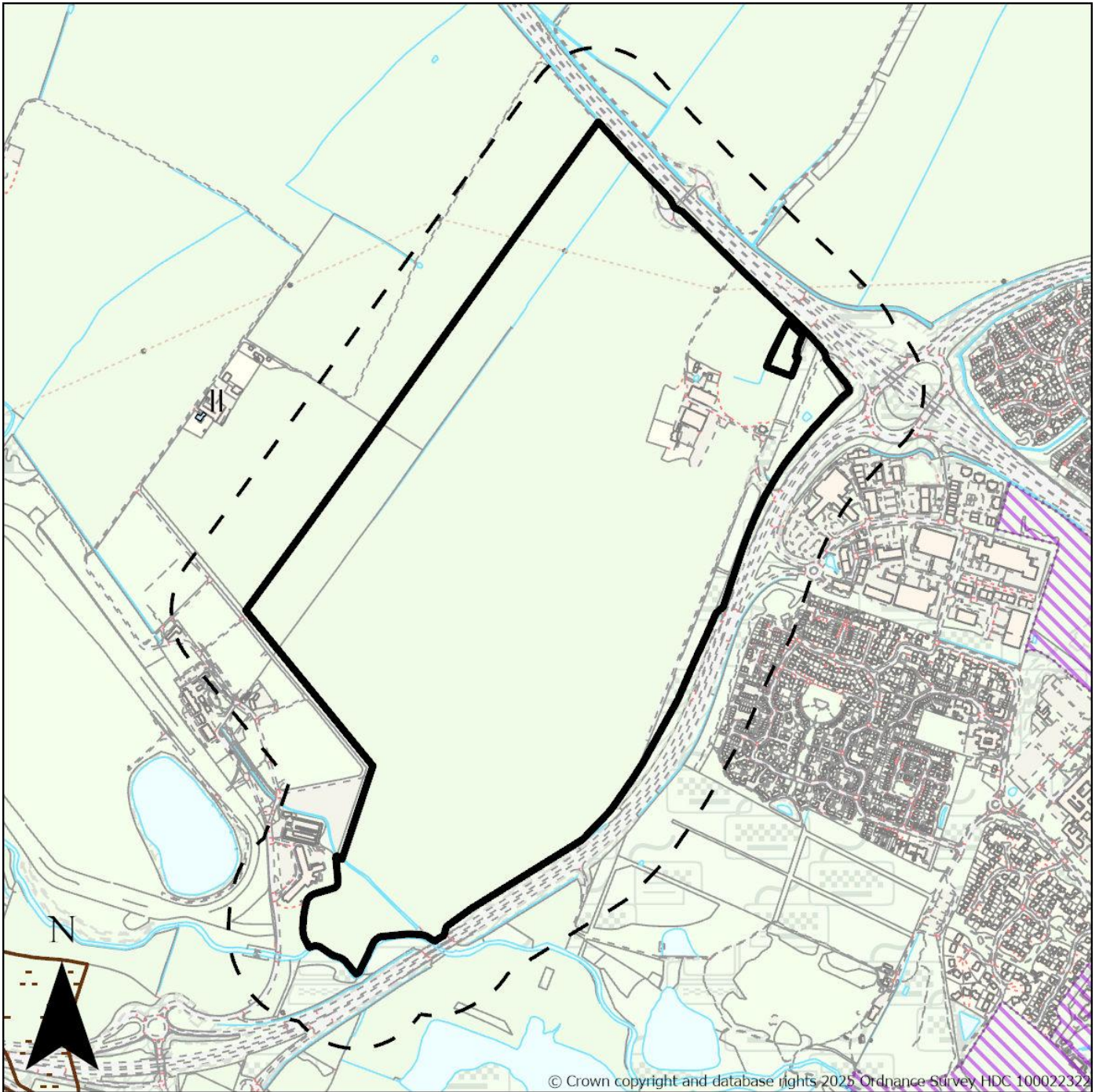
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|  | <ul style="list-style-type: none"><li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li></ul> |
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## North Huntingdon 2

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | North Huntingdon 2   |
| <b>Site name</b>                              | North of A141, between Huntingdon Racecourse and A1307   |
| <b>Site size (ha)</b>                         | 103.5  |
| <b>Parish/location</b>                        | Huntingdon   |
| <b>Proposed use</b>                           | Commercial   |
| <b>Proposed capacity</b>                      | 103.5ha for B2 light industrial and B8 storage and distribution uses with up to 70% of floorspace to be for B8 use |
| <b>LAA reference</b>                          | The Stukeleys 5  |
| <b>LAA document</b>                           | Northern Central Huntingdonshire   |
| <b>CfS reference</b>                          | CfS:221  |

### Heritage constraints within 150m buffer

| Heritage assets                                      | Identification of assets   |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | <p>Archaeology to date has found findings from:</p> <ul style="list-style-type: none"> <li>• Early Prehistoric - very limited activity; one Early Neolithic flint assemblage and two Late Bronze Age pits.</li> <li>• Middle Iron Age: Two small settlement zones with post-built structures, pits, and pottery.</li> <li>• Late Iron Age–Early Roman: Major expansion with substantial enclosure systems, roundhouses, pits, and a Roman inhumation plus scattered human bone.</li> <li>• Later Roman (2nd–4th century AD): Settlement contracted to a single dense zone (Site 3), with large enclosures and pottery, fired clay, and animal bone.</li> <li>• Medieval/Post-medieval: Mostly ridge-and-furrow, boundary ditches, and later quarry pits; limited finds.</li> </ul> |
| In the setting of/ adjacent to one of the above?     | <p>None within 150m, looking more widely, the listed buildings most likely to be impacted by the development are:</p> <ul style="list-style-type: none"> <li>• Waterloo Farmhouse (Grade II Listed)</li> <li>• Church of St Bartholomew (Grade II* Listed)</li> <li>• Alconbury House (Grade II Listed)</li> </ul>   |



## Assessment of development impact on heritage assets

|  |   |
|--|---|
| <b>In Conservation Area?</b>   | No  |
| <b>Adjacent to Conservation Area?</b>  | No  |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b> | N/A   |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>       | N/A   |
| <b>Is there archaeology?</b>   | <p>To support the application 25/01922/OUT, the site promoter has undertaken a large onsite archaeological evaluation of 482 trenches which revealed multi-period activity from the Early Neolithic to the Late Roman period, concentrated in five main areas. Key findings were:</p> <ul style="list-style-type: none"> <li>• Early Prehistoric: Very limited activity; one Early Neolithic flint assemblage and two Late Bronze Age pits.</li> <li>• Middle Iron Age: Two small settlement zones with post-built structures, pits, and pottery. These appear short-lived.</li> <li>• Late Iron Age–Early Roman: Major expansion with substantial enclosure systems, roundhouses, pits, and a Roman inhumation plus scattered human bone. Sites 2 and 5 represent significant settlement areas.</li> <li>• Later Roman (2nd–4th century AD): Settlement contracted to a single dense zone (Site 3), with large enclosures and abundant pottery, fired clay, and animal bone.</li> <li>• Medieval/Post-medieval: Mostly ridge-and-furrow, boundary ditches, and later quarry pits; limited finds.</li> </ul> <p>The site contains multiple phases of prehistoric and Roman rural settlement, with the most substantial activity occurring in the Late Iron Age–Early Roman period and a strong later Roman focus in the west. Post-Roman use was entirely agricultural.</p> <p>CCC identify that geophysics and evaluation have been completed on site and are satisfied that the site promoter’s archaeological evaluation report undertaken for 25/01922/OUT is satisfactory and that archaeological remains identified, while significant, are not of equivalent significance to a designated asset. A programme of archaeological excavation and recording and/or</p> |

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|  | <p>preservation in situ is appropriate, which can be secured by condition.</p> <p>As site works have been undertaken, recommends the following criteria to site allocation policy:</p> <p><i>Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.</i></p>  |
| <p><b>Listed Buildings on site?</b></p>  | <p>None</p>   |
| <p><b>Does the site contribute to significance of Listed Buildings (including setting)</b></p> | <p>Grade II listed Waterloo Farmhouse - the development will be approximately 340m to the southeast of Waterloo Farmhouse. The Conservation Officer advises that the closer fields offer the best setting to the farmhouse and that the wider countryside setting to the farmhouse also makes a contribution to the significance of the listed building as part of its historic agricultural context. Bunds and tree planting could be used to provide mitigation and screening in the longer term.</p> <p>Grade II* listed Church of St Bartholomew - the most significant setting to the Church of St Bartholomew is its churchyard. This is currently screened from the proposed development by thick planting to the south, located in the garden of Moat House. More widely, the church is located on the southern edge of the ridge that forms the edge of the wide valley to the Alconbury Brook. The church tower is visible in wider views that will also include the proposed development which is therefore considered to be located in the wider setting to the church. The proposal could make this a secondary feature in the landscape against the massing, scale and bulk of the development. This would undermine the significance of the church being a key historic part of a small village in a rural landscape as it is currently experienced. Impacts might be reduced at detailed design stage through detailed building design, landscaping, and materials.</p> <p>Grade II listed - Alconbury House - is built on the southern edge of the ridge overlooking the valley to Alconbury Brook. That siting was deliberate, designed to allow views from and to the house across associated parkland and countryside. The proposed development would sit within the wider setting to Alconbury House and be clearly visible in views from the house and garden. The distance between the development and the house (approximately 3.5km) would to some degree mitigate the visual impact</p> |

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|  | <p>in those views. However, given the elevation of Alconbury House the scale and extent of the development is unlikely to be successfully screened from view and would clearly feature in the middle distance. Consequently, the proposed development would undermine the landscape setting to Alconbury House which contributes to our understanding of its 'raison d'être' and evolution.</p>  |
| <p><b>Are there Listed Buildings adjacent to the site?</b></p>   | <p>None within 150m, looking more widely, the listed buildings most likely to be impacted by the development are Waterloo Farmhouse (Grade II Listed), Church of St Bartholomew (Grade II* Listed) and Alconbury House (Grade II Listed). Less than substantial harm has been identified to these assets arising from the proposed development of the site.</p>  |
| <p><b>Natural environment:</b></p> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>   | <p>The land rises quite significantly towards the centre of the site with a minimum variation of 10m, set within undulating landscape. Development may result in the loss of established trees which make a positive contribution to the site's character. Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</p>   |
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>The eastern edge of the site is bounded by the A141, with the majority of the edge screened by mature trees and hedgerow, views into the site can be seen clearly however from the southern third of the eastern edge showing the prominent landscape features.</p> <p>Views into the site are in general transient in nature from those travelling along the A141 and A1307, however elevation of buildings in relation to the rising nature of the land could mean that the impact of development on the wider landscape and from the Racecourse could be significant without careful masterplanning. Sensitive masterplanning and boundary treatments would be essential to minimise the impact of any development on nearby uses.</p> |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>  | <p>A public footpath (230/8) traverses the northern half of the site. A bridleway (230/26) runs along the southern and western boundary meaning views of the landscape can be seen from within.</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>   | <p>None known.</p>   |

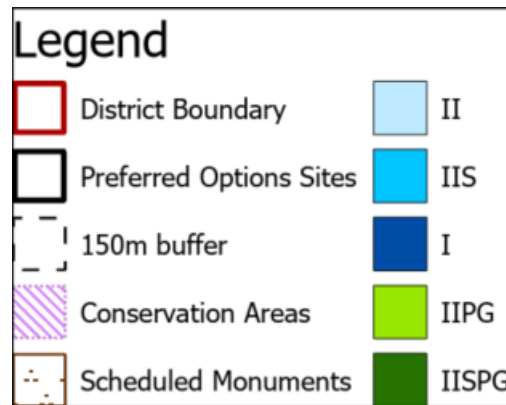
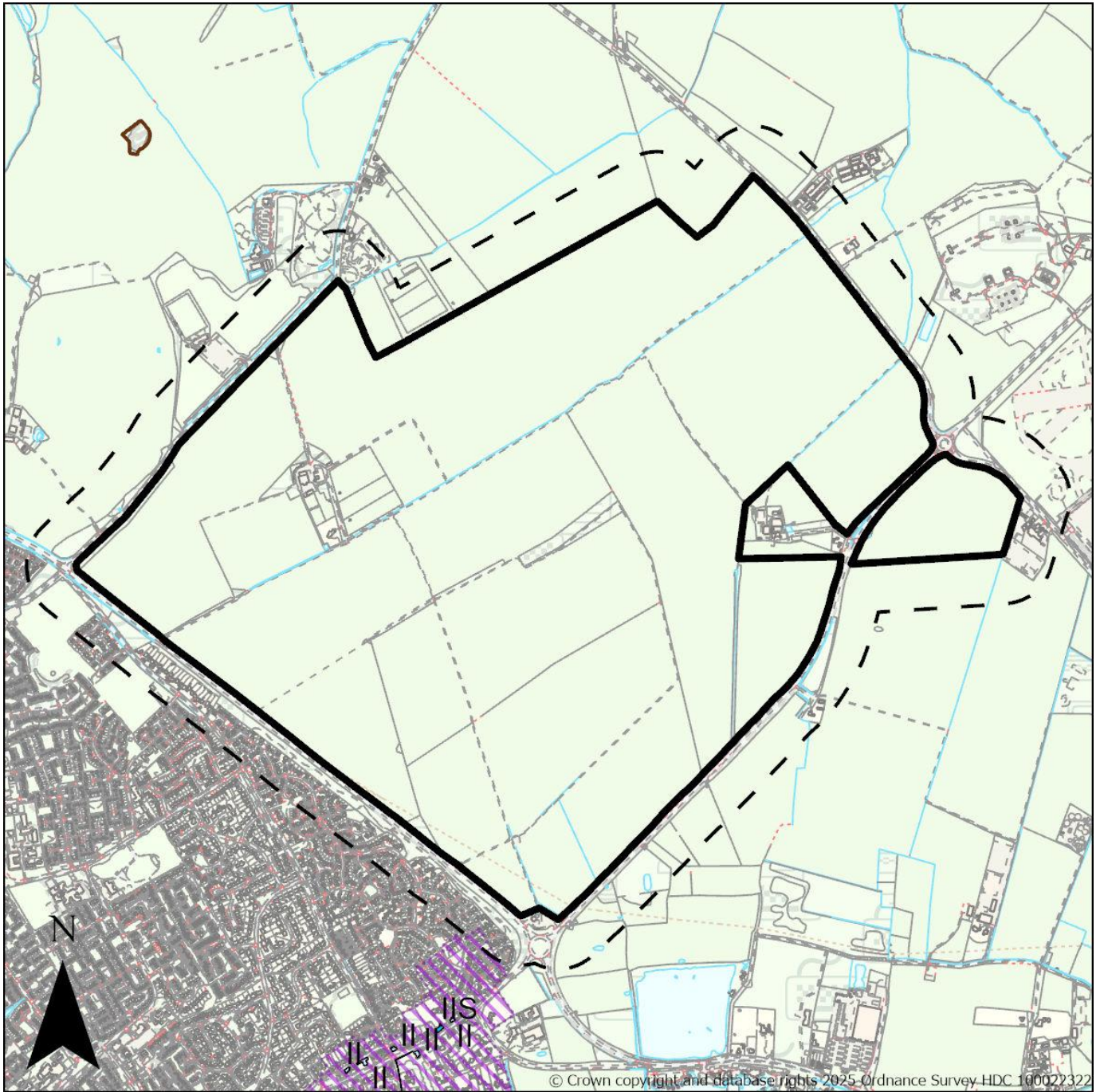
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| <b>Historic map regression</b>                   | Agricultural fields.   |
| <b>Scale and massing of proposed development</b> | Proposed commercial development consisting of 103.5ha for B2 light industrial and B8 storage and distribution uses with up to 70% of floorspace to be for B8 use.  |
| <b>Mitigation</b>                                | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets. Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p> <p>Impact can be mitigated through a masterplan being developed for the whole site integrating existing land uses and areas of open space. A design code should be developed to set out how the proposal will be to own distinctive place while linking in with surrounding settlements and character.</p> <p>Archaeology remains recorded for public record.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</p>                                   |
| <b>Summary and recommendations</b>               | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design and a masterplan led approach.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• A masterplan setting out development zones and areas of landscaping and open space.</li> <li>• A full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</li> <li>• Require a strategy for outreach and public engagement to contribute to making any archaeological evidence found within the site publicly accessible.</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</li> <li>• Integration of the public right of way</li> </ul> |

## North Huntingdon 3

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| <b>Preferred Options Local Plan reference</b> | North Huntingdon 3   |
| <b>Site name</b>                              | Lodge Farm, North of A141  |
| <b>Site size (ha)</b>                         | 317.69   |
| <b>Parish/location</b>                        | Huntingdon   |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 4,900 homes, 280 care bedspaces, realigned route for A141, 8ha employment uses, 6.5ha local centre, educational and community facilities, indoor and outdoor sports facilities, green infrastructure and flood risk management |
| <b>LAA reference</b>                          | Wyton on the Hill 3  |
| <b>LAA document</b>                           | Eastern Huntingdonshire  |
| <b>CfS reference</b>                          | CfS:256  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | Lodge Farm (HER ref. MCB23687)   |
| Archaeological interest (including ridge and furrow) | Potential for a range of pre-historic and Romano-British activity on the site along with areas of medieval ridge and furrow earthworks.  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Hartford Conservation Area</li> <li>• Hartford Hill Farm (HER ref. MCB21818)</li> <li>• More widely potential impact on setting of Hemingford's Conservation Area, Houghton &amp; Wyton Conservation Area, Godmanchester Conservation Area and Broughton Conservation Area and listed structures within these settlements.</li> </ul> |



## Assessment of development impact on heritage assets

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| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | The site is within 150m of the Hartford Conservation Area. It is located about 100m south of the site at its closest point but is separated from it by intervening residential development and trees along the A141.   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b> | No   |
| <b>Does the site contribute to the character of Conservation Area?</b>       | <p>Development will alter the gateway into the Hartford Conservation Area. Despite the proximity, in the context of the existing setting of Hartford Conservation Area and the apparent absence of intervisibility it is considered unlikely that development of the site would result any notable adverse impact to the significance of Hartford Conservation Area.</p> <p>From within the site there are distant views to the Hemingford's Conservation Area, Houghton &amp; Wyton Conservation Area, Godmanchester Conservation Area and Broughton Conservation Area.</p> <p>The impact on the settings of nearby conservation areas is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p> |
| <b>Is there archaeology?</b>   | <p>CCC identify that due to the large land area of the site there is archaeological potential. There are cropmarks of known archaeology. A complex and significant Iron Age or Roman settlement is apparent to the southeast. Recent archaeological work prior to the construction of a pipeline along the southwest boundary of the site revealed significant archaeological remains, again mainly settlements of Iron Age and Roman date – at least one of these will continue into the proposed development site.</p> <p>A desk-based Heritage Assessment has been submitted with the proposal which supports this as it has identified potential for a range of pre-historic and Romano-British activity on the site along with areas of medieval ridge and furrow earthworks.</p>   |

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|   | <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:</p> <p><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application. Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.</i></p>   |
| <b>Listed Buildings on site?</b>  | None  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>   | Long distance views can be obtained of listed church spires such as St Margaret's in Hemingford Abbots and other listed structures within the Hemingford's, Houghton & Wyton, Godmanchester and Broughton.  |
| <b>Are there Listed Buildings adjacent to the site?</b>   | <p>There are no listed structures within 150m, looking more widely, the scale of development will impact the setting of listed buildings in Hartford and could have an impact on some in Hemingford Abbots and other listed structures within the Hemingford's, Houghton &amp; Wyton, Godmanchester and Broughton.</p> <p>Lodge Farm (HER ref. MCB23687) within the northwestern part of the site and Hartford Hill Farm (HER ref. MCB21818) located outside of the site boundary along its eastern edge are recorded on the HER. These buildings here may be considered non-designated heritage assets. Development would alter the rural setting of these buildings.</p> <p>The impact on the settings of any structures is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p> |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul> | The topography of the site poses some challenges, particularly in the southeastern part where the land rises from around 10m in the far corner to around 35m further west. Within the site with much of the site is at around 35m elevation. Land broadly paralleling the boundary with the B1090 drops slightly towards the road across around a 500m strip. The highest point of the site is near   |

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|   | <p>the Lodge Farm buildings which are excluded from the proposed site. The variations in topography and overall height of the land in relation to adjoining land, including existing properties within Huntingdon would need to be taken account of in the overall layout of development.</p> <p>No designated nature conservation assets are present within the site to form any constraints although there is a scattering of trees with preservation orders on that would need to be retained within any landscaping scheme.</p>  |
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>The southwestern boundary of the site with the A141 is contained by a mixture of medium height hedgerows interspersed with trees providing limited screening only. Across the A141 homes along the northeastern edge of Huntingdon are screened by a substantial tree belt reducing the potential for visual impact but also limiting the potential for integration of any new development into the existing residential community. The southeastern boundary to the former RAF Wyton bomb dump and the A141 is more open with low level hedgerows along much of its length and sporadic clusters of trees such as those near the entrance to Hungary Hall Farm itself. The site's boundary with Bridge Road leading to Broughton is largely open with some stretches of low-level hedgerow. These two boundaries both allow extensive views into the site and out from it. Extensive views to the northwest can be obtained from the northeastern part of the site. The northern part of the northwestern edge of the site adjoins open agricultural land which rises back up from the stream that edges the southern boundary of this field with views from the site across the open countryside.</p> <p>The scale of the site and rising nature of the landform along the southern section mean that it would have significant landscape impact. Sensitive masterplanning and boundary treatments would be essential to minimise the impact of any development on nearby uses.</p> |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>There are no public rights of way crossing or adjoining the site. There is limited potential for long distance views from public rights of way leading south from Broughton and south from Sawtry Way to the northwestern end of Houghton and Wyton.</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>None known.</p>   |

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|  |   |
| <b>Historic map regression</b>                   | Agricultural fields.  |
| <b>Scale and massing of proposed development</b> | Mixed use new community extension to Huntingdon consisting of approximately 4,900 homes, 280 care bedspaces, realigned route for A141, 8ha employment uses, 6.5ha local centre, educational and community facilities, indoor and outdoor sports facilities, green infrastructure and flood risk management.   |
| <b>Mitigation</b>                                | <p>Impact can be mitigated through a masterplan being developed for the whole site integrating existing land uses and areas of open space. A design code should be developed to set out how the proposal will be to own distinctive place while linking in with surrounding settlements and character.</p> <p>Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that may be impacted by the proposal.</p> <p>Archaeology works to be undertaken to assess extent of potential remains and recorded for public record.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</p>   |
| <b>Summary and recommendations</b>               | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design and a masterplan led approach.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• A masterplan setting out development zones and areas of landscaping and open space.</li> <li>• A design code to create distinct character areas reinforced by inclusion of differentiated densities of development with higher densities around local centres where appropriate</li> <li>• A heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Require a strategy for outreach and public engagement to contribute to making any</li> </ul> |

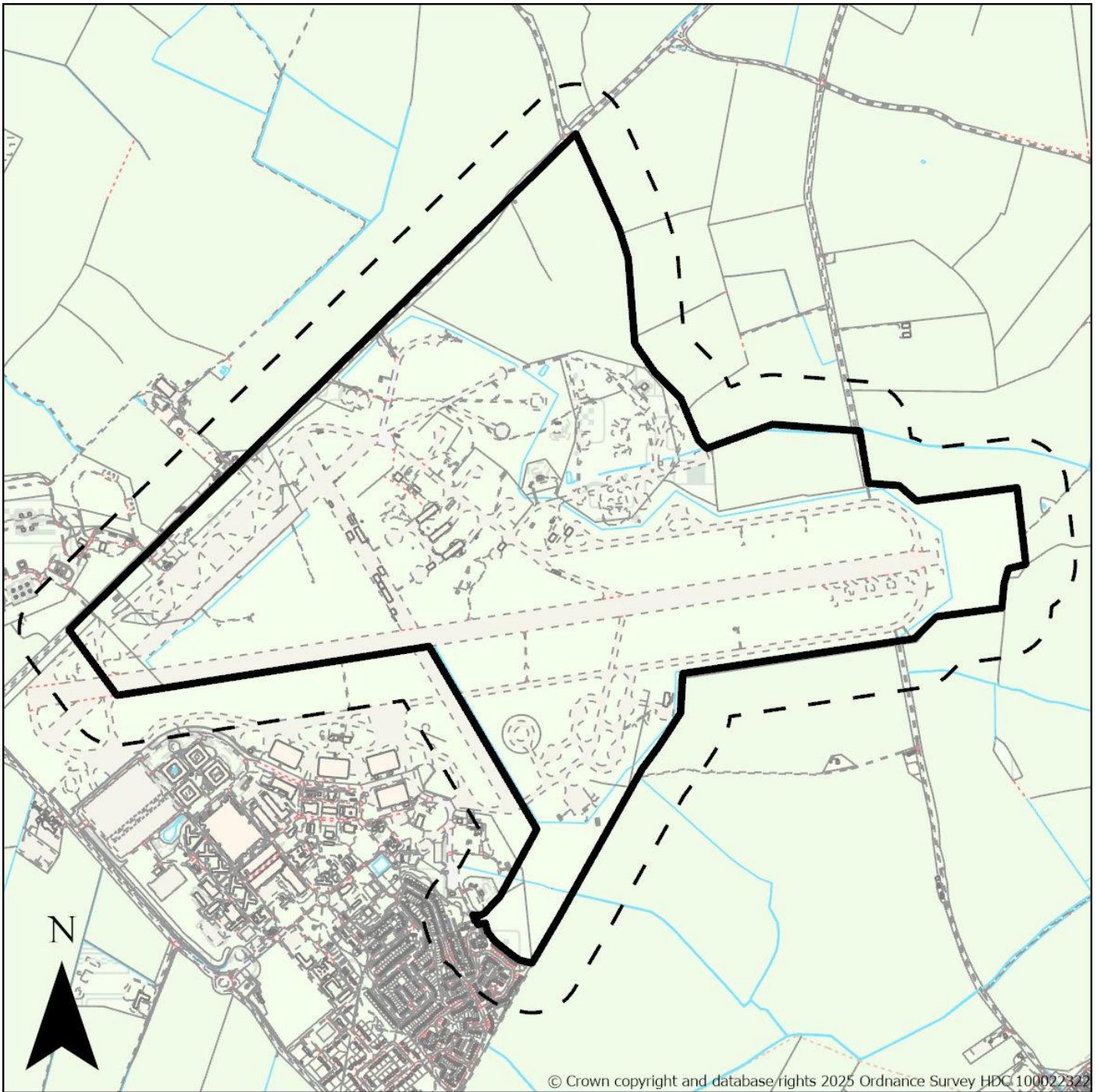
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|  | <p>archaeological evidence found within the site publicly accessible.</p> <ul style="list-style-type: none"><li>• Retain existing trees, hedgerows and vegetation, particularly those with a TPO, development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</li></ul> |
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## North Huntingdon 4

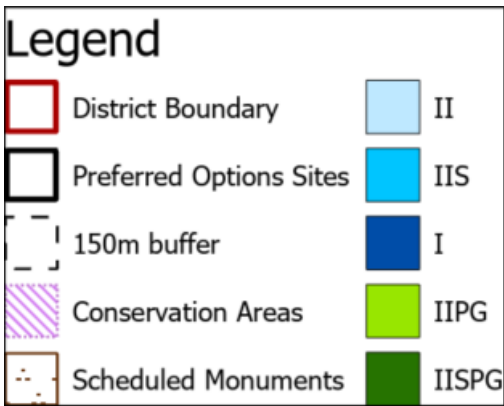
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| <b>Preferred Options Local Plan reference</b> | North Huntingdon 4  |
| <b>Site name</b>                              | Wyton Airfield  |
| <b>Site size (ha)</b>                         | 253.89  |
| <b>Parish/location</b>                        | Wyton on the Hill   |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 4,000 homes, 250 care bedspaces, realigned route for A141, 15ha employment uses, 6.4ha local centre, educational and community facilities, indoor and outdoor sports facilities, green infrastructure and flood risk management |
| <b>LAA reference</b>                          | Wyton on the Hill 1   |
| <b>LAA document</b>                           | Eastern Huntingdonshire   |
| <b>CfS reference</b>                          | CfS:95  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | None known within site boundary   |
| In the setting of/ adjacent to one of the above?     | More widely potential impact on setting of Broughton and Woodhurst Conservation Areas and listed structures within these settlements. |



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## Assessment of development impact on heritage assets

|   |  |
|---|--|
| <b>In Conservation Area?</b>  | No   |
| <b>Adjacent to Conservation Area?</b>   | No   |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>            | N/A  |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>                  | <p>Long distance views into the site can be obtained from public rights of way to the northeast near Woodhurst and forming the skyline from routes south of Broughton. As such development could be visible from the Broughton and Woodhurst Conservation Areas.</p> <p>The impact on the settings of nearby conservation areas is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p> |
| <b>Is there archaeology?</b>  | <p>CCC identify that due to the large land area of the site there is archaeological potential.</p> <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:</p> <p><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application. Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.</i></p>                 |
| <b>Listed Buildings on site?</b>  | No buildings within the site are listed as being of special architectural or historic interest.  |
| <b>Does the site contribute to significance of<br/>Listed Buildings (including setting)</b> | <p>The nearest are in nearby villages particularly Houghton and Wyton to the south and Old Hurst to the north.</p> <p>The impact on the settings of nearby conservation areas is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. Development proposal should be supported by a full</p>   |

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|   | <p>heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p>   |
| <p><b>Are there Listed Buildings adjacent to the site?</b></p>  | <p>There are no listed structures within 150m, looking more widely, the scale of development will impact the setting of listed buildings in Broughton, Woodhurst and Old Hurst located to the north of the site.</p> <p>The impact on the settings of these listed structures is reduced by distance and intervening land uses; careful masterplanning and structural landscaping could mitigate impacts of the development on these. Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p>   |
| <p><b>Natural environment:</b></p> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>                  | <p>Much of the northwestern boundary of the site with the A141 contains a mixture of hedgerows and trees with occasional breaks where access points exist into the airfield. To the south eastern edge of the runway there is again low and medium height hedgerow along the boundary providing only limited screening from the public right of way that runs parallel to the site boundary and from Old Ramsey Road as the runway area is on slightly higher ground than much of the surroundings and so is visible in longer distance views.</p> <p>As the site sits primarily on a plateau it can be seen forming the skyline in long distance views from many locations although it is frequently screened by localised trees and hedgerows. Closer to the site most boundaries have tree or hedge screening with the primary exception being the remaining RAF base. This would be separated from the site by fencing for security purposes and substantial landscaping would be required along this boundary. The relative elevation of the site and its long-distance visibility result in a level of landscape impact that would need to be minimised through careful landscaping and design to limit the height of any potential development.</p> |
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> </ul> | <p>The site comprises previously developed land with a variety of buildings, and large areas of hardstanding including the former runway and taxiways, with areas of grassland in between.</p> <p>Much of the northwestern boundary of the site with the A141 contains a mixture of hedgerows and trees with</p>   |

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>occasional breaks where access points exist into the airfield. The hedgerows and trees provide some screening of the site from the A141 and there are only limited glimpses into it from longer distances views from settlements to the west or routes such as the B1090 as they are on slightly lower ground.</p> <p>To the south eastern edge of the runway there is again low and medium height hedgerow along the boundary providing only limited screening from the public right of way that runs parallel to the site boundary and from Old Ramsey Road as the runway area is on slightly higher ground than much of the surroundings and so is visible in longer distance views.</p> <p>To the southeast of the proposed site there are limited views across to existing buildings from Old Ramsey Road due to localised undulations in the landform which is used for arable farming. However, the southern edge of the site is clearly visible forming the horizon from Sawtry Way to the south around Houghton Hill Farm. The southwestern edge of the site adjoins the village of Wyton on the Hill (formerly the RAF married quarters housing) and the remaining RAF Wyton base which includes four hangars, a large two storey office complex, an extensive area of surface level parking and a section of the former runway close to the site boundary. There is limited screening on this edge between existing uses and the proposed site which is to be expected given that the site is part of the larger RAF base. The offices and parking area have some tree and hedge screening along the northern edge, but the remainder is predominantly open.</p> |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>Long distance views into the site can be obtained from public rights of way to the northeast near Woodhurst and forming the skyline from routes south of Broughton.</p>   |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>Former airfield to RAF Wyton.</p>   |
| <p><b>Historic map regression</b></p>   | <p>Historically agricultural before being developed as an airfield in the mid-20<sup>th</sup> century.</p>   |
| <p><b>Scale and massing of proposed development</b></p>   | <p>New community proposal consisting of 4,000 homes, 250 care bedspaces, realigned route for A141, 15ha employment uses, 6.4ha local centre, educational and community facilities, indoor and outdoor sports facilities, green infrastructure and flood risk management.</p>   |

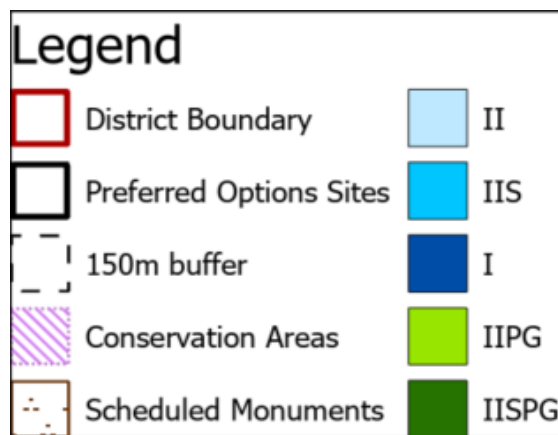
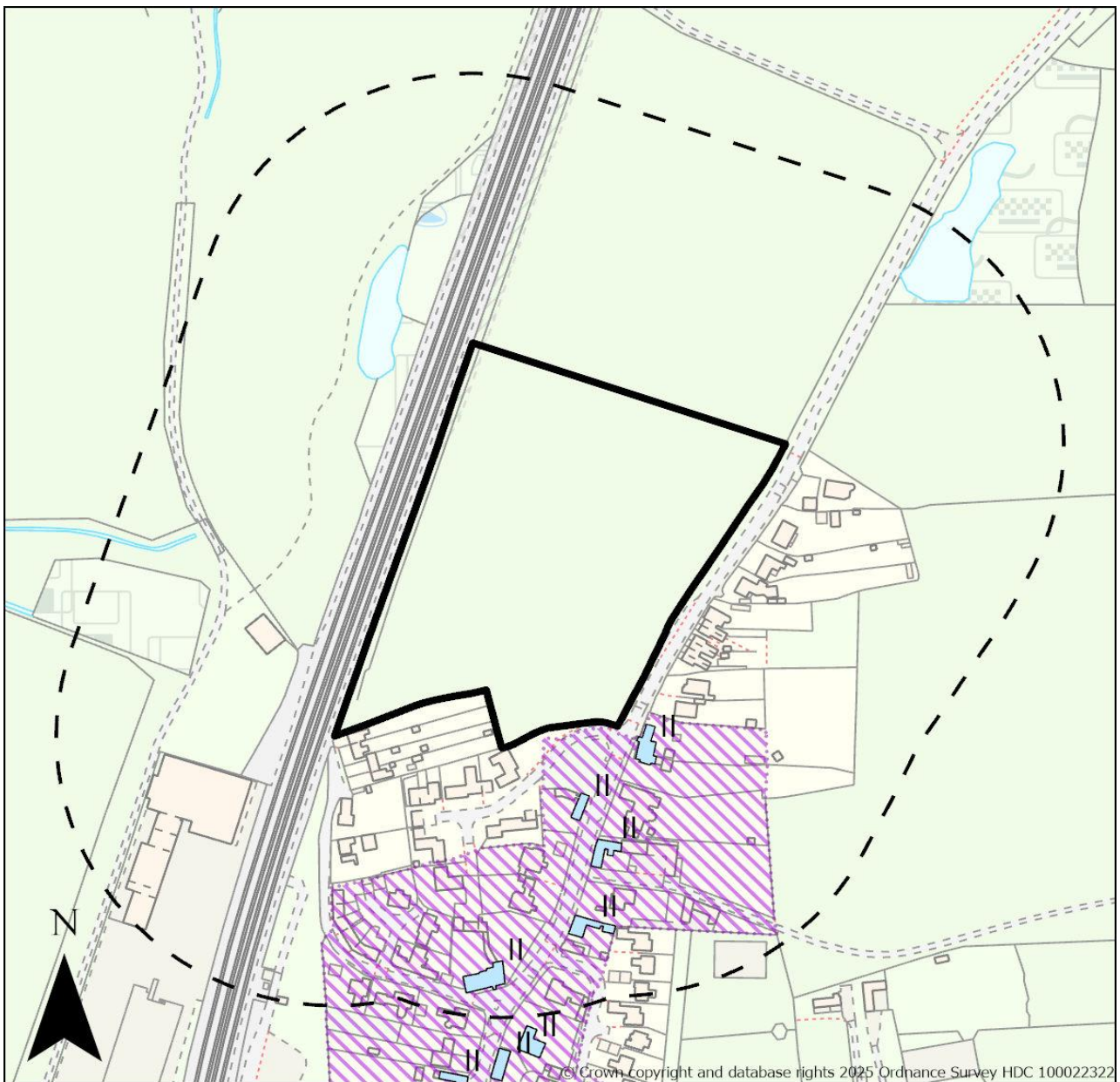
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|   |  |
| <p><b>Mitigation</b></p>                  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.<br/>Development proposal should be supported by a full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</p> <p>Impact can be mitigated through a masterplan being developed for the whole site integrating existing land uses and areas of open space. A design code should be developed to set out how the proposal will be to own distinctive place while linking in with surrounding settlements and character.</p> <p>Archaeology works to be undertaken to assess extent of potential remains and recorded for public record.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</p>  |
| <p><b>Summary and recommendations</b></p> | <p>Principle of development unlikely to have significant heritage implications subject to sensitive design and a masterplan led approach.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• A masterplan setting out development zones and areas of landscaping and open space.</li> <li>• A design code to create distinct character areas reinforced by inclusion of differentiated densities of development with higher densities around local centres where appropriate</li> <li>• A full heritage assessment identifying all potential heritage assets that could be impacted by the proposal and how harm can be mitigated.</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Require a strategy for outreach and public engagement to contribute to making any archaeological evidence found within the site publicly accessible.</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy and a Landscape and Visual Impact Assessment.</li> </ul> |

## Offord Cluny 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Offord Cluny 1  |
| <b>Site name</b>                              | West of High Street and North of Dunstall Close, Offord Cluny |
| <b>Site size (ha)</b>                         | 2.8   |
| <b>Parish/location</b>                        | The Offords   |
| <b>Proposed use</b>                           | Residential   |
| <b>Proposed capacity</b>                      | 45 homes  |
| <b>LAA reference</b>                          | Offord Cluny and Offord D'Arcy 7                              |
| <b>LAA document</b>                           | Central Huntingdonshire                                       |
| <b>CfS reference</b>                          | CfS:156   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None known within site boundary  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Offord Cluny Conservation Area</li> <li>• Grade II - 215 And 213, High Street, Offord Cluny</li> <li>• Grade II - 208 High Street, Offord Cluny</li> <li>• Grade II - 207 High Street, Offord Cluny</li> <li>• Grade II - 201 High Street, Offord Cluny</li> <li>• Grade II - Whitwell House, High Street, Offord Cluny</li> <li>• CHER Ref. MCB24112 records medieval and post medieval features at Whitwell Farm</li> </ul> |



## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | Adjacent to the Offord Cluny Conservation Area to the south.   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | <p>The Offord Cluny Conservation Area Character Statement (2003) identifies that “Offord Cluny’s historic development pattern is fundamental to the village’s character.”</p> <p>It also states that “maintaining the integrity of Offord Cluny’s historic development pattern will be a key consideration when determining future planning proposals.”</p> <p>The Character Statement identifies the “northern end of the conservation area there is a varied mix of building scales and ages. The loose nature of development and the presence of open space between buildings is distinctive to the setting of this part of the High Street.”</p> |
| <b>Does the site contribute to the character of Conservation Area?</b>   | Contributes indirectly to wider rural setting. The site is an open field. There is potential to enhance setting of the Conservation Area.  |
| <b>Is there archaeology?</b>   | <p>CHER Ref. MCB24112 records medieval and post medieval features at Whitwell Farm to south of proposed site.</p> <p>CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.</p>   |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | Not directly. Potential to enhance setting to listed buildings and Conservation Area.  |
| <b>Are there Listed Buildings adjacent to the site?</b>  | Yes – there are a collection of grade II listed buildings to the south of the site located along the High Street.  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | <p>Flat open landscape, limited hedgerows which are in poor condition.</p> <p>The East Coast Mainline railway track adjacent to its western boundary and forms a clear edge to development. Opportunity to enhance the vegetation along this boundary to enclose the development and mitigate any impact on amenity arising from the site’s proximity to the railway line.</p>   |

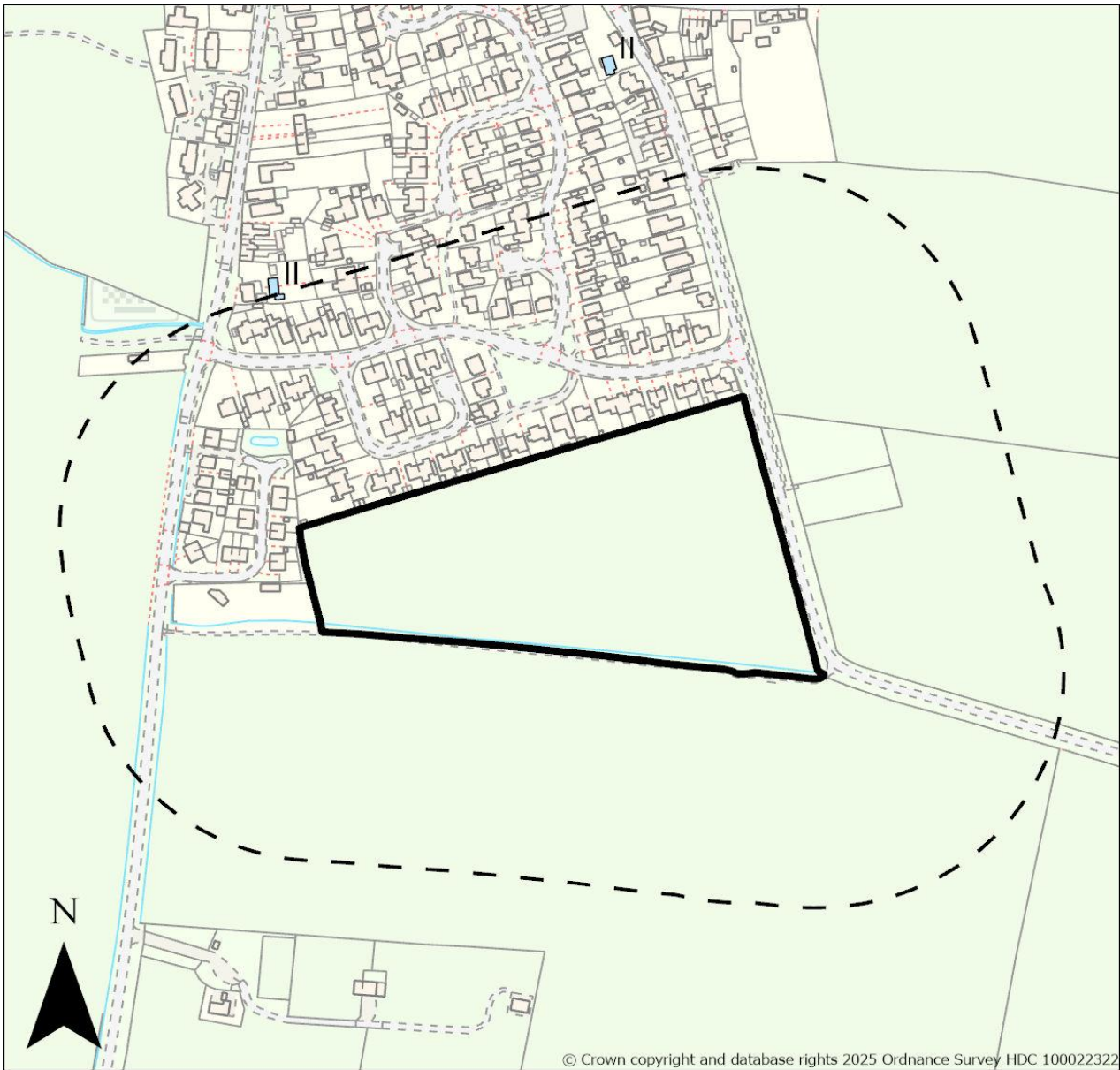
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|---|--|
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Hedgerows in poor condition, there is an opportunity to enhance these through a landscaping strategy on site.</p> <p>Very open views to the north, the site is more visually contained towards its southern edges where it adjoins residential gardens.</p> <p>There are a mix of building types and styles in this part of the village so development which is typically lower in density and has a looser grain. Development should seek to reflect this.</p>   |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>   | <p>None</p>  |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>  | <p>Not documented</p>  |
| <p><b>Historic map regression</b></p>   | <p>Open fields 1886 – 1926 OS Maps.</p>  |
| <p><b>Scale and massing of proposed development</b></p>   | <p>2.8ha – 45 homes.</p>   |
| <p><b>Mitigation</b></p>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets. Impact can be mitigated through good design that responds to local character and distinctiveness.</p> <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and enhanced through the development. A proposal should be supported by a landscape plan or strategy.</p>  |
| <p><b>Summary and recommendations</b></p>   | <p>Former landfill site under applications 0100001CCM and 0205033CCM. Potential to enhance setting to listed buildings and Conservation Area.</p> <p>Site can proceed to allocation, with heritage impacts addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment to consider and mitigate any potential impacts of the development on nearby listed buildings</li> <li>• Retain existing trees, hedgerows and vegetation and seek to enhance this where possible. Development be supported by a landscape strategy.</li> </ul> |

## Offord D'Arcy 1

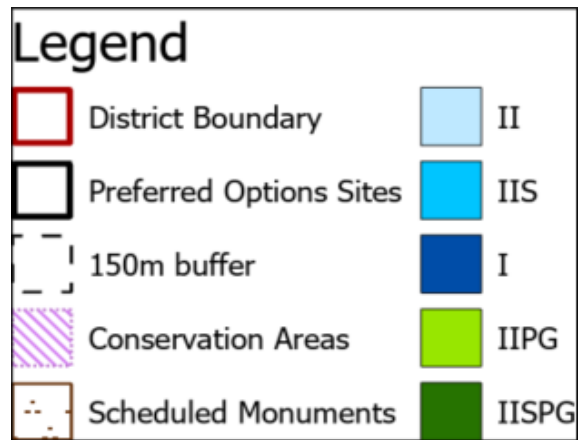
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|---|--------------------------------------|
| <b>Preferred Options Local Plan reference</b> | Offord D'Arcy 1                      |
| <b>Site name</b>                              | West of Graveley Road, Offord D'Arcy |
| <b>Site size (ha)</b>                         | 4.1                                  |
| <b>Parish/location</b>                        | The Offords                          |
| <b>Proposed use</b>                           | Residential                          |
| <b>Proposed capacity</b>                      | 80 homes                             |
| <b>LAA reference</b>                          | Offord Cluny and Offord D'Arcy 2     |
| <b>LAA document</b>                           | Central Huntingdonshire              |
| <b>CfS reference</b>                          | CfS:174                              |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

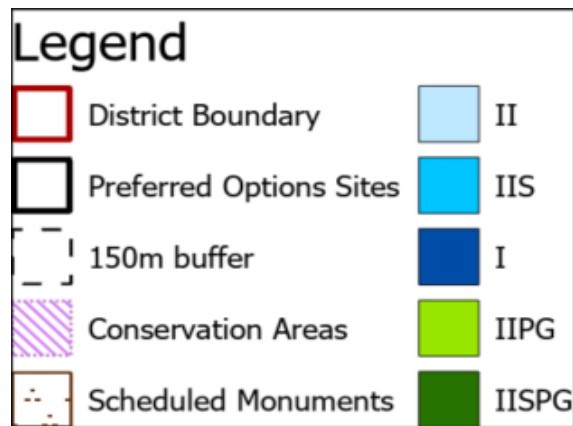
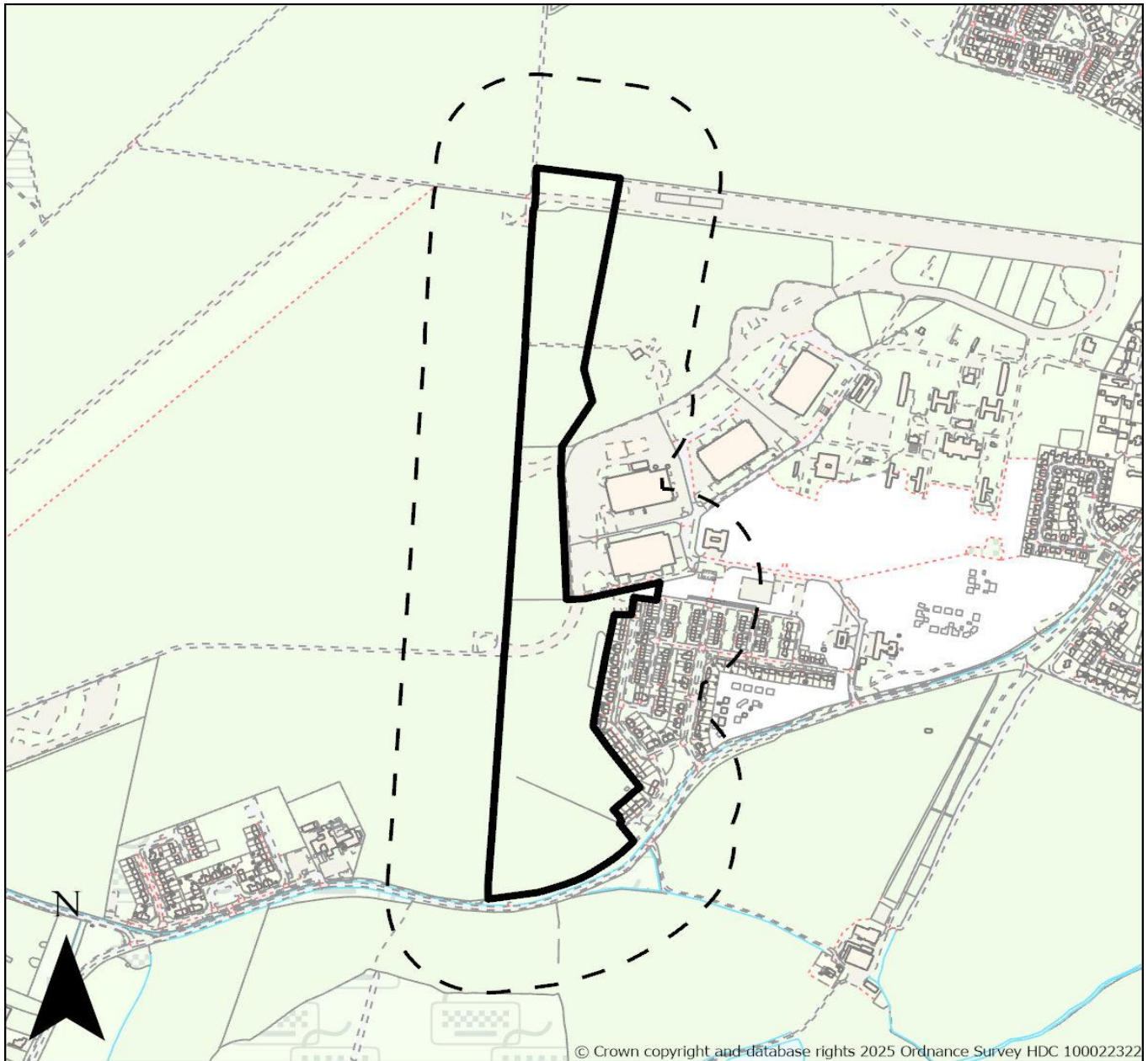
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Ramsey 1

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Ramsey 1   |
| <b>Site name</b>                              | RAF Upwood - Phase 4   |
| <b>Site size (ha)</b>                         | 14   |
| <b>Parish/location</b>                        | Ramsey and Bury  |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 4.8ha for within use classes E(g)(i-ii) and B2 and 9.2ha of green infrastructure |
| <b>LAA reference</b>                          | Upwood and The Raveleys 1  |
| <b>LAA document</b>                           | North East Huntingdonshire   |
| <b>CfS reference</b>                          | CfS:82   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

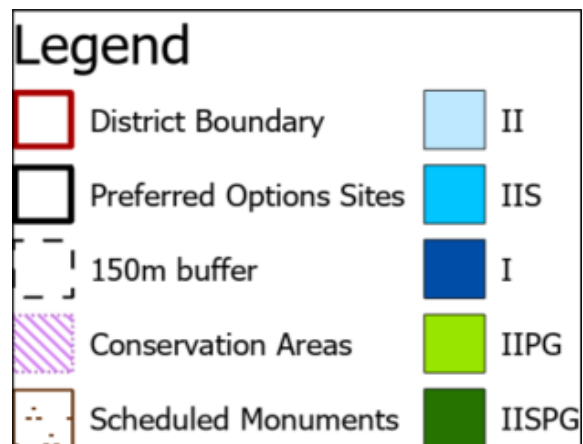
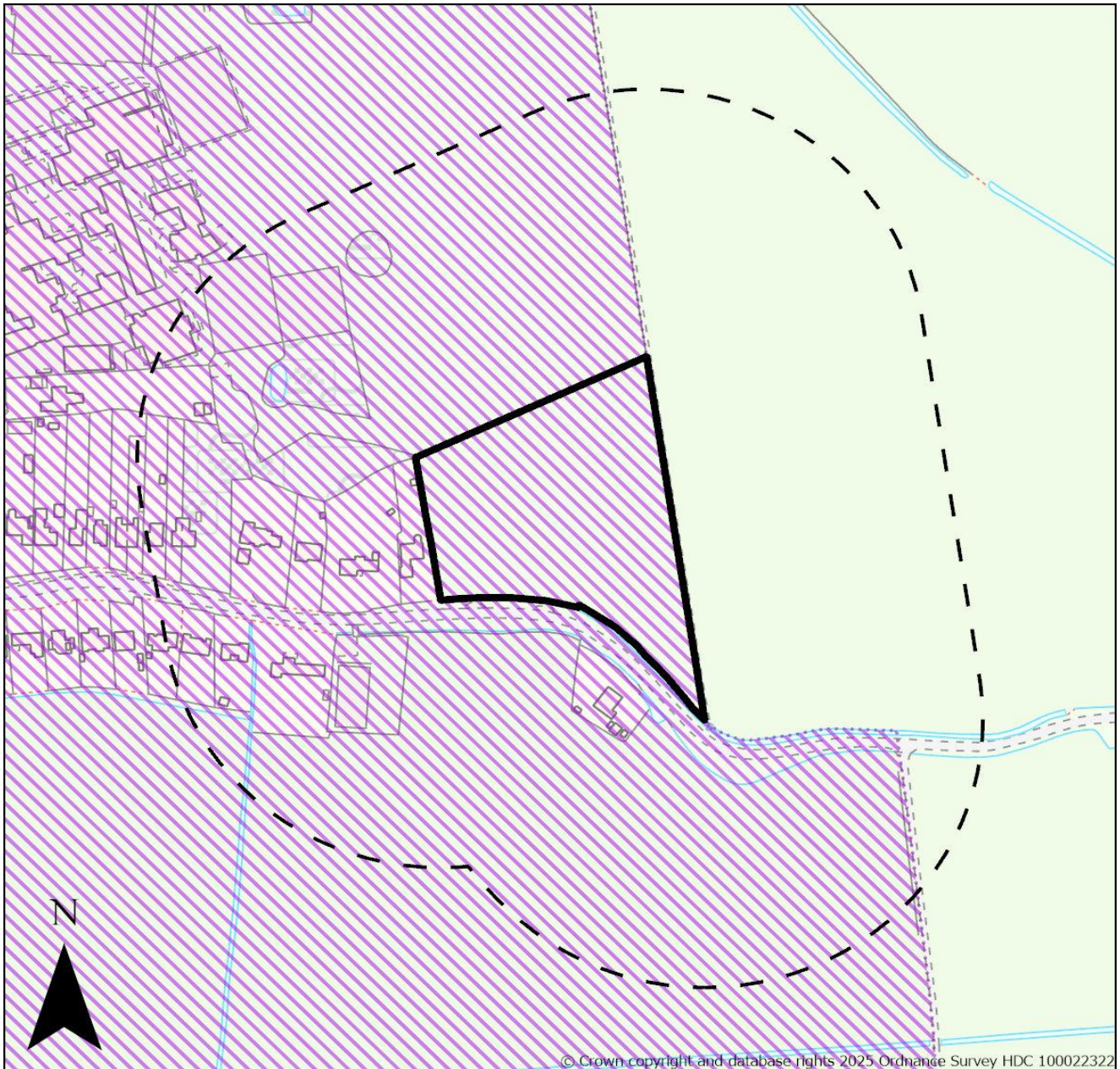
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Ramsey 2

|   |                            |
|---|----------------------------|
| <b>Preferred Options Local Plan reference</b> | Ramsey 2                   |
| <b>Site name</b>                              | North of Hollow Lane       |
| <b>Site size (ha)</b>                         | 1.7                        |
| <b>Parish/location</b>                        | Ramsey and Bury            |
| <b>Proposed use</b>                           | Residential                |
| <b>Proposed capacity</b>                      | 20 homes                   |
| <b>LAA reference</b>                          | Ramsey 3                   |
| <b>LAA document</b>                           | North East Huntingdonshire |
| <b>CfS reference</b>                          | CfS:268                    |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>                    |
|--|--|
| Listed buildings/ structures                         | None within site boundary                          |
| Conservation Area                                    | Wholly within Ramsey Conservation Area             |
| Scheduled Monument                                   | None within site boundary                          |
| Registered Parks and Gardens                         | None within site boundary                          |
| Locally listed buildings/ structures                 | None within site boundary                          |
| Archaeological interest (including ridge and furrow) | Potential due to its association with Ramsey Abbey |
| In the setting of/ adjacent to one of the above?     | None   |



## Assessment of development impact on heritage assets

|  |   |
|--|---|
| <b>In Conservation Area?</b>   | Wholly within the Ramsey Conservation Area  |
| <b>Adjacent to Conservation Area?</b>  | N/A   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | <p>The Ramsey Conservation Area Character Assessment (2005) identifies that the site is within Character Area 4 – Green Fringe. It states that:</p> <p>“The Green Fringe is the setting of the town. Its openness is its most important characteristic, and the sparseness of development is essential to maintaining this character. Any development that does exist is located close to the developed edge of the town.”</p>                      |
| <b>Does the site contribute to the character of Conservation Area?</b>   | The site is important to understanding the historic extent of Ramsey Abbey precinct and town development.   |
| <b>Is there archaeology?</b>   | <p>Yes, due to its association with Ramsey Abbey. The site is within Ramsey Abbey precinct. Previous geophysical survey identified possible archaeological features.</p> <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: <i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p> |
| <b>Listed Buildings on site?</b>   | None  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | None  |
| <b>Are there Listed Buildings adjacent to the site?</b>  | None  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | The site is in a sensitive location being on the edge of the settlement where the character of the area has a transitional character where it extends into the countryside. Existing landscaping on its eastern, southern and western boundaries must be retained and additional landscaping on its northern boundary be provided to enclose the development from the wider sports and playing fields.  |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> </ul>                                      | Current ribbon development pattern along hollow Lane helps define the edge of the Ramsey in this location. Development in depth not acceptable.   |

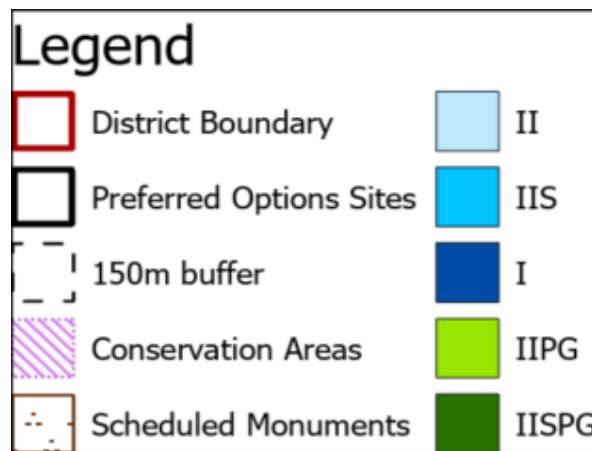
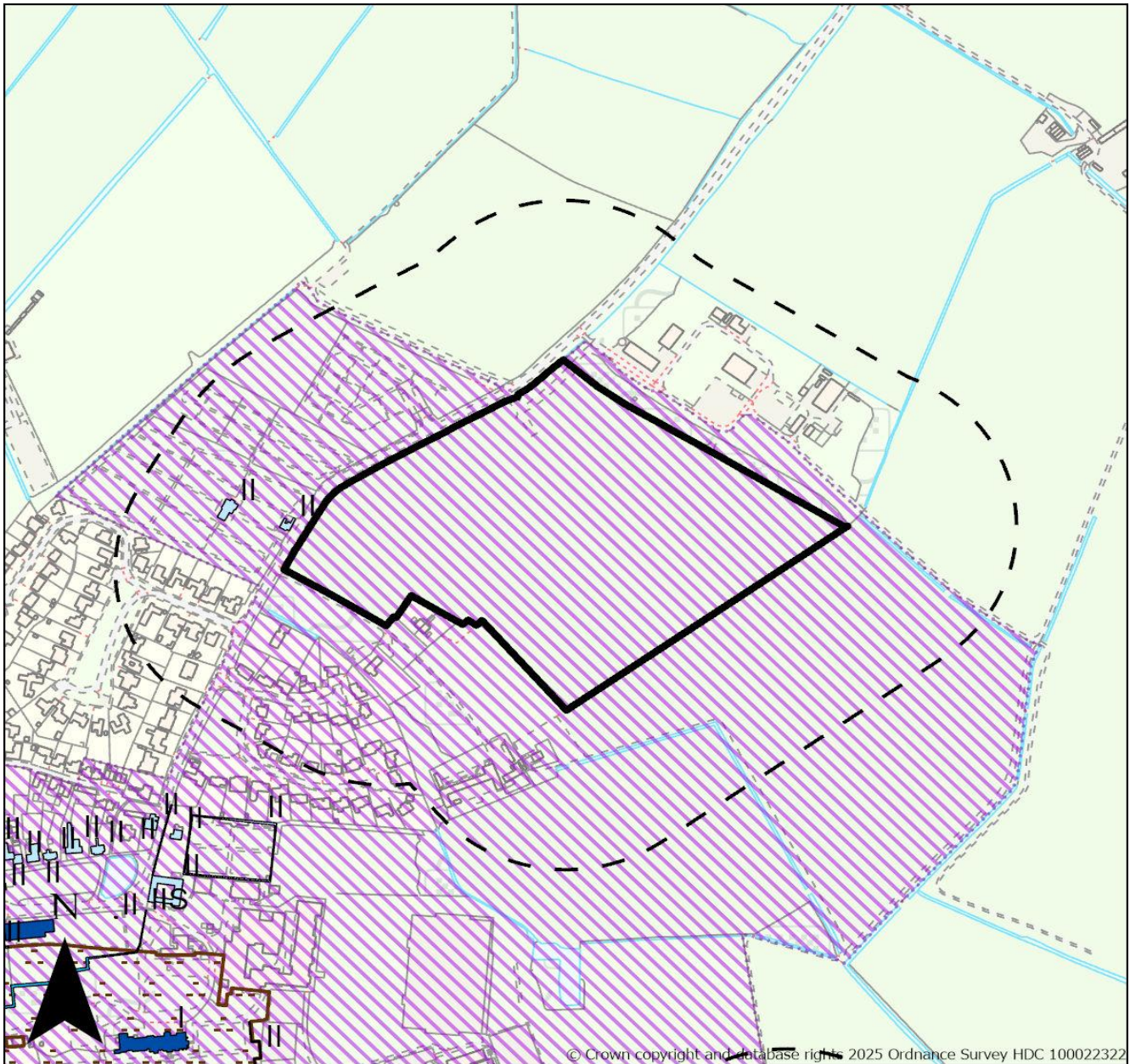
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| <ul style="list-style-type: none"> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> |  |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | Footpath (190/1) runs along the eastern edge of the site. There is an established line of trees and vegetation along this boundary limiting views into the site.   |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | Associated with Ramsey Abbey precinct  |
| <b>Historic map regression</b>   | Open fields 1900 – 1926 OS Maps  |
| <b>Scale and massing of proposed development</b>   | 20 Dwellings   |
| <b>Mitigation</b>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Development in depth that would fail to preserve or enhance the character or appearance of the Conservation Area. Continuation of ribbon development along north side of Hollow Lane may have a lesser impact although still reducing contribution of open space to settlement morphology.</p>   |
| <b>Summary and recommendations</b>   | <p>If allocation proceeded, Impact will be proportionate to the scale and massing of any development. Policy criteria will be required to address:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape strategy.</li> </ul> |

## Ramsey 3

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Ramsey 3  |
| <b>Site name</b>                              | East of Wood Lane                               |
| <b>Site size (ha)</b>                         | 8.3   |
| <b>Parish/location</b>                        | Ramsey and Bury                                 |
| <b>Proposed use</b>                           | Mixed Use                                       |
| <b>Proposed capacity</b>                      | 14 homes and 7.7ha of community open space uses |
| <b>LAA reference</b>                          | Ramsey 4  |
| <b>LAA document</b>                           | North East Huntingdonshire                      |
| <b>CfS reference</b>                          | CfS:262   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | Wholly within Ramsey Conservation Area   |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | Potential due to its association with Ramsey Abbey   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - 23 Wood Lane, Ramsey</li> <li>• Grade II - Chapel and Mortuary, Cemetery, Wood Lane, Ramsey</li> </ul> |



## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | Wholly within the Ramsey Conservation Area   |
| <b>Adjacent to Conservation Area?</b>  | N/A  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | <p>The Ramsey Conservation Area Character Assessment (2005) identifies that the site is within Character Area 4 – Green Fringe. It states that:</p> <p>“This north-eastern gateway is graced by the 19th century cemetery with its chapel and lodge house (B). This is also an area of open farmland that forms such an important setting to the Abbey environs.” RCACA</p> <p>“The Green Fringe is the setting of the town. Its openness is its most important characteristic, and the sparseness of development is essential to maintaining this character. Any development that does exist is located close to the developed edge of the town.”</p> |
| <b>Does the site contribute to the character of Conservation Area?</b>   | The site is important to understanding the historic extent of Ramsey Abbey precinct and town development.  |
| <b>Is there archaeology?</b>   | <p>Yes, due to its association with Ramsey Abbey.</p> <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: The results of an archaeological evaluation will be provided by the applicant to support any planning application.</p>  |
| <b>Listed Buildings on site?</b>   | No   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | Yes  |
| <b>Are there Listed Buildings adjacent to the site?</b>  | Yes – there are two grade II listed buildings adjacent to the site along Wood Lane: 23 Wood Lane, and- Chapel and Mortuary, Cemetery, Wood Lane.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | Hedgerows, trees   |
| <b>Views and streetscape:</b>  | Gateway entrance to north of Ramsey Conservation Area. Site adjacent Ramsey Rural Museum, re-purposed farm buildings belonging to Ramsey Estate.   |

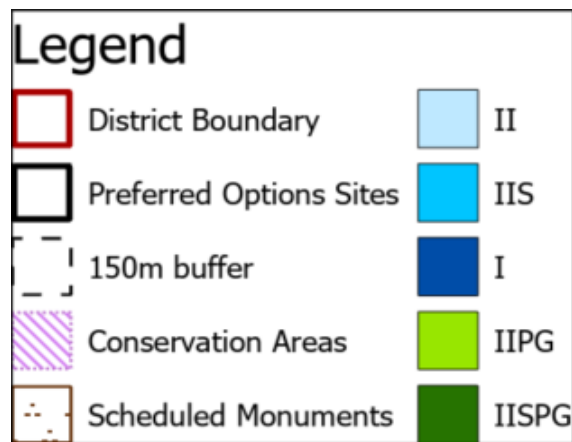
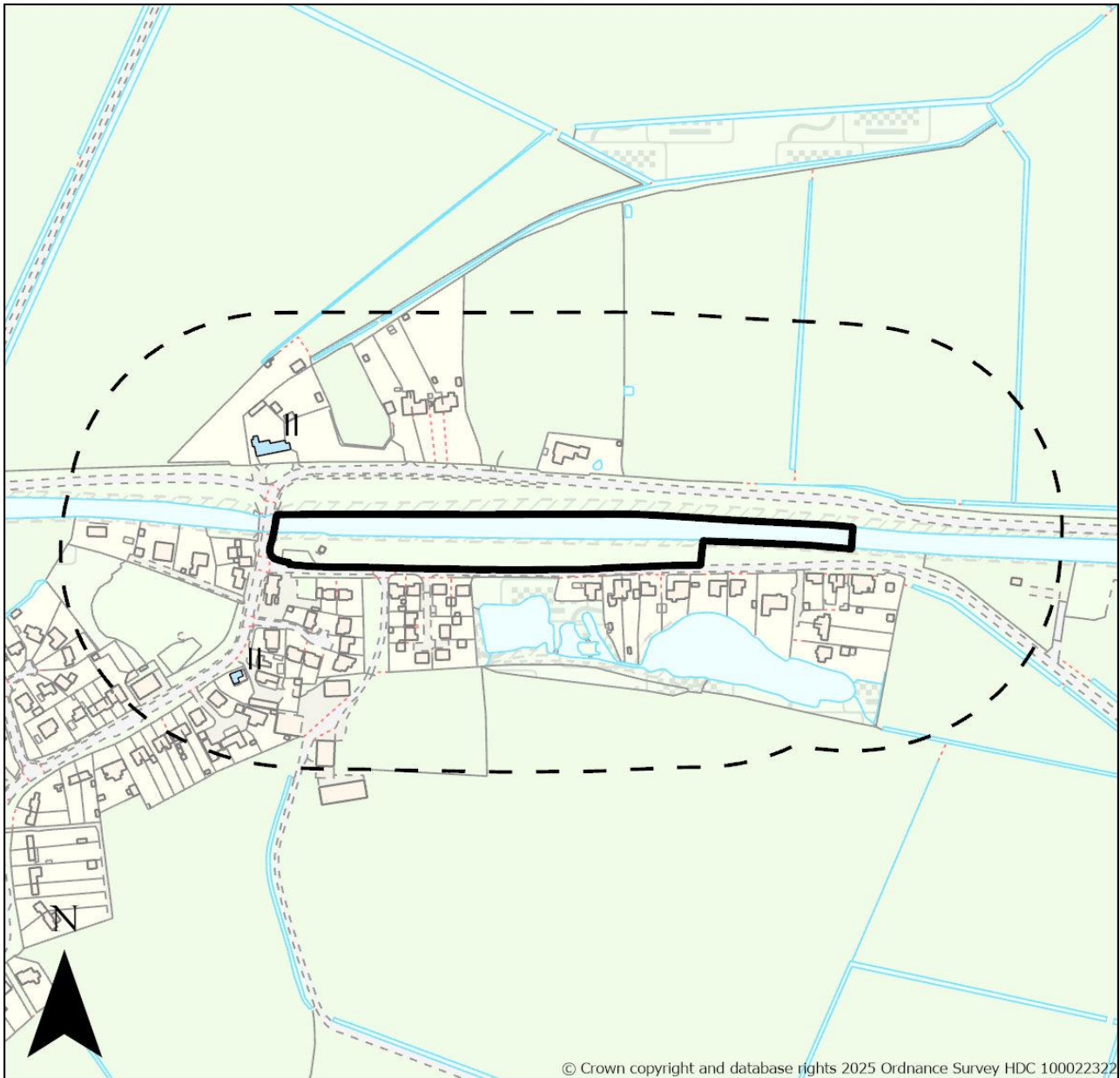
|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Listed Cemetery Buildings. “These buildings sit in the transitional area between the built-up settlement and the open countryside. The ornate Gothic detailing is typical of 19th century ecclesiastical buildings.” - The Ramsey Conservation Area Character Assessment.</p>   |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>  | <p>Footpath (190/1) runs along the southwestern edge of the site providing a connection to Ramsey Rural Museum. There is an established line of trees and vegetation along this boundary limiting views into the site. The footpath also extends to the east of the site providing views further across agricultural fields.</p>   |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>   | <p>Associated with Ramsey Abbey</p>  |
| <p><b>Historic map regression</b></p>  | <p>Open fields 1900 – 1926 OS Maps</p>   |
| <p><b>Scale and massing of proposed development</b></p>  | <p>14 Dwellings focused in the western corner of the site where it adjoins existing built development with the remaining 7.7ha of the site being retained for community open space uses.</p>   |
| <p><b>Mitigation</b></p>   | <p>In principle objection from HDC Conservation – mitigation is unlikely to overcome heritage harm. Proposal could create development in depth that would fail to preserve or enhance the character or appearance of the Conservation Area. Continuation of ribbon development along Hollow Lane may have a lesser impact although still reducing contribution of open space to settlement morphology.</p> |
| <p><b>Summary and recommendations</b></p>  | <p>It is recommended that the site does not proceed to allocation based on these heritage grounds.</p>   |

## Ramsey Forty Foot 1

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Ramsey Forty Foot 1                      |
| <b>Site name</b>                              | Ramsey Forty Foot Village rural mooring, |
| <b>Site size (ha)</b>                         | 1.4                                      |
| <b>Parish/location</b>                        | Ramsey Forty Foot                        |
| <b>Proposed use</b>                           | Moorings and Open space                  |
| <b>Proposed capacity</b>                      | 1.4ha and moorings                       |
| <b>LAA reference</b>                          | Ramsey 14                                |
| <b>LAA document</b>                           | North East Huntingdonshire               |
| <b>CfS reference</b>                          | CfS:53                                   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | None known within site boundary   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - Bridge House, Forty Foot Bank, Ramsey Forty Foot</li> <li>• Grade II - 15 Ramsey Road, Ramsey Forty Foot</li> </ul> |



## Assessment of development impact on heritage assets

Within 150m of the site is the grade II listed Bridge House, Forty Foot Bank and grade II listed 15 Ramsey Road. Considering that the proposed uses for the site include provision of open space and space for moorings to enable leisure moorings, the impact on these heritage assets are insignificant.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

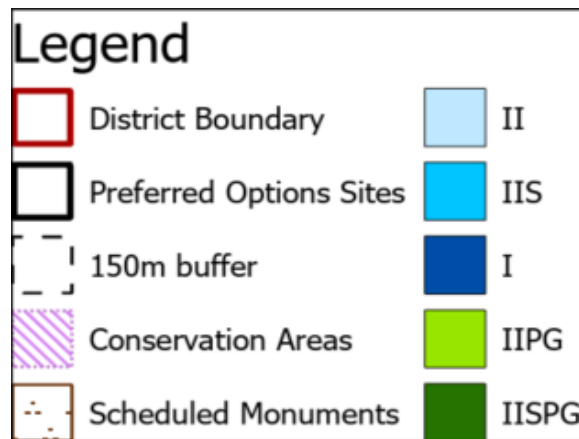
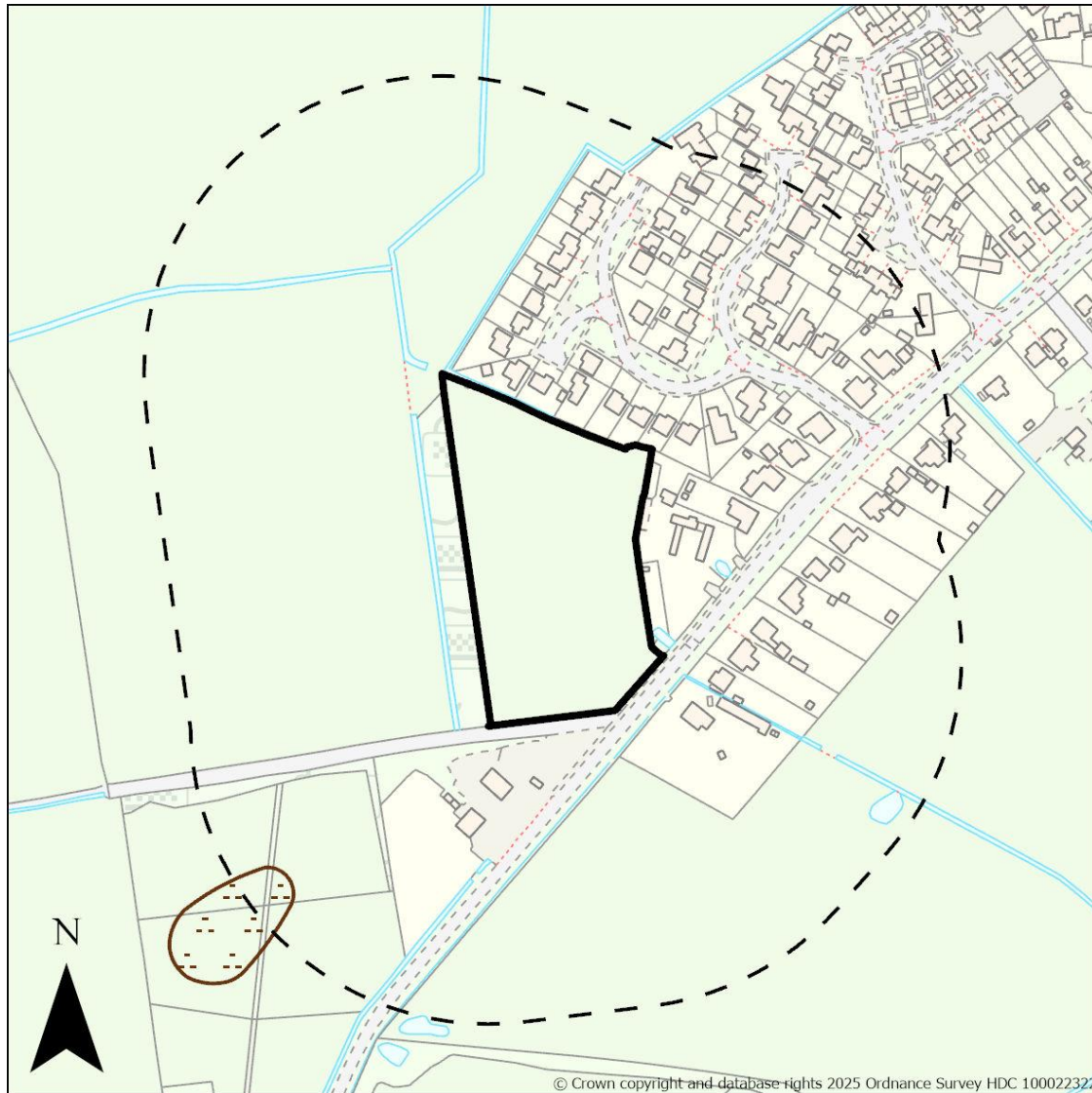
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Ramsey Forty Foot 2

|   |                                  |
|---|----------------------------------|
| <b>Preferred Options Local Plan reference</b> | Ramsey Forty Foot 2              |
| <b>Site name</b>                              | Woodlane Farm, Ramsey Forty Foot |
| <b>Site size (ha)</b>                         | 1.4                              |
| <b>Parish/location</b>                        | Ramsey Forty Foot                |
| <b>Proposed use</b>                           | Residential                      |
| <b>Proposed capacity</b>                      | 25 homes                         |
| <b>LAA reference</b>                          | Ramsey 17                        |
| <b>LAA document</b>                           | North East Huntingdonshire       |
| <b>CfS reference</b>                          | CfS:271                          |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | Due to the site's proximity to two scheduled barrow cemeteries, there could be potential for archaeology             |
| In the setting of/ adjacent to one of the above?     | Scheduled Monument - Two bowl barrows 320m NNW of Waypost Farm: part of a barrow cemetery south of Ramsey Forty Foot |



## Assessment of development impact on heritage assets

|   |  |
|---|--|
| <b>In Conservation Area?</b>  | No   |
| <b>Adjacent to Conservation Area?</b>   | No   |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>  | N/A  |
| <b>Does the site contribute to the character of Conservation Area?</b>  | No   |
| <b>Is there archaeology?</b>  | <p>There are no known heritage assets within the site boundary. There are two bowl barrows (HLN 1009995) approximately 200m to the southwest and five bowl barrows (HLN 1013946) approximately 250m to the south).</p> <p>CCC identify that due to the site's proximity to two scheduled barrow cemeteries that there could be potential for archaeology.</p> <p>Recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: <i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p> <p>Development of the site would bring denser development towards barrow cemetery. Due to the distance between the scheduled monument and the site, intervening tree planting and that access is not proposed near to the scheduled monument, the impact on this heritage asset is reduced.</p> |
| <b>Listed Buildings on site?</b>  | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>   | N/A  |
| <b>Are there Listed Buildings adjacent to the site?</b>   | No   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul> | Development is softened by the presence of established trees and vegetation along the site's boundaries, most notably the western and southern ones which enclose the site. There are a few trees within the site near to its southern edge. It will be expected that a comprehensive landscaping scheme is designed to retain these existing  |

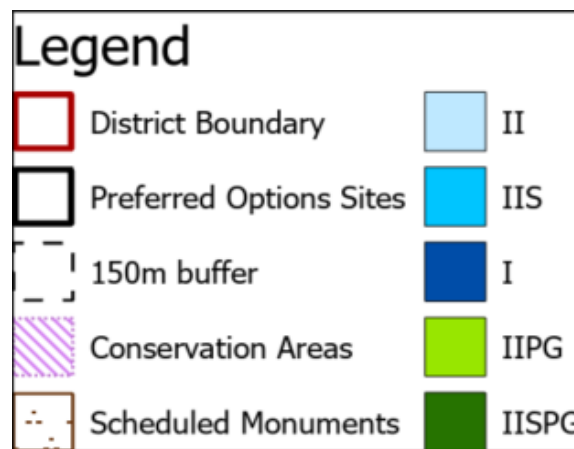
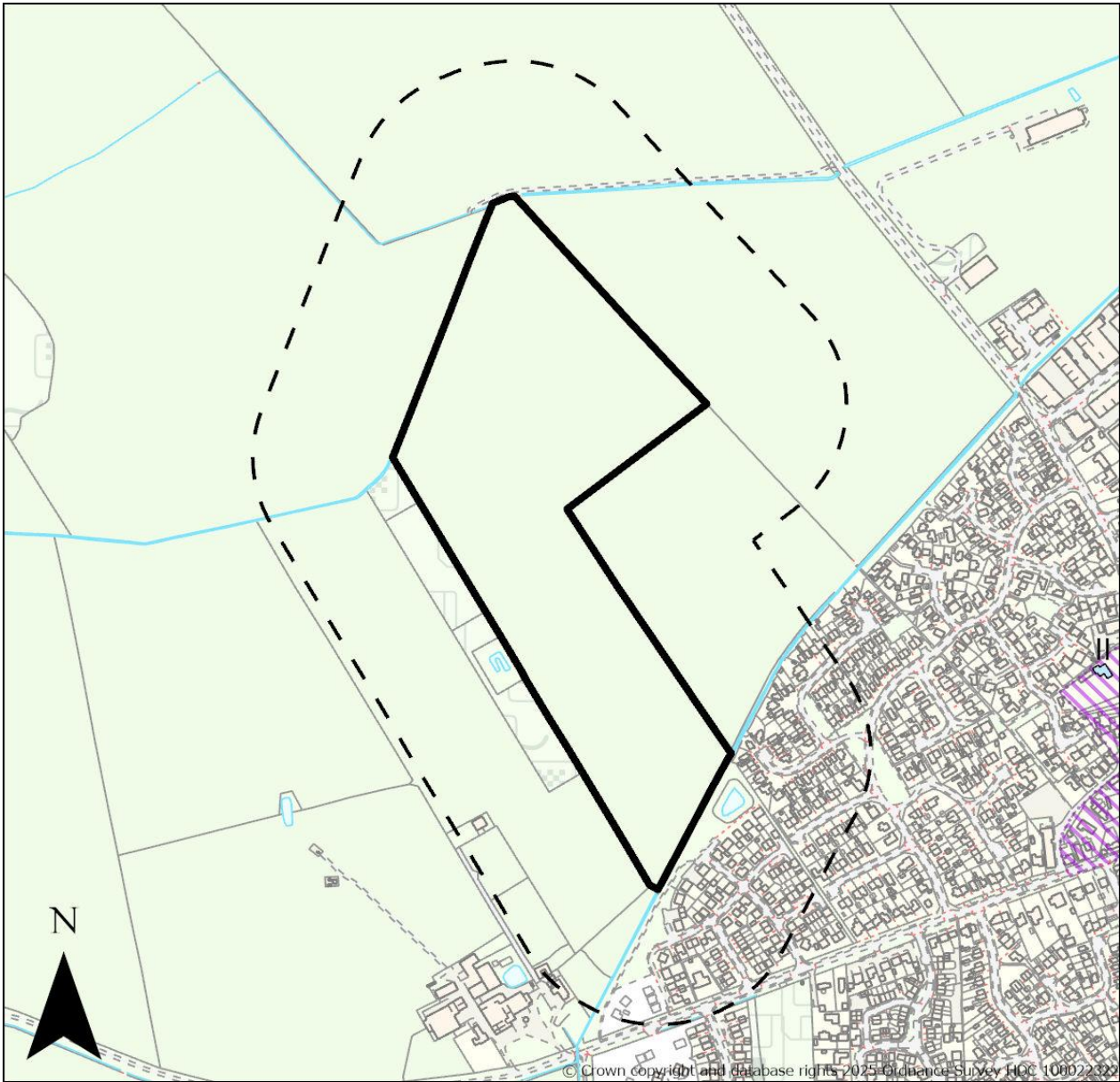
|  |  |
|--|--|
|  | trees and soften the development from public viewpoints.   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | The presence of existing trees and landscaping enclose the site and limit longer range views into and out of the site. It will be expected that a comprehensive landscaping scheme is designed to retain these existing trees and soften the development from public viewpoints.   |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | None   |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | None known.  |
| <b>Historic map regression</b>   | OS1880 Map, the site is undeveloped land.  |
| <b>Scale and massing of proposed development</b>   | The site has the potential to provide 25 homes.  |
| <b>Mitigation</b>  | <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p>   |
| <b>Summary and recommendations</b>   | <p>Development will require further archaeological works, subject to the outcome of these, the development in terms of other heritage considerations is likely to be acceptable with suitable mitigation.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

## Sawtry 1

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Sawtry 1   |
| <b>Site name</b>                              | West of Glatton Road                                       |
| <b>Site size (ha)</b>                         | 12.48  |
| <b>Parish/location</b>                        | Sawtry   |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 330 homes and 2ha open space to safeguard against flooding |
| <b>LAA reference</b>                          | Sawtry 3   |
| <b>LAA document</b>                           | Northern Central Huntingdonshire                           |
| <b>CfS reference</b>                          | CfS:88   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, there is archaeological potential as there are Iron Age/Romano-British archaeology extending into site identified from neighbouring geophysical surveys. |
| In the setting of/ adjacent to one of the above?     | None  |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there is archaeological potential as there are Iron Age/Romano-British archaeology extending into site identified from neighbouring geophysical surveys.

CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

Historic England has also not identified the need for a HIA for this site.

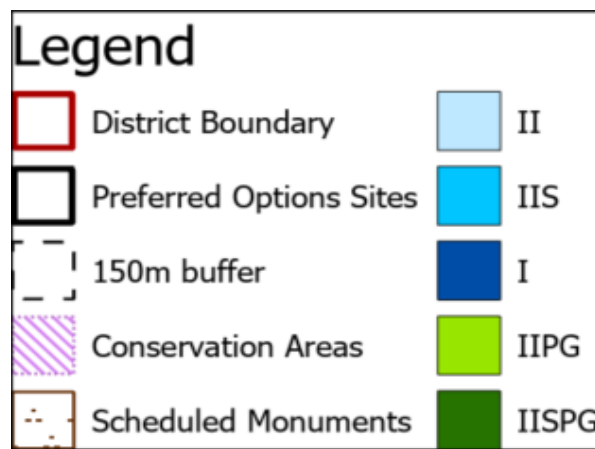
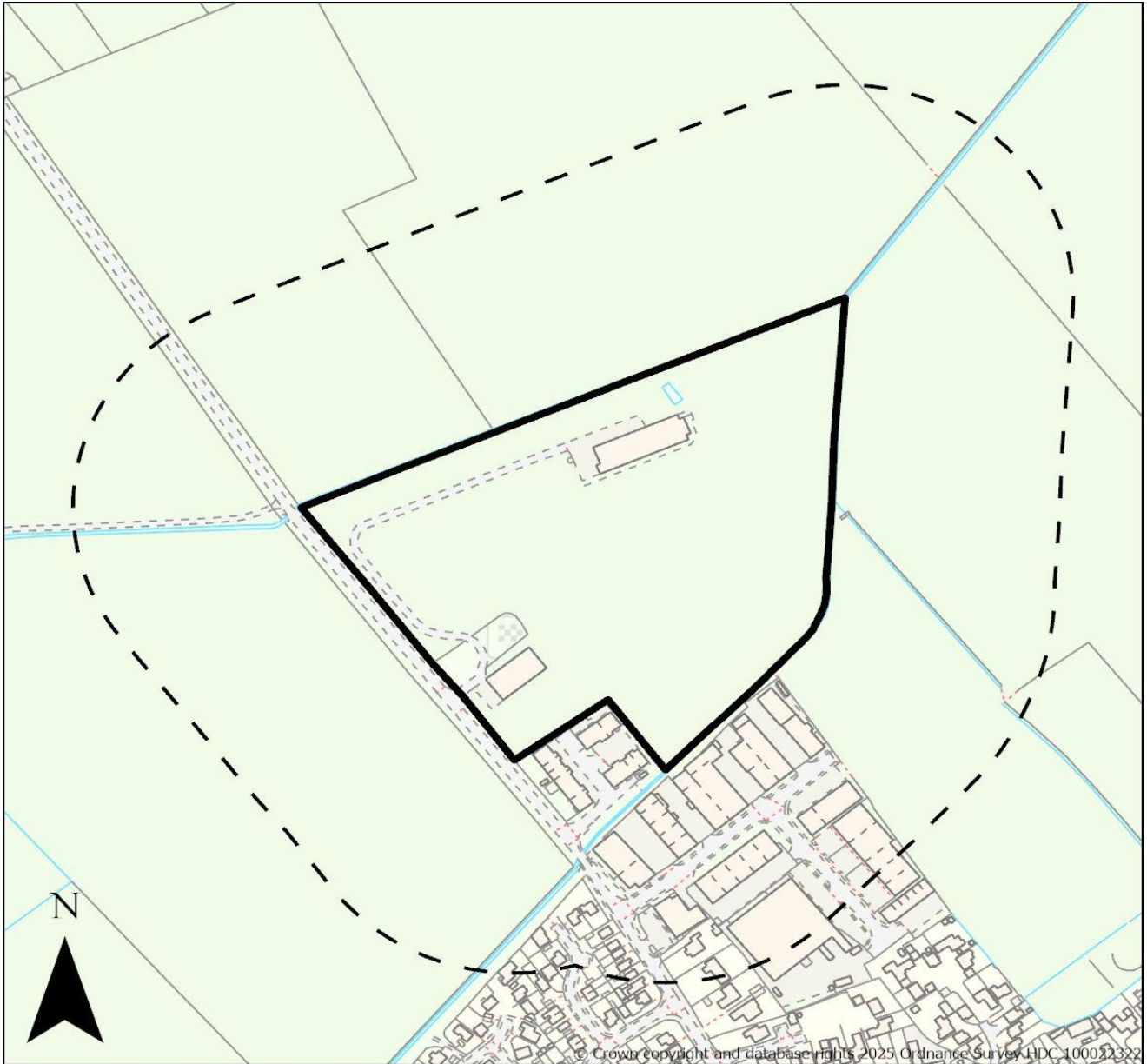
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Sawtry 2

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Sawtry 2  |
| <b>Site name</b>                              | East of Glatton Road and North of Brookside Industrial Estate |
| <b>Site size (ha)</b>                         | 6.5   |
| <b>Parish/location</b>                        | Sawtry  |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 170 homes and 1ha open space to safeguard against flooding    |
| <b>LAA reference</b>                          | Sawtry 4  |
| <b>LAA document</b>                           | Northern Central Huntingdonshire                              |
| <b>CfS reference</b>                          | CfS:52  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, there is archaeological potential as there is an earthwork mound on site (possible a barrow). Geophysical and evaluation on adjacent site to the southwest indicates Iron Age/ Romano-British enclosures continue into site. |
| In the setting of/ adjacent to one of the above?     | None  |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there is archaeological potential as there is an earthwork mound on site (possible a barrow). Geophysical and evaluation on adjacent site to the southwest indicates Iron Age/ Romano-British enclosures continue into site.

CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

Historic England has also not identified the need for a HIA for this site.

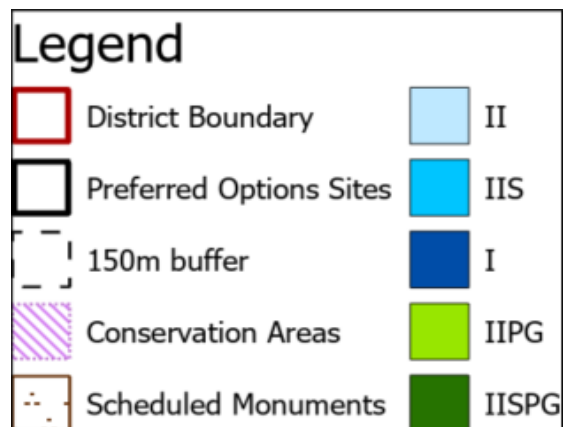
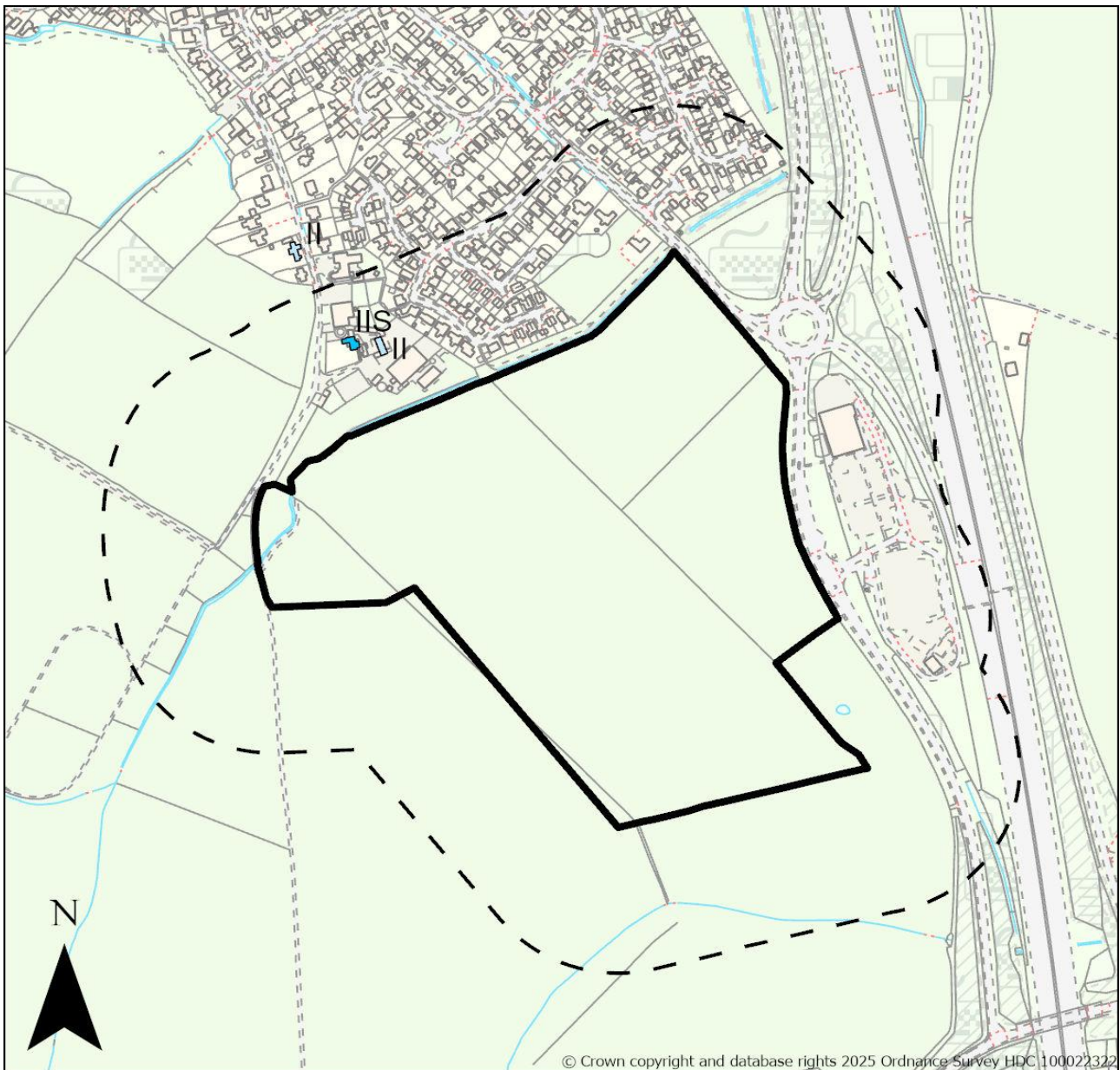
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Sawtry 3

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Sawtry 3   |
| <b>Site name</b>                              | West of Toll Bar Way and Green End Road                    |
| <b>Site size (ha)</b>                         | 18.8   |
| <b>Parish/location</b>                        | Sawtry   |
| <b>Proposed use</b>                           | Residential  |
| <b>Proposed capacity</b>                      | 330 homes and 3ha open space to safeguard against flooding |
| <b>LAA reference</b>                          | Sawtry 11  |
| <b>LAA document</b>                           | Northern Central Huntingdonshire                           |
| <b>CfS reference</b>                          | CfS: 155   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC consider that due to the size of the site there is some potential for archaeology.  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - Barn, 47 St Judiths Lane, Sawtry</li> <li>• Grade II* - 47 St Judiths Lane, Sawtry</li> </ul> |



## Assessment of development impact on heritage assets

|  |   |
|--|---|
| <b>In Conservation Area?</b>   | No  |
| <b>Adjacent to Conservation Area?</b>  | No  |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>   | N/A   |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>   | The site makes no direct contribution to the setting of the Conservation Area.  |
| <b>Is there archaeology?</b>   | <p>CCC consider that due to the size of the site there is some potential for archaeology.</p> <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: The results of an archaeological evaluation will be provided by the applicant to support any planning application.</p> |
| <b>Listed Buildings on site?</b>   | None  |
| <b>Does the site contribute to significance of<br/>Listed Buildings (including setting)</b>  | The site forms part of the wider agricultural setting to historic farm.   |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>  | Yes, the grade II* listed Manor House Farmhouse and grade II listed Barn about 20 Yards East of Manor House Farmhouse are adjacent to the site's northern boundary.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul>   | The site is flat; there is grazing in temporary paddocks and arable fields. The land levels gently rise towards manorial earthworks of Sawtry Judith Scheduled Monument to the east.  |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Hedgerows are in poor condition; development could provide enhancements to boundary and other landscape features.</p> <p>There are long views towards Sawtry from St Judith's Lane which has a much more rural character than the wider village due to its edge of village location. It has a transitional character into the countryside.</p>                 |
| <b>Are there public rights of way in the site or<br/>adjacent to the site?</b>   | A footpath (197/3) runs adjacent to the northern boundary of the site separated by a river channel.   |

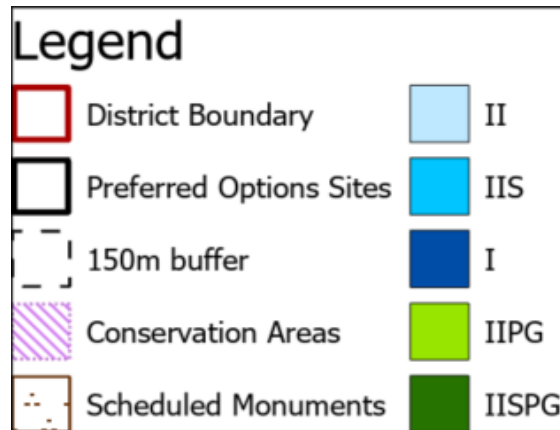
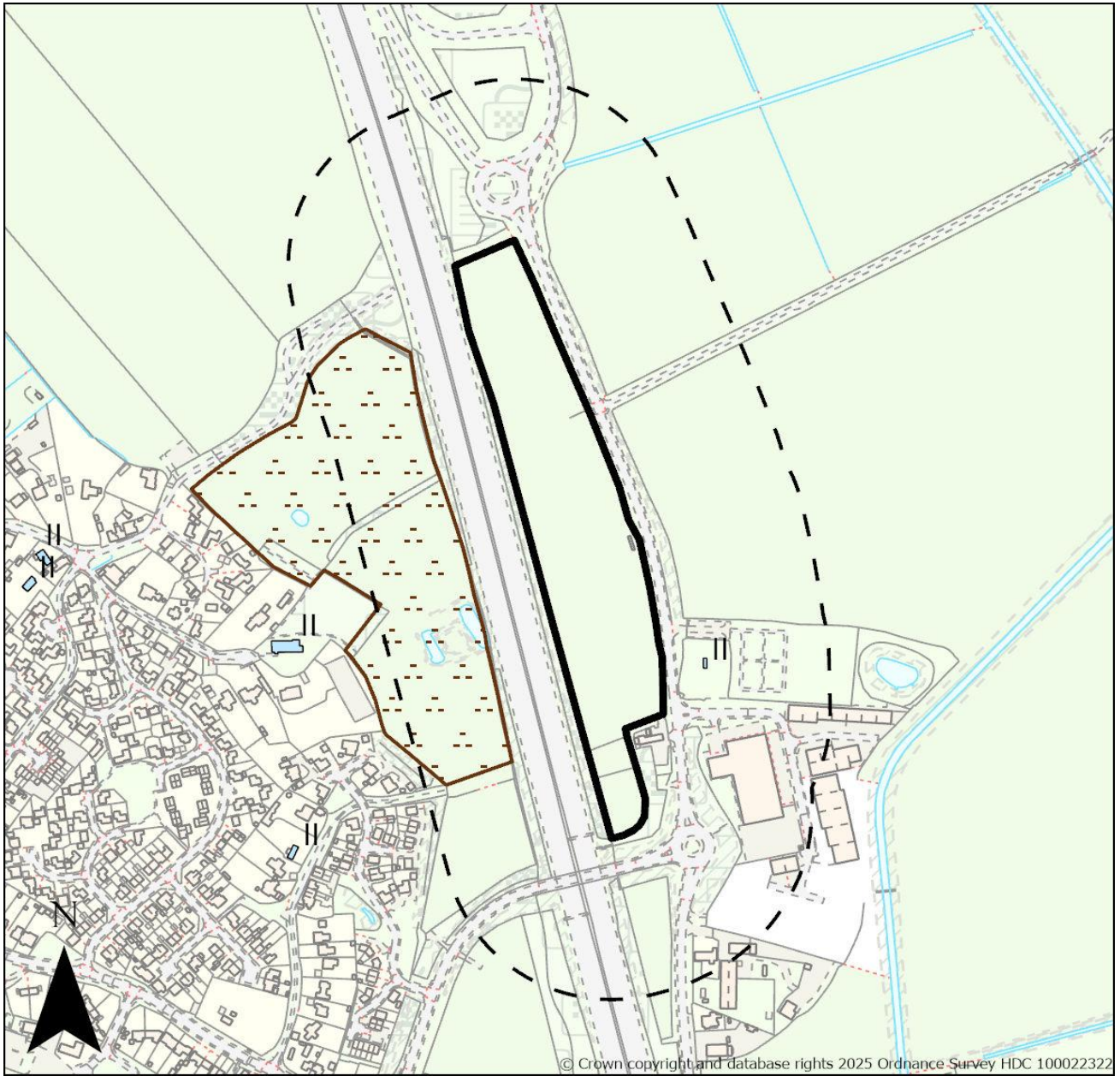
|   |  |
|---|--|
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b> | Not documented   |
| <b>Historic map regression</b>  | Manor Farm, open fields and ponds 1886 – 1926 OS Maps.   |
| <b>Scale and massing of proposed development</b>  | About 330 homes with about 3ha of open space.  |
| <b>Mitigation</b>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>The developer must assess the likely impacts to the setting of the grade II* listed Manor House Farmhouse and associated listed barn. Any scheme should follow the principles of good design and respond to local character and distinctiveness.</p>   |
| <b>Summary and recommendations</b>  | <p>The site is likely to accommodate the potential capacity of development with mitigation for heritage assets.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• Masterplan to demonstrate how development can be integrated with Sawtry and impact on nearby heritage assets</li> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Retain existing trees, hedgerows and vegetation, providing enhancements, development be supported by a landscape plan or strategy.</li> <li>• Provide connectivity to the public right of way</li> </ul> |

## Sawtry 4

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Sawtry 4  |
| <b>Site name</b>                              | Off Old North Road, Sawtry  |
| <b>Site size (ha)</b>                         | 4   |
| <b>Parish/location</b>                        | Sawtry  |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 1.5ha for sui generis uses associated with electric vehicle charging and associated E(a), shop and E(b) food and drink, E(g)(iii) uses and 1ha for E(g)(iii) industrial purposes use and 1 ha for open space uses |
| <b>LAA reference</b>                          | Sawtry 17   |
| <b>LAA document</b>                           | Northern Central Huntingdonshire  |
| <b>CfS reference</b>                          | CfS23-24188   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC consider there is high potential for formal medieval cemetery remains.   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Scheduled Monument - Sawtry moat and shrunken medieval village</li> <li>Grade II - Tombstones, Graveyard, Old Great North Road, Sawtry</li> </ul> |



## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | No   |
| <b>Adjacent to Conservation Area?</b>  | No   |
| <b>Is there a Character Statement/<br/>Neighbourhood Plan heritage document?</b>   | N/A  |
| <b>Does the site contribute to the character of<br/>Conservation Area?</b>   | No   |
| <b>Is there archaeology?</b>   | <p>CCC identify that the site is in close proximity to a Scheduled Monument of a shrunken medieval village and manorial earthwork. It is also between two medieval churches. There is, therefore, a high potential for formal medieval cemetery remains.</p> <p>CCC do not recommend the site for allocation. However if allocated, the following is recommended criteria to site allocation policy:</p> <p><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p> <p>The site proposes 1ha of open space which could be integrated so to provide additional mitigation for heritage assets and be located in the part of the site where most significant archaeology is, if found.</p> |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of<br/>Listed Buildings (including setting)</b>  | The tombstones are screened from the site by trees. The site proposes 1ha of open space which could be integrated so to provide additional mitigation for heritage assets.   |
| <b>Are there Listed Buildings adjacent to the<br/>site?</b>  | Grade II listed Tombstones, Graveyard, Old Great North Road, Sawtry are immediately to the east of the site.   |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul> | The land peaks in the centre and is agricultural land. The site is surrounded by the A1(M) and Old North Road and is largely contained by trees and hedgerows.   |
| <b>Views and streetscape:</b>  | The site is bounded by the A1(M) to the west and the Old North Road (B1043) to the east and trees and hedgerow surround it. A roundabout connecting the B1043 to the   |

|  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>A1(M) heading north sits on the northern edge of the site and a small business unit is located on the southern boundary. There is existing access to the site to facilitate its agricultural use which is available from Old North Road. To the east lies Sawtry Cemetery and Oakwood Business Park with larger scale commercial units to the south.</p>  |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>  | <p>A footpath (197/18) runs through the northern part of the site; however, the site is isolated from the wider countryside due to being bounded by roads.</p>   |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>   | <p>None known.</p>   |
| <p><b>Historic map regression</b></p>  | <p>OS1880 Map, the site is undeveloped land.</p>   |
| <p><b>Scale and massing of proposed development</b></p>  | <p>The site has the potential to provide a mixed-use site focussed around the predominant use of electric vehicle charging station and complementary uses that assist in facilitating short to medium term stays such as shops, cafes and open space for recreational purposes.</p>  |
| <p><b>Mitigation</b></p>   | <p>Archaeology works to be undertaken to assess extent of potential remains.</p> <p>Existing trees, hedgerows and vegetation should be retained where possible and development be supported by a landscape plan or strategy.</p> <p>Masterplanning is required setting out how the various uses will be integrated with each other and be of high-quality design.</p>  |
| <p><b>Summary and recommendations</b></p>  | <p>Development will require further archaeological works, subject to the outcome of these, the development in terms of other heritage considerations is likely to be acceptable with suitable mitigation.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• Masterplan to integrate various uses across the site and the location of open space.</li> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character,</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> </ul> |

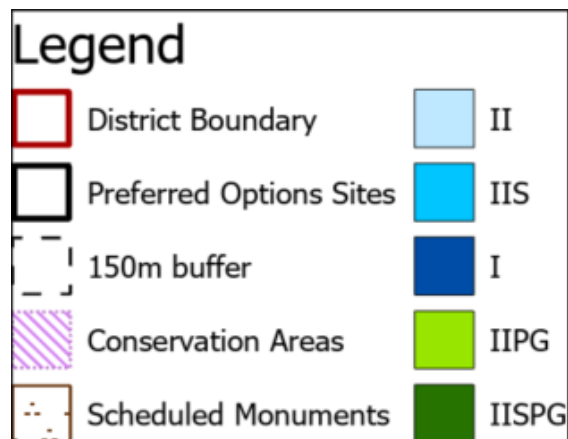
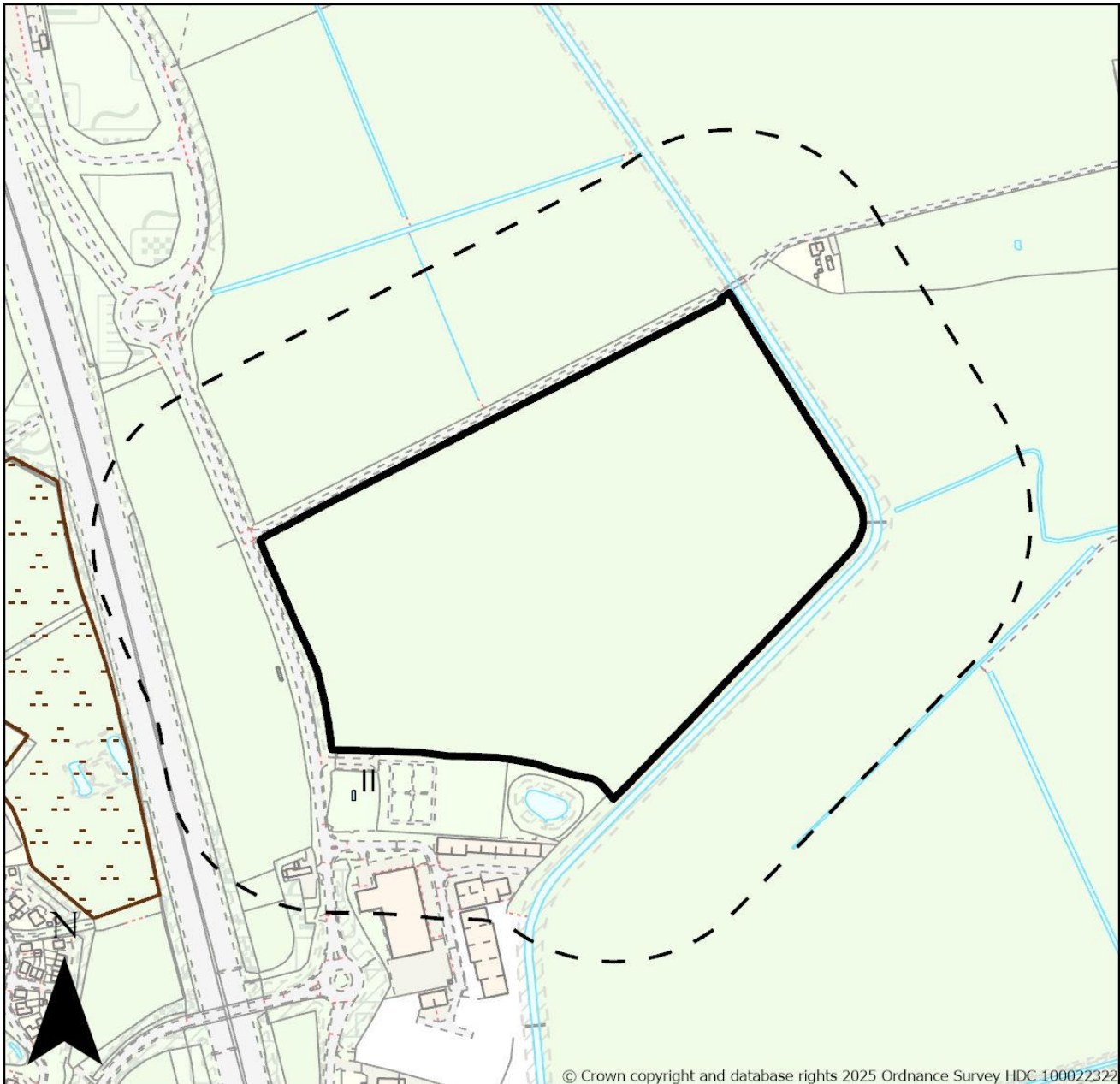
|  |  |
|--|--|
|  | <ul style="list-style-type: none"><li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li></ul> |
|--|--|

## Sawtry 5

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Sawtry 5   |
| <b>Site name</b>                              | Land at Little Common Farm   |
| <b>Site size (ha)</b>                         | 14.56  |
| <b>Parish/location</b>                        | Sawtry   |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 14.6ha for B2 general industrial uses and 2.5ha open space to safeguard against flooding |
| <b>LAA reference</b>                          | Sawtry 7   |
| <b>LAA document</b>                           | Northern Central Huntingdonshire   |
| <b>CfS reference</b>                          | CfS:380  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, there could be potential archaeological potential due to the nearby Scheduled Monument of a shrunken medieval village and manorial earthwork and two medieval churches. |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Grade II - Tombstones, Graveyard, Old Great North Road, Sawtry</li> </ul>   |



## Assessment of development impact on heritage assets

Within 150m of the site is the grade II listed Tombstones, Graveyard, Old Great North Road.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there could be potential archaeological potential due to the nearby Scheduled Monument of a shrunken medieval village and manorial earthwork and two medieval churches.

CCC recommends that site evaluation is undertaken before determination of an application.  
Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

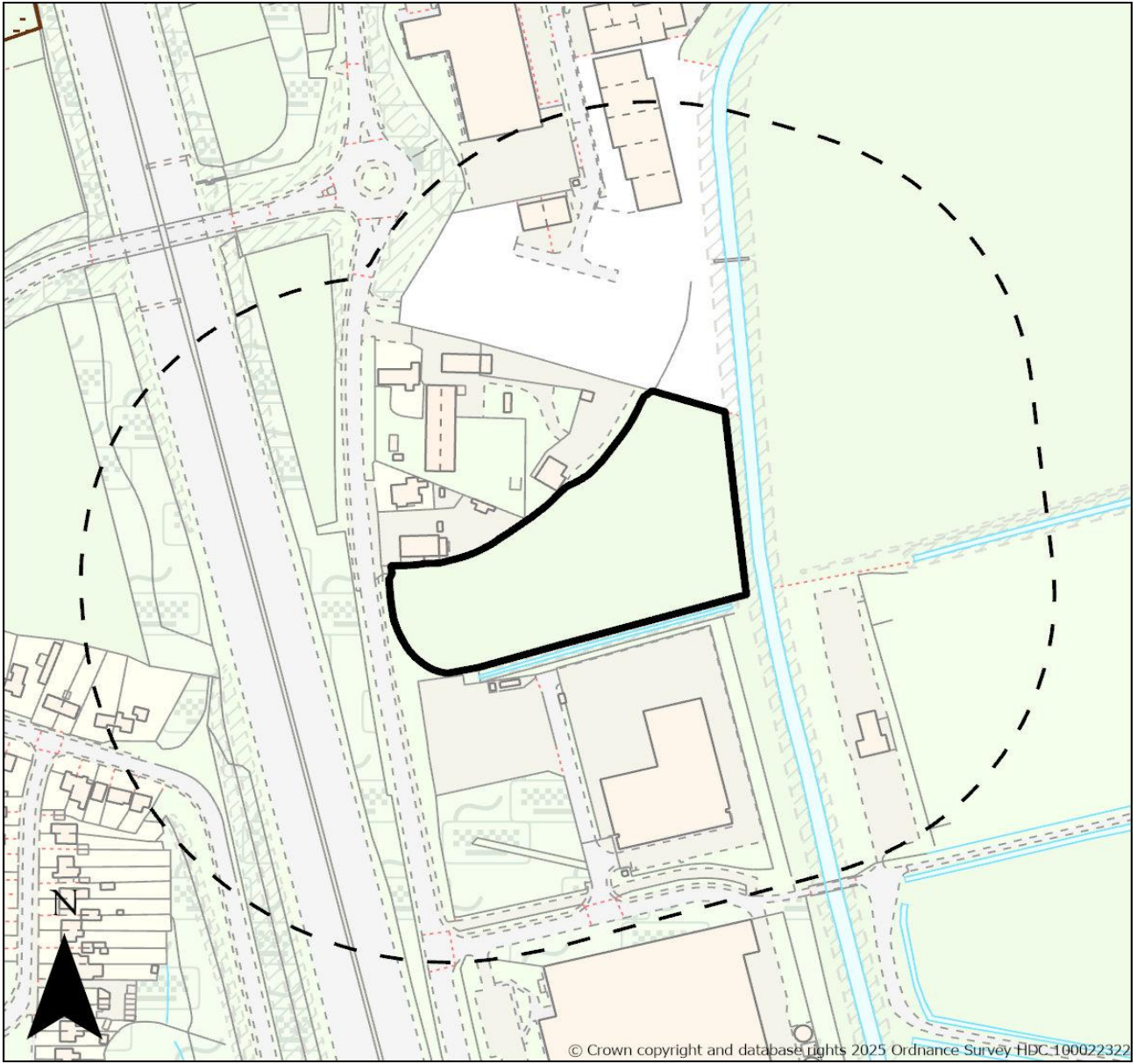
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Sawtry 6

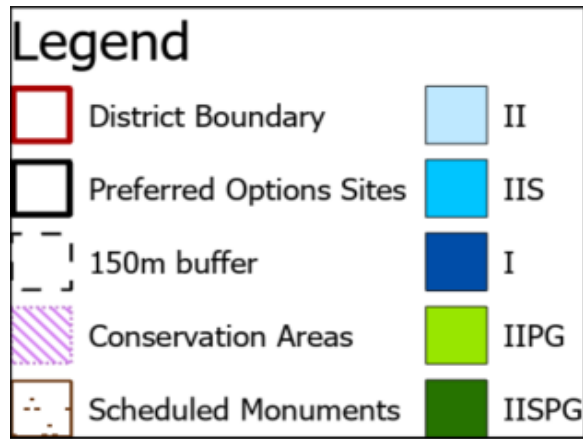
|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Sawtry 6  |
| <b>Site name</b>                              | North of Black Horse Industrial Estate  |
| <b>Site size (ha)</b>                         | 1.35  |
| <b>Parish/location</b>                        | Sawtry  |
| <b>Proposed use</b>                           | Commercial  |
| <b>Proposed capacity</b>                      | 1.4ha for B2 general industrial and B8 storage and distribution uses and 0.3ha open space to safeguard against flooding |
| <b>LAA reference</b>                          | Sawtry 9  |
| <b>LAA document</b>                           | Northern Central Huntingdonshire  |
| <b>CfS reference</b>                          | CfS:385   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, there is archaeological potential due to the nearby Scheduled Monument of a shrunken medieval village and manorial earthwork and two medieval churches. |
| In the setting of/ adjacent to one of the above?     | None   |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there is archaeological potential due to the nearby Scheduled Monument of a shrunken medieval village and manorial earthwork and two medieval churches.

CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

Historic England has also not identified the need for a HIA for this site.

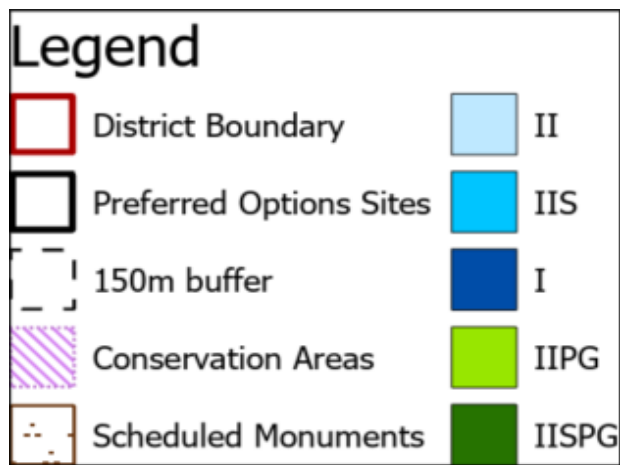
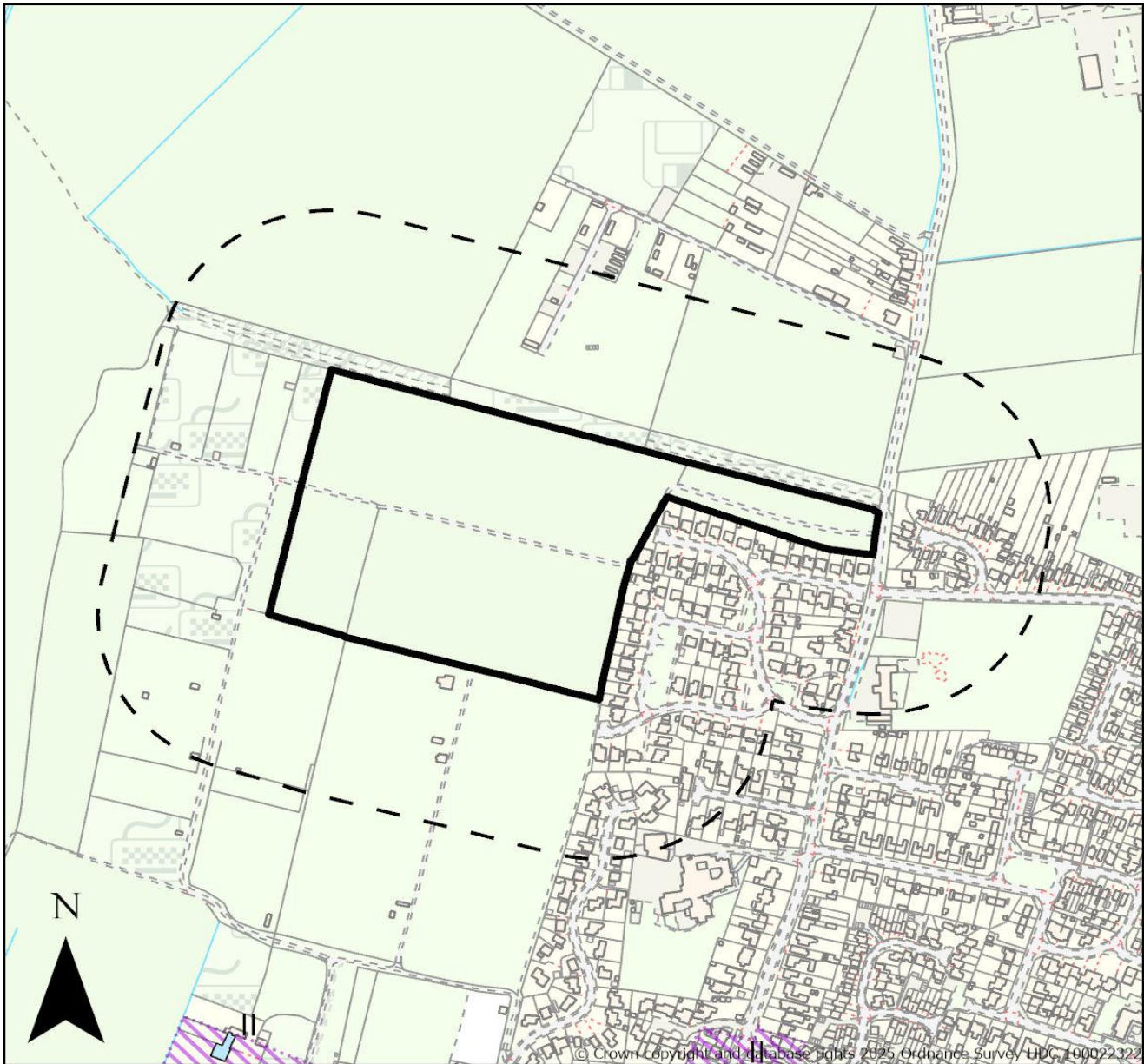
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Somersham 1

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Somersham 1                                    |
| <b>Site name</b>                              | West of Parkhall Road, College Farm, Somersham |
| <b>Site size (ha)</b>                         | 6.3  |
| <b>Parish/location</b>                        | Somersham                                      |
| <b>Proposed use</b>                           | Residential                                    |
| <b>Proposed capacity</b>                      | 120 homes                                      |
| <b>LAA reference</b>                          | Somersham 11                                   |
| <b>LAA document</b>                           | North East Huntingdonshire                     |
| <b>CfS reference</b>                          | CfS:339  |

## Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | CCC consider that in terms of archaeology, there is archaeological potential due to its size, and the field name 'Chapel Field' raises potential for medieval remains of a chapel. |
| In the setting of/ adjacent to one of the above?     | None   |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there is archaeological potential due to its size, and the field name 'Chapel Field' raises the potential for medieval remains of a chapel.

CCC recommends that site evaluation is undertaken before determination of an application.  
Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

Historic England has also not identified the need for a HIA for this site.

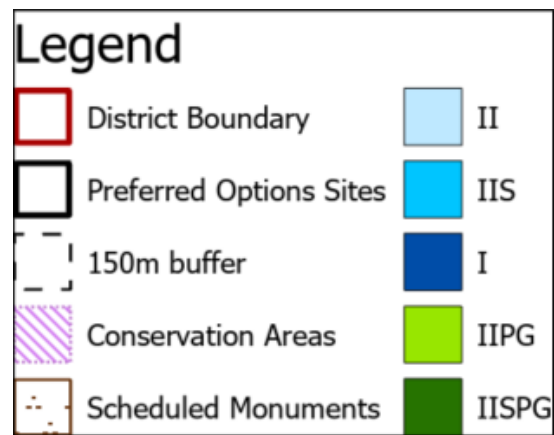
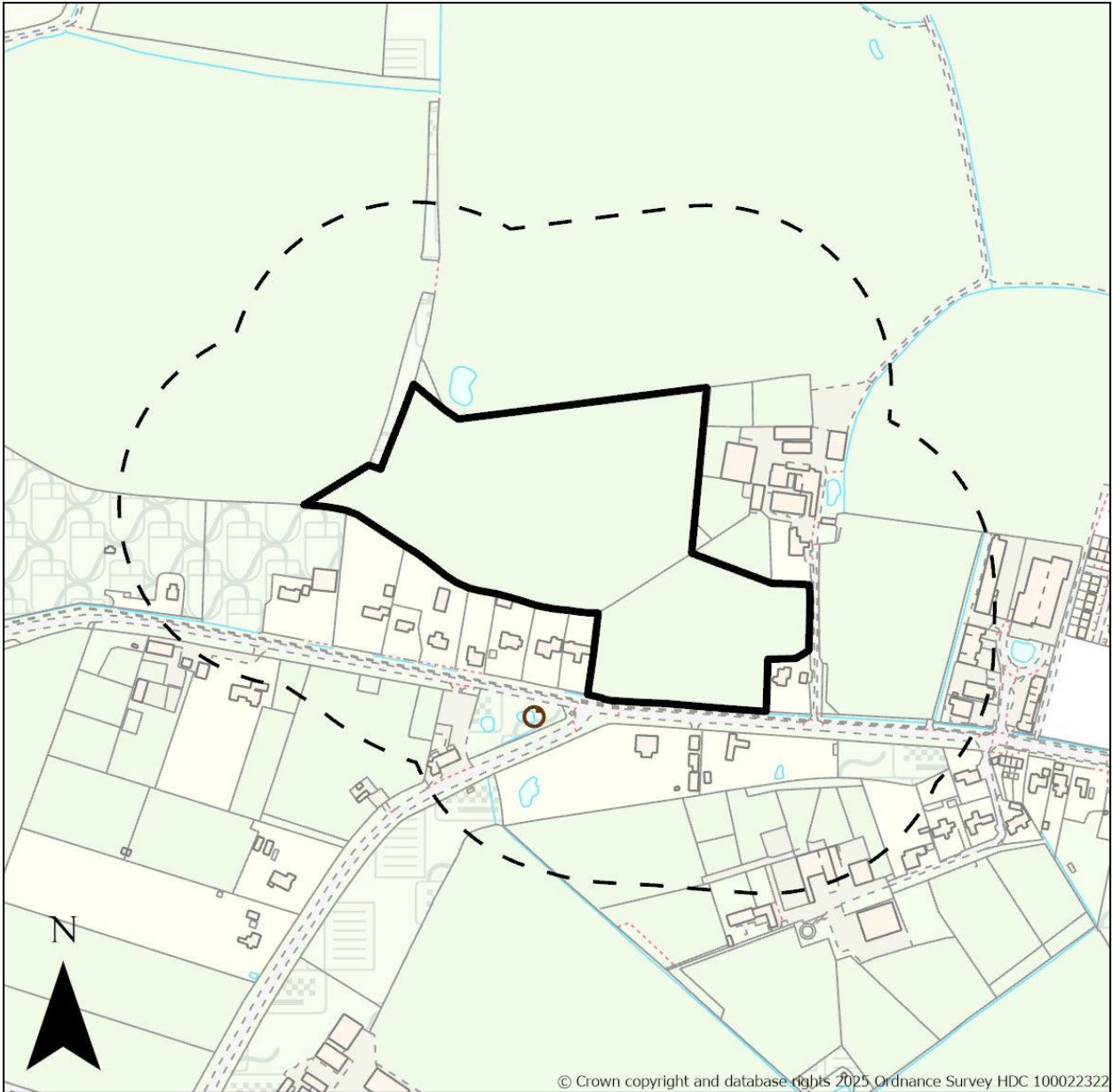
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Somersham 2

|   |                            |
|---|----------------------------|
| <b>Preferred Options Local Plan reference</b> | Somersham 2                |
| <b>Site name</b>                              | South of College Farm      |
| <b>Site size (ha)</b>                         | 5.6                        |
| <b>Parish/location</b>                        | Somersham                  |
| <b>Proposed use</b>                           | Residential                |
| <b>Proposed capacity</b>                      | 140 homes                  |
| <b>LAA reference</b>                          | Somersham 7                |
| <b>LAA document</b>                           | North East Huntingdonshire |
| <b>CfS reference</b>                          | CfS:213                    |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None known within site boundary  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Scheduled Monument - Obelisk at White Post</li> </ul> |



## Assessment of development impact on heritage assets

Within 150m of the site is a small Scheduled Monument (Obelisk at White Post). The access to the site is located to the northeast of this obelisk, a criterion within the draft allocation policy should include a requirement to consider how construction traffic will not impact this feature.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

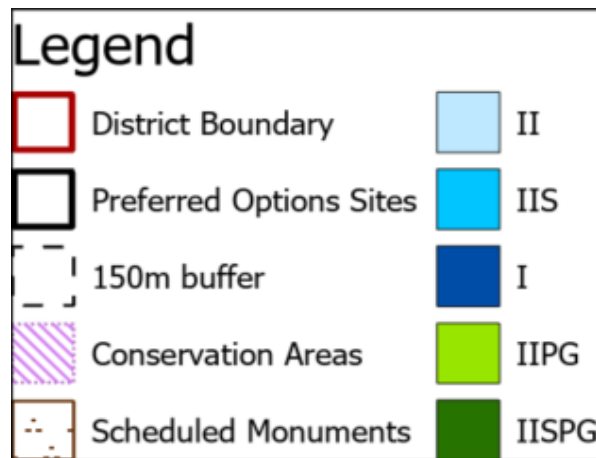
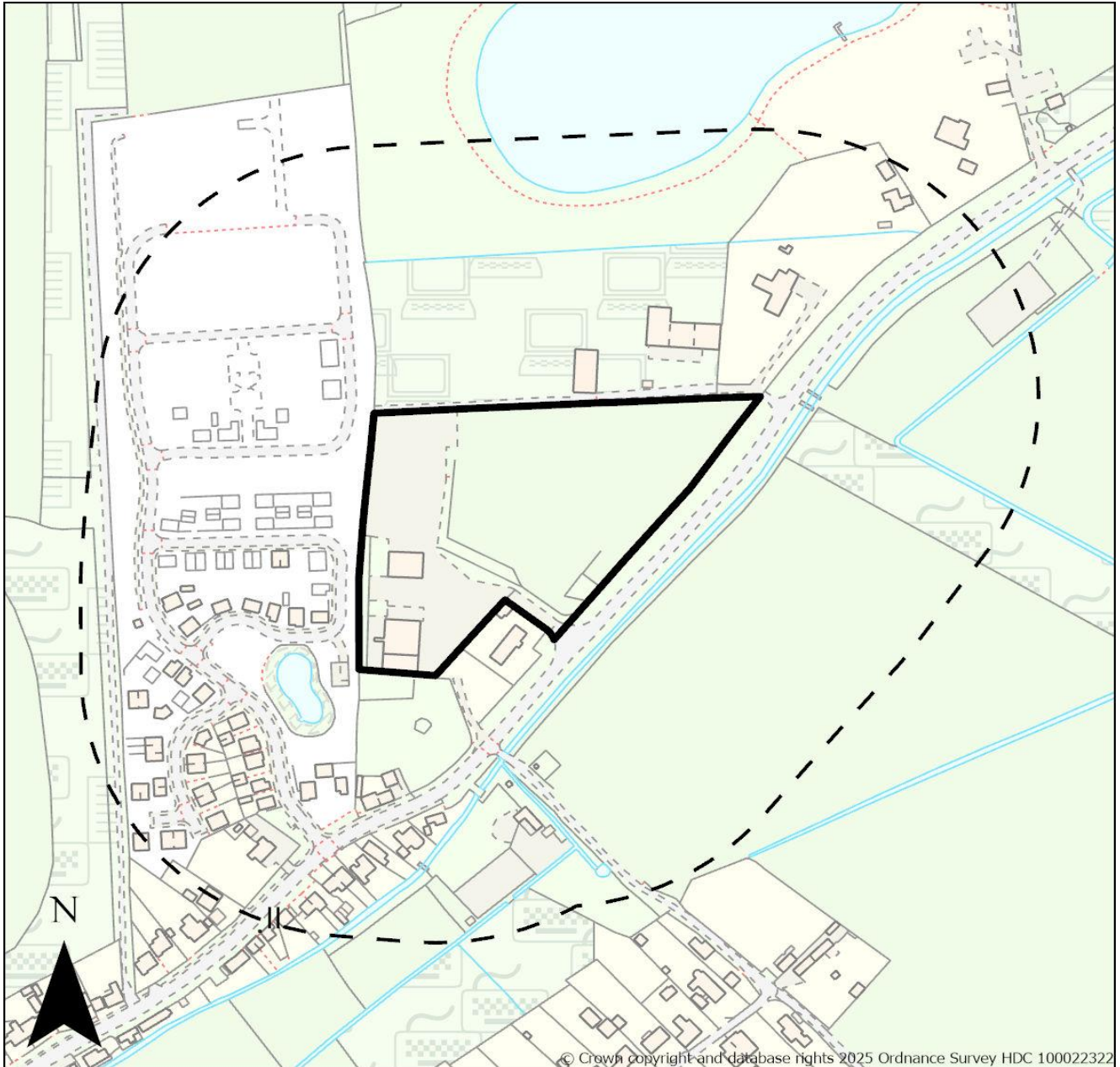
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Somersham 3

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Somersham 3                              |
| <b>Site name</b>                              | Dews Bus and Coach Depot, Chatteris Road |
| <b>Site size (ha)</b>                         | 2.2                                      |
| <b>Parish/location</b>                        | Somersham                                |
| <b>Proposed use</b>                           | Residential                              |
| <b>Proposed capacity</b>                      | 50 homes                                 |
| <b>LAA reference</b>                          | Somersham 1                              |
| <b>LAA document</b>                           | North East Huntingdonshire               |
| <b>CfS reference</b>                          | CfS:163                                  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, there is archaeological potential due to there being a Romano-British farmstead immediately to the west of the site and cropmarks to the east.

CCC recommends that site evaluation is undertaken before determination of an application.  
Recommended criteria to site allocation policy: *The results of an archaeological evaluation will be provided by the applicant to support any planning application.*

Historic England has also not identified the need for a HIA for this site.

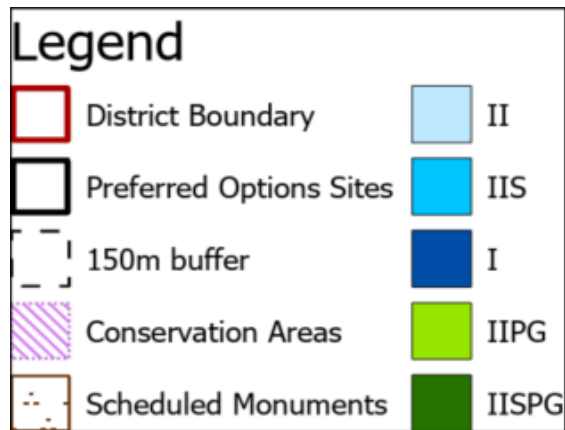
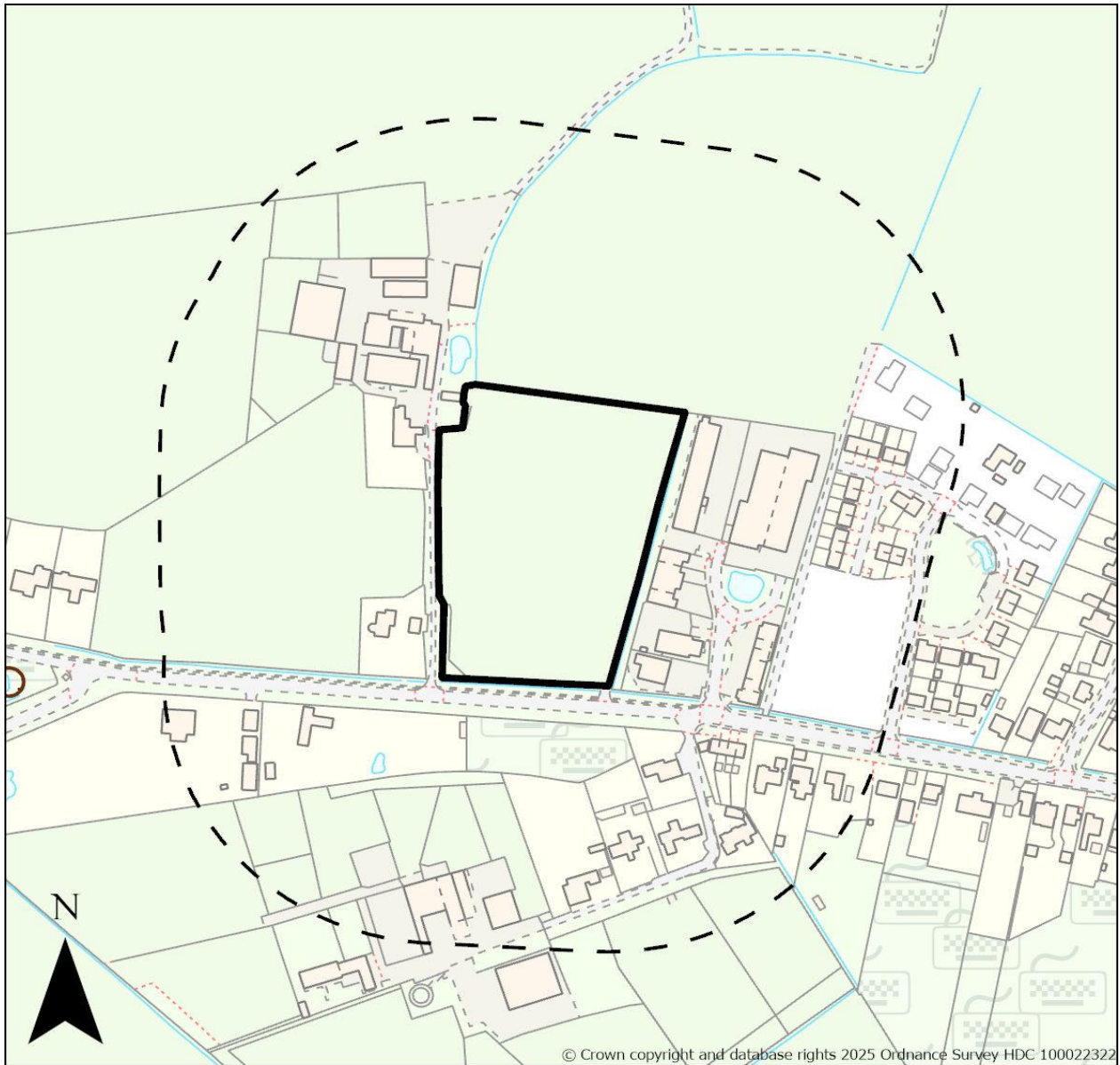
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation subject to requiring archaeological investigation, recording and where appropriate conservation within the policy criteria.

## Somersham 4

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Somersham 4                                      |
| <b>Site name</b>                              | College Farm, West of Newlands Industrial Estate |
| <b>Site size (ha)</b>                         | 1.8  |
| <b>Parish/location</b>                        | Somersham  |
| <b>Proposed use</b>                           | Residential                                      |
| <b>Proposed capacity</b>                      | 45 homes   |
| <b>LAA reference</b>                          | Somersham 8                                      |
| <b>LAA document</b>                           | North East Huntingdonshire                       |
| <b>CfS reference</b>                          | CfS:270  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

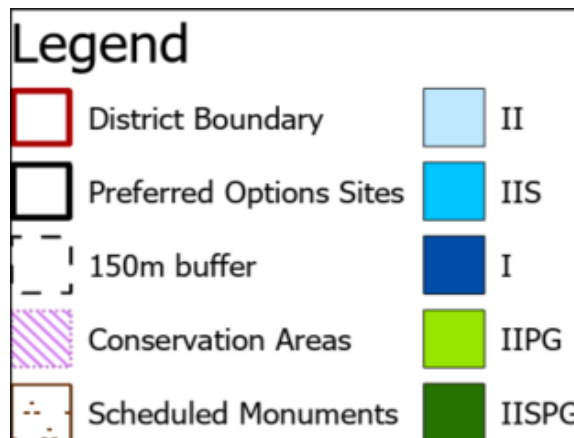
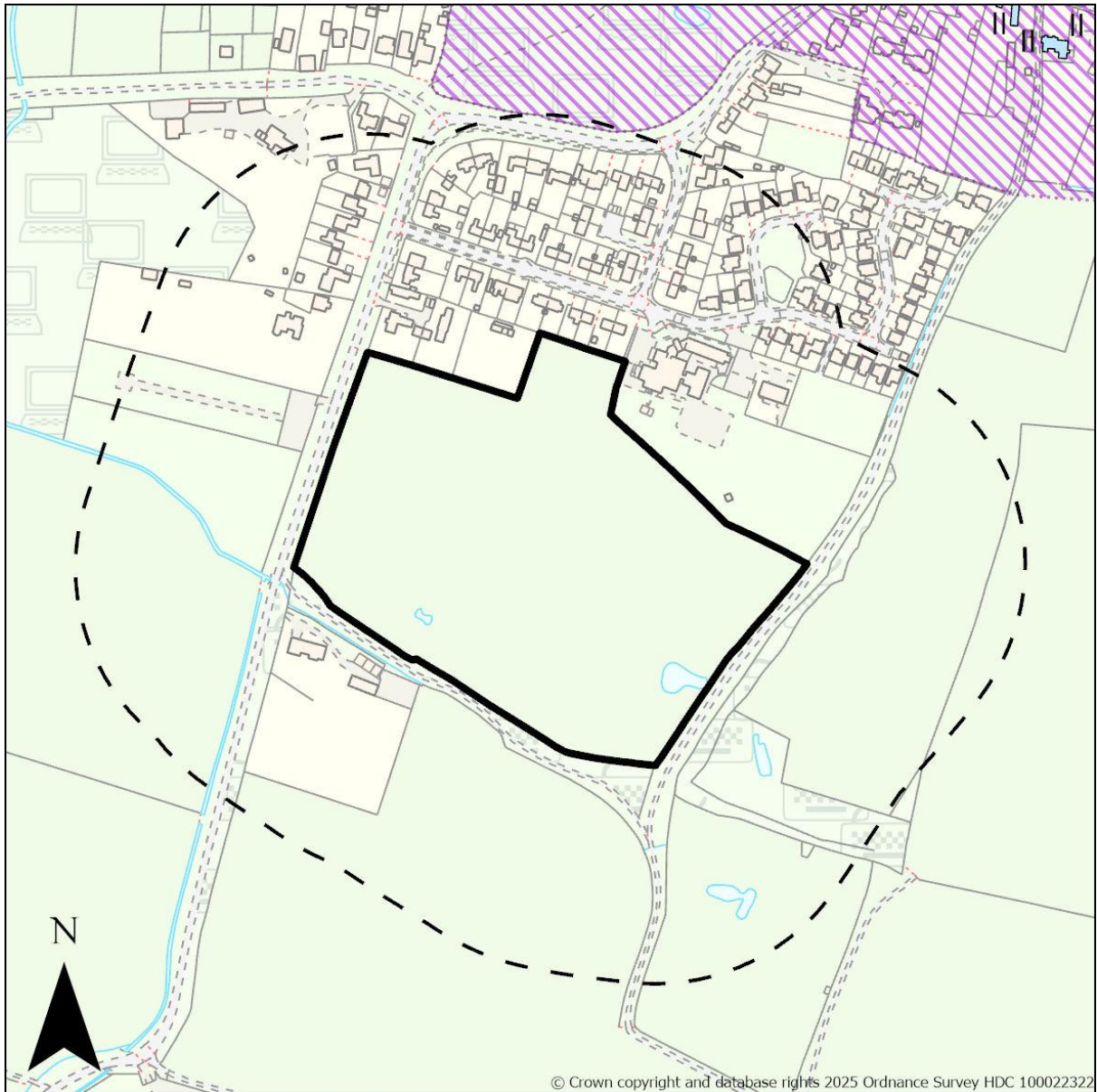
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Spaldwick 1

|   |                                  |
|---|----------------------------------|
| <b>Preferred Options Local Plan reference</b> | Spaldwick 1                      |
| <b>Site name</b>                              | East of Stow Road, Spaldwick     |
| <b>Site size (ha)</b>                         | 6.1                              |
| <b>Parish/location</b>                        | Spaldwick                        |
| <b>Proposed use</b>                           | Residential                      |
| <b>Proposed capacity</b>                      | 90 homes                         |
| <b>LAA reference</b>                          | Spaldwick 4                      |
| <b>LAA document</b>                           | Northern Central Huntingdonshire |
| <b>CfS reference</b>                          | CfS:305                          |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>                             |
|--|---|
| Listed buildings/ structures                         | None within site boundary                                   |
| Conservation Area                                    | None within site boundary                                   |
| Scheduled Monument                                   | None within site boundary                                   |
| Registered Parks and Gardens                         | None within site boundary                                   |
| Locally listed buildings/ structures                 | None within site boundary                                   |
| Archaeological interest (including ridge and furrow) | Ridge and furrow and remains of a medieval deserted village |
| In the setting of/ adjacent to one of the above?     | None  |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries. While the Spaldwick Conservation Area is about 150m from the site, impact on the setting of the conservation area is minimised due to intervening development.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC identify that the site contains medieval deserted medieval settlement earthworks and lidar photography shows there to be ridge and furrow earthworks within the site boundaries. The ridge and furrow is less pronounced through the eastern/central portion of the site where there are existing public rights of way running through the site, but this is where ridge and furrow meets the remains of the deserted medieval village which starts coming through in the south-eastern portion of the red-line area. Elsewhere in Huntingdonshire other such areas have been afforded scheduled status.

CCC consider that due to the extensive ridge and furrow and the presence of the deserted medieval village, that in archaeological terms the site should not be allocated.

The site plans provided by the site promoter show that the proposal will include a substantial landscaping scheme and open space along the southern portion of the site. This includes the remains of the deserted medieval village and also preserve the existing public rights of way. This can be reflected in the allocation policy to ensure it is secured through the planning process. Also, the allocation policy could require an assessment of the quality and extent of ridge and furrow through a heritage assessment to inform a site layout and development area.

Historic England has also not identified the need for a HIA for this site.

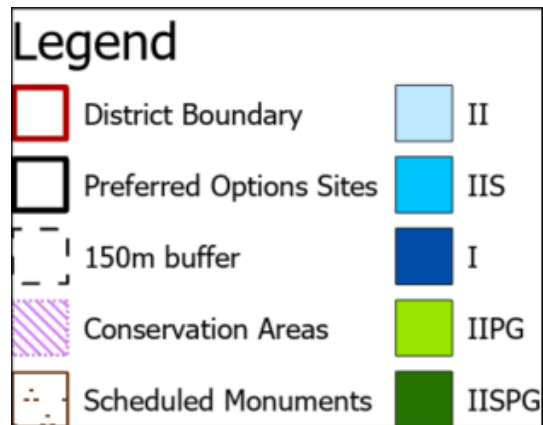
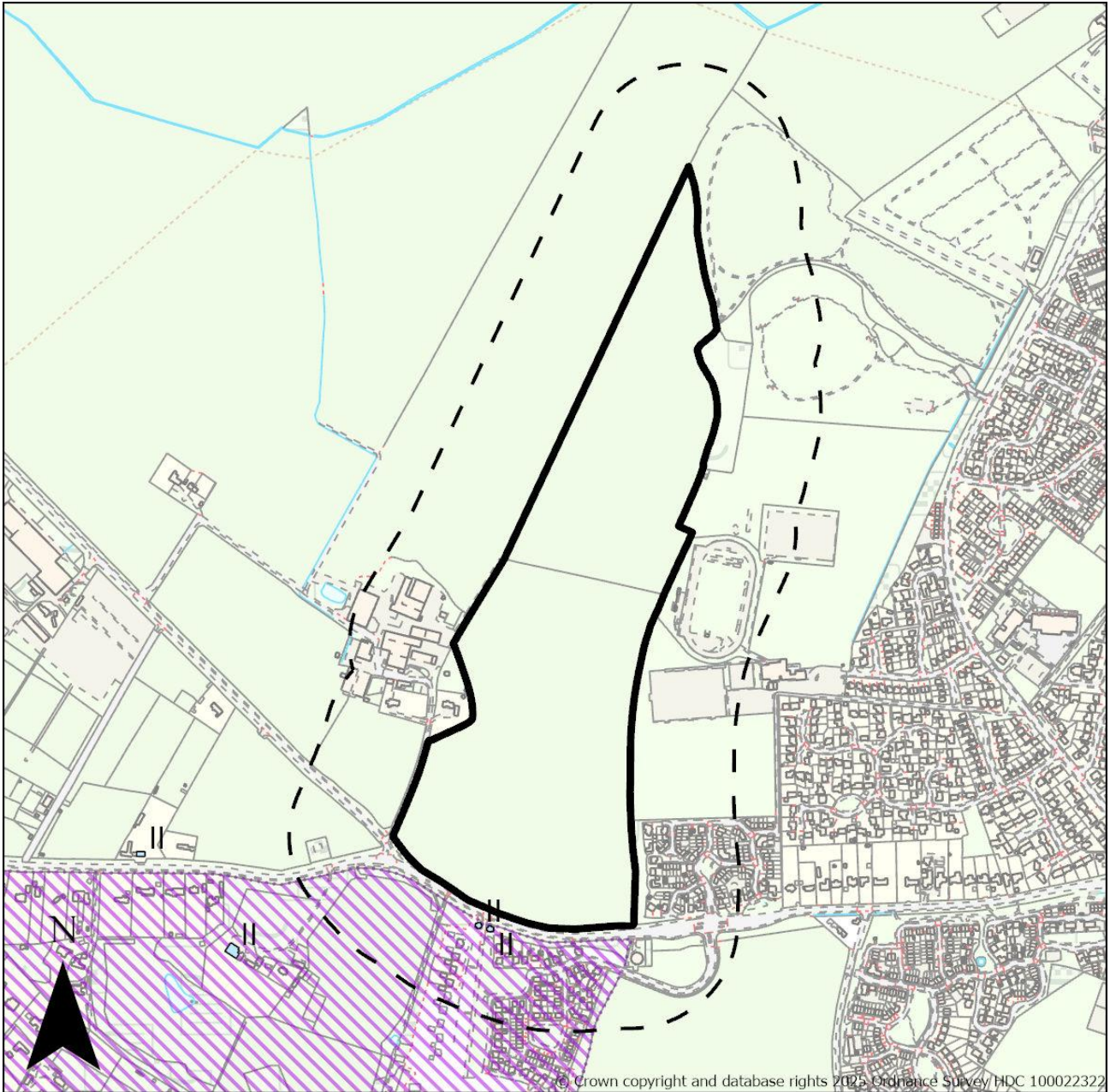
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## St Ives 1

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | St Ives 1  |
| <b>Site name</b>                              | North of Houghton Road   |
| <b>Site size (ha)</b>                         | 23.91  |
| <b>Parish/location</b>                        | Wyton/ St Ives   |
| <b>Proposed use</b>                           | Mixed Use  |
| <b>Proposed capacity</b>                      | 350 homes, 12ha open space and new roundabout on the A1123/Sawtry Way junction |
| <b>LAA reference</b>                          | Wyton on the Hill 5  |
| <b>LAA document</b>                           | Eastern Huntingdonshire  |
| <b>CfS reference</b>                          | CfS:198  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | None within site boundary   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | CCC consider that there is potential for Roman funerary remains.  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Houghton and Wyton Conservation Area</li> <li>• Grade II - West and East Lodge to Houghton Poultry Station, Houghton Grange, Houghton</li> </ul> |



## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | No  |
| <b>Adjacent to Conservation Area?</b>   | To the south of the site is the Houghton and Wyton Conservation Area  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>            | Yes, the Houghton and Wyton Conservation Area Character Assessment (2012) identifies that the site is north of the Houghton Hill character area.  |
| <b>Does the site contribute to the character of Conservation Area?</b>                  | The character of the site is that of an undeveloped field, so it offers a neutral rural backdrop to the setting of the Conservation Area. The site does contribute positively to the setting of heritage assets.  |
| <b>Is there archaeology?</b>  | <p>CCC consider that there is potential for Roman funerary remains.</p> <p>To support planning application 25/00616/OUT, the developer has undertaken an initial archaeology evaluation of the site with a full assessment to be undertaken. The initial evaluation dug 70 trenches and found that part of an Iron Age string enclosure in the northwest corner of the site and an isolated pit (a watering hole) from a similar age found in the northeast corner of the site. The assessment found that these were relatively shallowly buried and had been impacted by modern ploughing activity.</p> <p>The assessment also found that shallow undated gullies across the southern half of the site may represent fragmentary remains of an earlier field system that pre-dated the post medieval period. Remnants of ridge and furrow have been identified along the eastern and southern edge of the site. A post medieval field boundary repurposed as a modern land drain was exposed in the southeast corner of the site.</p> <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy: <i>The results of an archaeological evaluation will be provided by the applicant to support any planning application.</i></p> |
| <b>Listed Buildings on site?</b>  | None  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b> | The site does contribute positively to the setting of heritage assets.  |

|   |  |
|---|--|
| <b>Are there Listed Buildings adjacent to the site?</b>   | <p>To the south the site is immediately adjacent to the grade II listed twin roadside lodge cottages in West and East Lodge at Houghton Grange. These are separated by Houghton Road and are being renovated. Beyond 150m of the site is the grade II listed Houghton Grange.</p>  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• <b>Are there important vegetation and trees on site (private or public)</b></li> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>   | <p>The site has very little boundary landscaping on the western edge other than that in the vicinity of Houghton Hill Farm and properties associated with Houghton Hill industries; much of the western and the northern boundaries currently have no definition from the larger agricultural field of which the northern end of the site forms part of.</p>   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | <p>The site is situated on the western edge of St Ives. The southern boundary adjoins the A1123 Houghton Road with new development at Houghton Grange fronting the southern side of this road. A small portion at the southern end of the eastern edge of the site adjoins modern housing development on Slepe Meadows. North from this the site adjoins the St Ivo Outdoor Sports Complex on the eastern side Hill Rise Park and Top Plantation. The northern boundary of the site adjoins an extensive area of open agricultural land extending to Wyton airfield. Houghton Hill Farm and Houghton Hill industries adjoin the southwestern edge of the site with the remainder of the western edge being integral to the adjoining agricultural land.</p> <p>The site is prominent in longer range views particularly from the north and west where there are no landscape features along its boundaries. This allows for significant visibility from points along Sawtry Way in long distance views from the public rights of way that links Sawtry Way to the Old Ramsey Road to the west and north.</p> |
| <b>Are there public rights of way in the site or adjacent to the site?</b>  | <p>There are none within the site, but it is prominent from footpath (280/1) to the west and north.</p>  |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>   | <p>None known.</p>   |
| <b>Historic map regression</b>  | <p>OS1880 Map show the site to be part of a wider field likely associated with Houghton Hill Farm.</p>   |
| <b>Scale and massing of proposed development</b>  | <p>The site is proposed for a mixed-use scheme comprising about 350 homes and 12ha of open space and landscaping.</p>  |
| <b>Mitigation</b>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets. The</p>   |

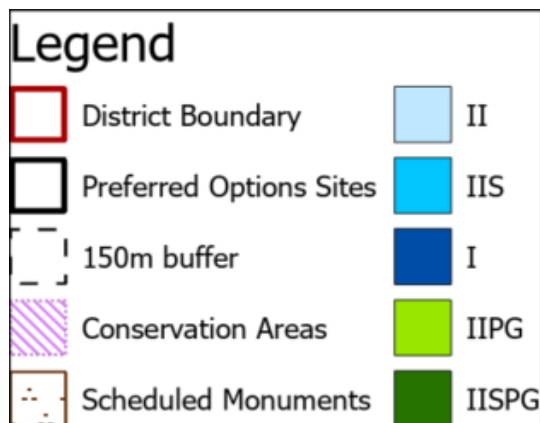
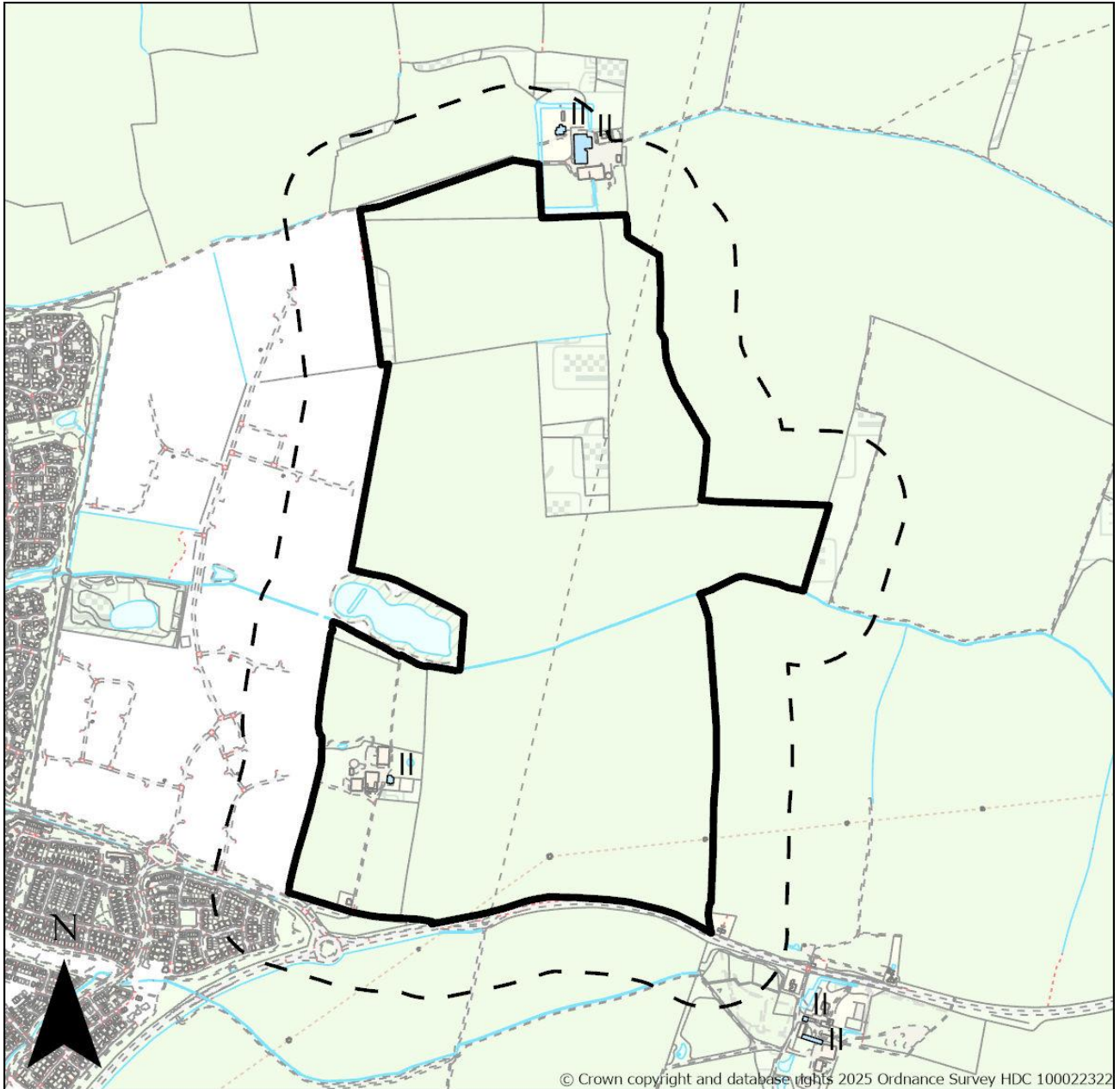
|   |   |
|---|---|
|   | <p>proposed amount of open space and landscaping equates to almost 50% of the site area which provides significant opportunity to soften the landscape impact of development.</p>   |
| <p><b>Summary and recommendations</b></p> | <p>Development likely to be acceptable with suitable mitigation.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• Masterplan to integrate landscaping across the site with the proposed residential elements of the proposal.</li> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a comprehensive landscape plan or strategy.</li> </ul> |

## St Neots 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | St Neots 1  |
| <b>Site name</b>                              | East of Loves Farm (Tithe Farm), St Neots   |
| <b>Site size (ha)</b>                         | 99.5  |
| <b>Parish/location</b>                        | St Neots  |
| <b>Proposed use</b>                           | Mixed Use   |
| <b>Proposed capacity</b>                      | 1,100 homes, 3.7ha employment uses, education uses, neighbourhood centre, indoors and outdoor sports and 40ha of green infrastructure |
| <b>LAA reference</b>                          | St Neots 8  |
| <b>LAA document</b>                           | Southern Huntingdonshire  |
| <b>CfS reference</b>                          | CfS:16  |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>  |
|--|--|
| Listed buildings/ structures                         | Grade II - Tithe Farm, Cambridge Road, St Neots  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None known within site boundary  |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - Farm Buildings, Monks Hardwick, Priory Hill, St Neots</li> <li>• Grade II - Monks Hardwick, Priory Hill, St Neots</li> </ul> |



## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | No  |
| <b>Adjacent to Conservation Area?</b>   | No  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>  | N/A   |
| <b>Does the site contribute to the character of Conservation Area?</b>  | N/A   |
| <b>Is there archaeology?</b>  | <p>CCC consider that due to the size and known archaeology in the area, there is high potential for significance on site. The very large eastern extension of previous phases of Loves Farm had some of the most significant Iron Age archaeology in the Cambridgeshire claylands. This was particularly true of Phase 1, but Phase 2 (directly to the west of the present allocation site) also contains multiple complex Iron Age and Roman enclosure sites. Cropmarks of further Iron Age or Roman enclosures are clearly visible within the present site, and therefore, as a minimum, there will be a continuation of the archaeology at Loves Farm Phase 2, with the potential for considerably more.</p> <p>CCC recommends that site evaluation is undertaken before determination of an application. Recommended criteria to site allocation policy:</p> <p><i>The results of an archaeological evaluation will be provided by the applicant to support any planning application. Due to the presence of significant archaeological assets within the scheme boundaries the applicant should present a strategy for outreach and public engagement to support any planning application to contribute to making the archaeological evidence publicly accessible.</i></p> |
| <b>Listed Buildings on site?</b>  | Yes – Tithe Farmhouse (Grade II)  |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>   | Yes – associated farmland to Tithe Farm.  |
| <b>Are there Listed Buildings adjacent to the site?</b>   | Yes – Monks Hardwick historic moated farmstead. Farmhouse (Grade II), Model Farm Outbuildings (Grade II)  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li><b>Are there important vegetation and trees on site (private or public)</b></li> </ul> | Monks Hardwick Moated site sits in an elevated position overlooking the Fox Brook and Gallow Brook valleys to North and South. Proposed allocation site includes extant ridge and furrow earthworks adjacent to moated site, mature hedgerows and plantations.  |

|  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• <b>Water bodies</b></li> <li>• <b>Changing levels landform</b></li> </ul>   |   |
| <p><b>Views and streetscape:</b></p> <ul style="list-style-type: none"> <li>• <b>are there long, short, intimate, glimpsed, channelled, wide views</b></li> <li>• <b>Focal points</b></li> <li>• <b>How do buildings and streets work together</b></li> <li>• <b>Roofscape</b></li> <li>• <b>Views out of the space (long/short distance, high level)</b></li> </ul> | Views of open countryside from footpath running alongside Priory Hill track. Views of ridge and furrow in grazing land to west of Monks Hardwick Farm.  |
| <p><b>Are there public rights of way in the site or adjacent to the site?</b></p>  | Footpath (194/45) to the north of the site and footpath (1/13) to the southeast of the site. There is potential for views to the site from these.   |
| <p><b>Does site have historic associations, road layout, burgage plots, parks and garden</b></p>   | Land associated with St Neots Priory. Monks Hardwick is a manorial moated site that lies within medieval open fields with some extant ridge and furrow. Map regression suggests current grazing land to west of moat may have been laid out as a park to main house. Tithe Farm closely associated with Inclosure in 18 <sup>th</sup> Century.  |
| <p><b>Historic map regression</b></p>  | <p>Open farmland with small fields as apportioned at Inclosure. (<i>Tithe farm, which was awarded to the impropiator, Sir George Smith, bart., at the inclosure of the parish by Act of Parliament in 1770</i>) – VCH.</p> <p>Tithe Farmhouse with historic farm buildings to west – demolished post war. Monks Hardwick site much as today except showing east and south ranges of model farm buildings, demolished post war.</p>  |
| <p><b>Scale and massing of proposed development</b></p>  | Mixed use development forming a third phase of development to Loves Farm to include 1,100 houses, 3.7ha for employment uses and 40ha of green infrastructure as well as sociated uses and infrastructure.   |
| <p><b>Mitigation</b></p>   | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Proposals should align with Love’s Farm East design code. A substantial offset of greenspace is required to south of Monks Hardwick manorial site with additional hedgerow screening for views looking south from Priory Hill footpath.</p> <p>Any development proposal should allow a suitable area of space around Tithe Farmhouse to preserve its setting.</p> |

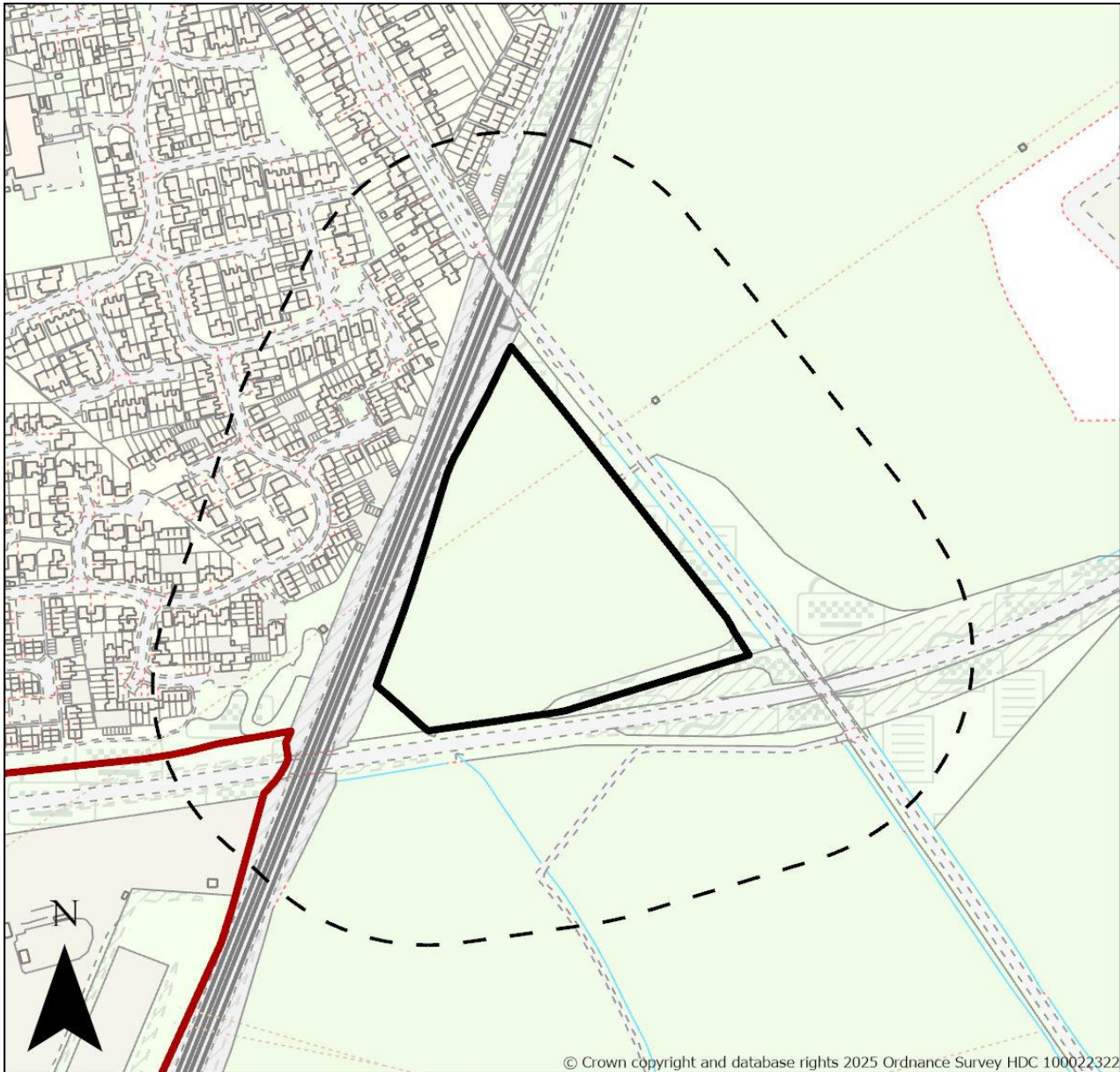
|   |  |
|---|--|
|   |  |
| <p><b>Summary and recommendations</b></p> | <p>Development likely to be acceptable with suitable mitigation.</p> <p>Heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• Masterplan and design code to integrate with previous urban extensions at Loves Farm and Wintringham Park and to ensure inclusion of differentiated densities of development with higher densities around local centres where appropriate</li> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment and a masterplan to integrate uses</li> <li>• Archaeological investigation, recording and where appropriate conservation</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

## St Neots 2

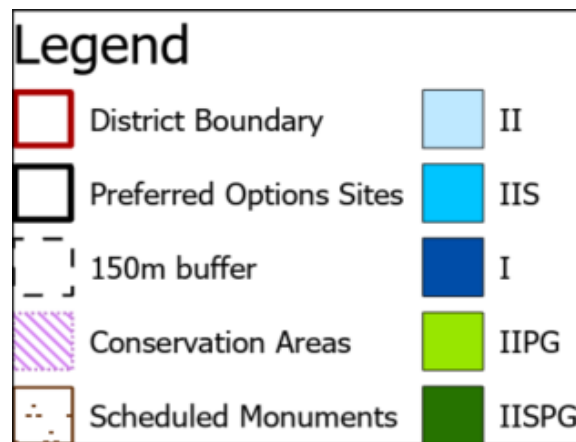
|   |                           |
|---|---------------------------|
| <b>Preferred Options Local Plan reference</b> | St Neots 2                |
| <b>Site name</b>                              | South West of Potton Road |
| <b>Site size (ha)</b>                         | 3.9                       |
| <b>Parish/location</b>                        | St Neots                  |
| <b>Proposed use</b>                           | Residential               |
| <b>Proposed capacity</b>                      | 80 homes                  |
| <b>LAA reference</b>                          | St Neots 6                |
| <b>LAA document</b>                           | Southern Huntingdonshire  |
| <b>CfS reference</b>                          | CfS:317                   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations. They identify that the site has been evaluated before, finding a few possible medieval features.

Historic England has also not identified the need for a HIA for this site.

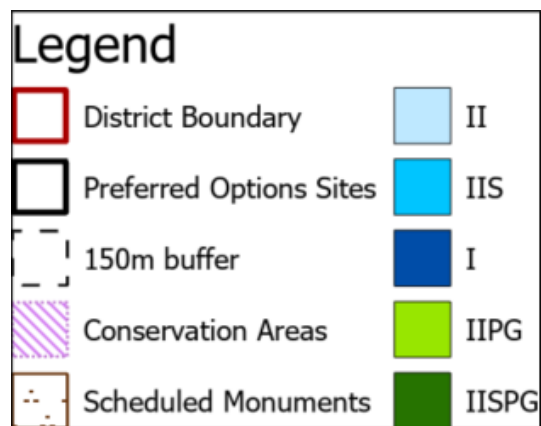
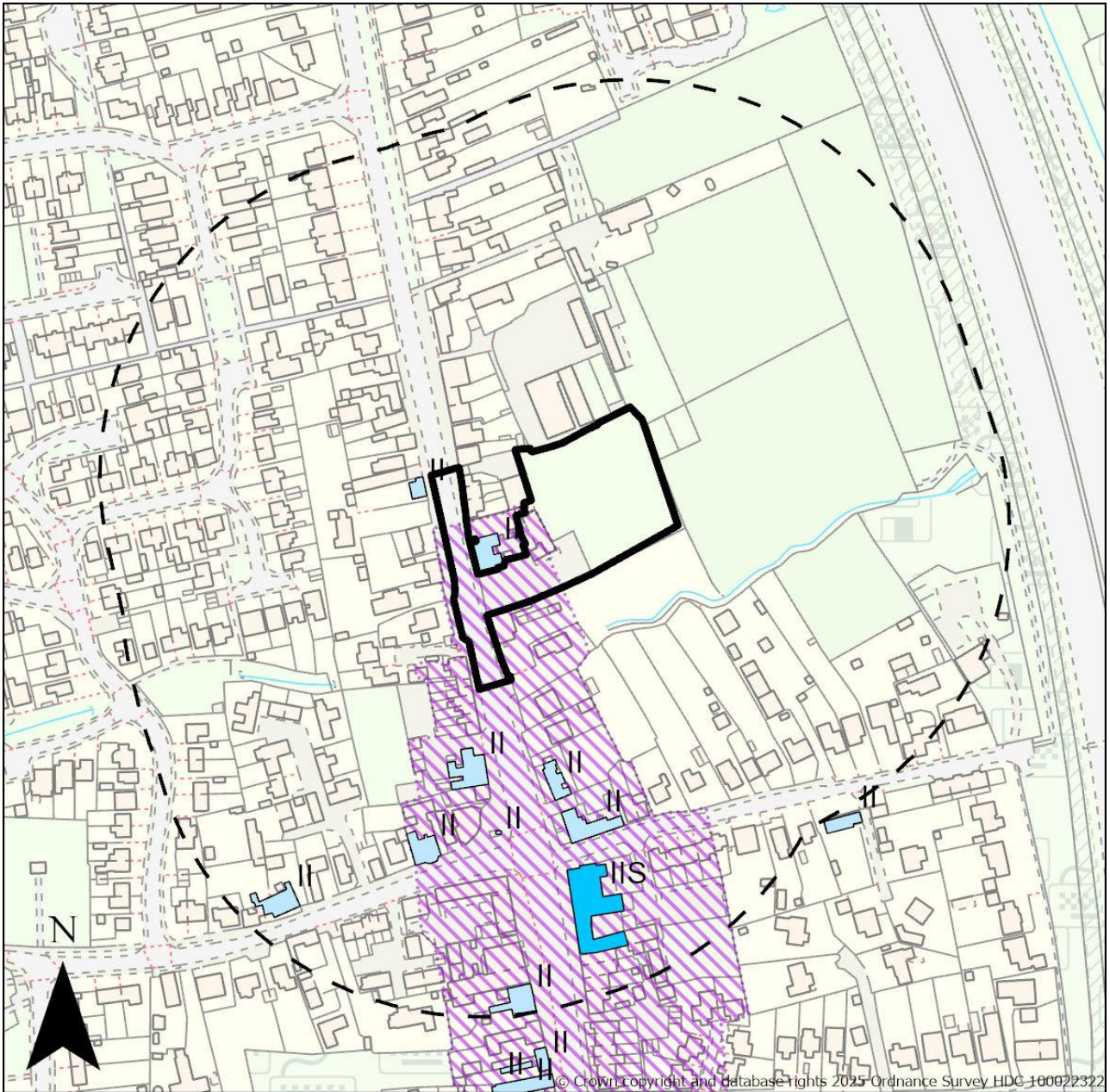
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Stilton 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Stilton 1                                       |
| <b>Site name</b>                              | Rear of The Stilton Cheese Inn, 24 North Street |
| <b>Site size (ha)</b>                         | 0.44  |
| <b>Parish/location</b>                        | Stilton   |
| <b>Proposed use</b>                           | Residential                                     |
| <b>Proposed capacity</b>                      | 8 homes   |
| <b>LAA reference</b>                          | Stilton 2                                       |
| <b>LAA document</b>                           | Northern Huntingdonshire                        |
| <b>CfS reference</b>                          | CfS:165   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | Stilton Conservation Area   |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | None known within site boundary   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>• Grade II - 24 North Street (The Stilton Cheese), Stilton</li> <li>• Grade II - 39 North Street, Stilton</li> <li>• Grade II - 5 North Street, Stilton</li> </ul> <p>The following are within 150m of the site but are not directly impacted by the proposal:</p> <ul style="list-style-type: none"> <li>• Grade II - 4 And 6 (The Laurels), North Street, Stilton</li> <li>• Grade II - Parish Pump, North Street, Stilton</li> <li>• Grade II - 4 Church Street, Stilton</li> <li>• Grade II - 2 North Street, Stilton</li> <li>• Grade II - 20 Church Street, Stilton</li> <li>• Grade II - 6 And 8, High Street, Stilton</li> <li>• Grade II* - 7 High Street, Stilton</li> </ul> |



## Assessment of development impact on heritage assets

|   |   |
|---|---|
| <b>In Conservation Area?</b>  | Site partially within Stilton Conservation Area   |
| <b>Adjacent to Conservation Area?</b>   | Site partially within and adjacent to the Stilton Conservation Area.  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>            | Stilton Conservation Area does not have a character statement.  |
| <b>Does the site contribute to the character of Conservation Area?</b>                  | Yes, there is potential for enhancements. Likely to be less than substantial Heritage harm to the setting of the listed building and character and appearance of the conservation area, this is also outweighed by public benefit.  |
| <b>Is there archaeology?</b>  | CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.   |
| <b>Listed Buildings on site?</b>  | <p>Site forms the curtilage of the Stilton Cheese a grade II listed building and its associated structures (note the listed building polygon representing the extent of listing should also include the ancillary barn which is a curtilage listed structure). The Cheese Inn is currently vacant following it ceasing to trade as a public house.</p> <p>The eastern plot of land is only accessible through the carpark of the public house which means that there is a strong association with the listed building. This area is currently a green open site with a number of protected trees.</p>   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b> | Yes, there is potential for enhancements. Likely to be less than substantial Heritage harm to the setting of the listed building and character and appearance of the conservation area, this is also outweighed by public benefit.  |
| <b>Are there Listed Buildings adjacent to the site?</b>                                 | <p>Yes - Stilton Cheese a grade II listed building. Also, it is adjacent to the grade II listed 39 North Street and grade II listed 5 North Street.</p> <p>The following are within 150m of the site but are not directly impacted by the proposal:</p> <ul style="list-style-type: none"> <li>• Grade II - 4 And 6 (The Laurels), North Street, Stilton</li> <li>• Grade II - Parish Pump, North Street, Stilton</li> <li>• Grade II - 4 Church Street, Stilton</li> <li>• Grade II - 2 North Street, Stilton</li> <li>• Grade II - 20 Church Street, Stilton</li> <li>• Grade II - 6 And 8, High Street, Stilton</li> <li>• Grade II* - 7 High Street, Stilton</li> </ul> |

|  |  |
|--|--|
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul>   | <p>Mature trees including several protected trees sit on the boundaries of the site and form part of the setting of Stilton Conservation Area and therefore are considered valuable to the site.</p>   |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | <p>Site forms the curtilage of the Stilton Cheese a grade II listed building and its associated structures. It is centrally located in the village next to the former public house and a cluster of other listed buildings.</p>  |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | <p>A footpath (217/1) runs to the south of the site.</p>   |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | <p>The site is associated with the Stilton Cheese a grade II listed building.</p>  |
| <b>Historic map regression</b>   | <p>Curtilage of the Stilton Cheese Inn.</p>  |
| <b>Scale and massing of proposed development</b>   | <p>Proposed capacity for 8 dwellings.</p> <p>Note that 24/00238/FUL granted permission and 24/00239/LBC consented in November 2025 for the redevelopment of land to the rear of The Stilton Cheese Inn to form 6no. 3 and 4 bedroom houses with associated parking. Change of use of the existing Public House to commercial use as a dentist at ground floor and private residential accommodation on the upper floors creating 3no. 1 and 2 bedroom apartments, with associated parking. Alteration of access from North Street, together with landscaping and associated works.</p> |
| <b>Mitigation</b>  | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Impact can be mitigated through sensitive and high quality development, well designed dwellings that respond to local distinctiveness and the character/appearance of listed buildings and the Conservation Area.</p>  |

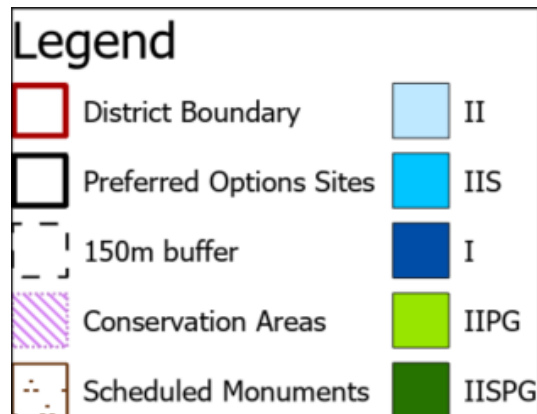
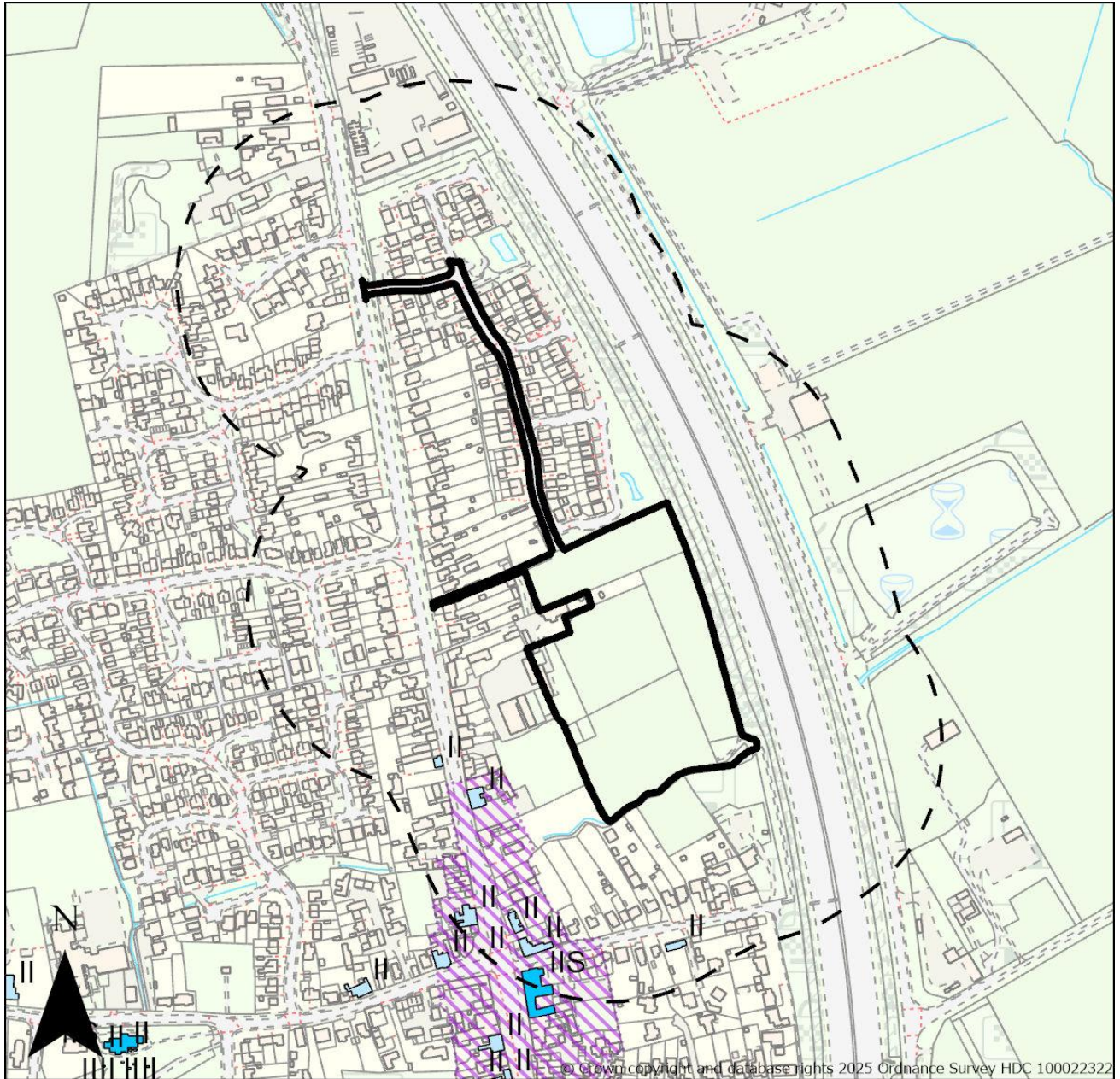
|   |   |
|---|---|
|   | <p>Existing trees, hedgerows and vegetation should be retained, especially those protected by a TPO where possible and development be supported by a landscape plan or strategy.</p>  |
| <p><b>Summary and recommendations</b></p> | <p>Principle of development established, heritage can be addressed through policy wording, requiring:</p> <ul style="list-style-type: none"> <li>• High quality design sensitive to surrounding heritage assets of the listed buildings and conservation area, reflecting local character, supported by a heritage assessment</li> <li>• Retain existing trees, hedgerows and vegetation including trees protected by a TPO, development be supported by a landscape plan or strategy.</li> </ul> |

## Stilton 2

|   |                               |
|---|-------------------------------|
| <b>Preferred Options Local Plan reference</b> | Stilton 2                     |
| <b>Site name</b>                              | Rear of 16 to 58 North Street |
| <b>Site size (ha)</b>                         | 3.18                          |
| <b>Parish/location</b>                        | Stilton                       |
| <b>Proposed use</b>                           | Residential                   |
| <b>Proposed capacity</b>                      | 55 homes                      |
| <b>LAA reference</b>                          | Stilton 5                     |
| <b>LAA document</b>                           | Northern Huntingdonshire      |
| <b>CfS reference</b>                          | CfS:186                       |

### Heritage constraints within 150m buffer

| Heritage assets                                      | Identification of assets   |
|--|--|
| Listed buildings/ structures                         | None within site boundary  |
| Conservation Area                                    | None within site boundary  |
| Scheduled Monument                                   | None within site boundary  |
| Registered Parks and Gardens                         | None within site boundary  |
| Locally listed buildings/ structures                 | None within site boundary  |
| Archaeological interest (including ridge and furrow) | None known within site boundary  |
| In the setting of/ adjacent to one of the above?     | <p>The following sites are within 150m, but impact is minimised due to intervening development:</p> <ul style="list-style-type: none"> <li>• Stilton Conservation Area</li> <li>• Grade II - 24 North Street (The Stilton Cheese), Stilton</li> <li>• Grade II - 39 North Street, Stilton</li> <li>• Grade II - 5 North Street, Stilton</li> <li>• Grade II - 4 And 6 (The Laurels), North Street, Stilton</li> <li>• Grade II - Parish Pump, North Street, Stilton</li> <li>• Grade II - 2 North Street, Stilton</li> <li>• Grade II - 8 Fen Street, Stilton</li> <li>• Grade II* - 7 High Street, Stilton</li> </ul> |



## Assessment of development impact on heritage assets

There are several heritage assets within 150m of the site boundaries, however considering the separation of the site from these due to residential development and the development of the Old Cheese Inn, the impact on these is considered to be minimised.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

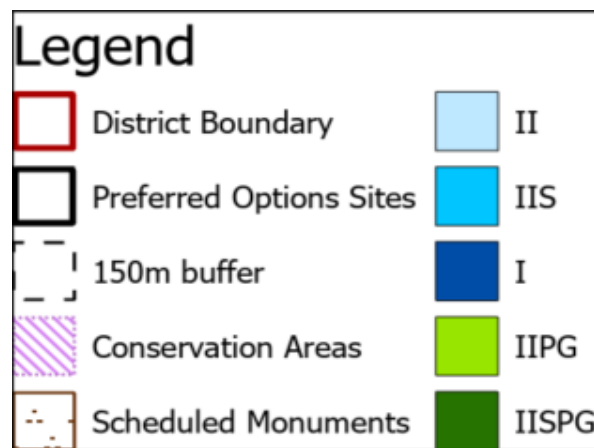
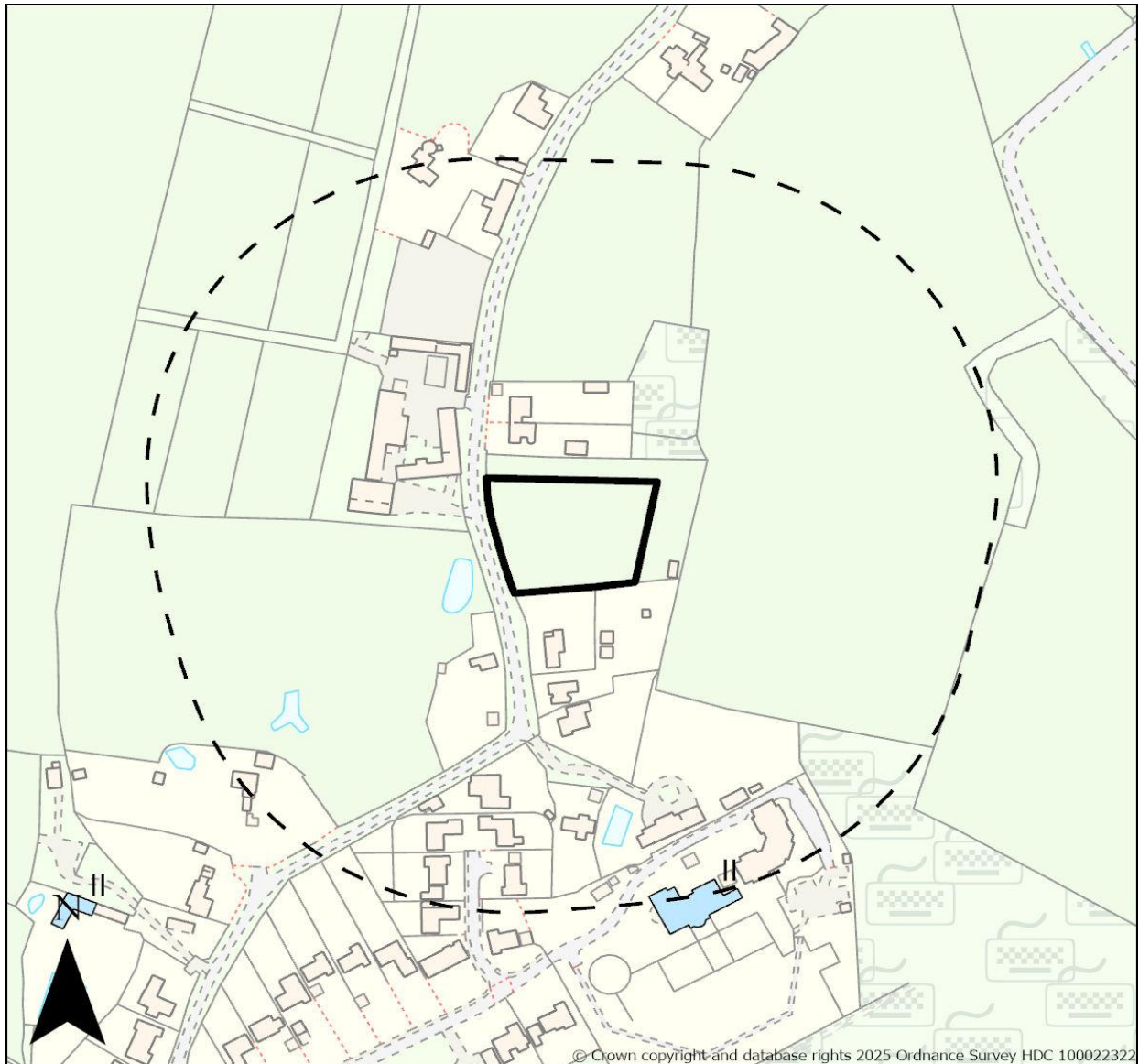
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## The Stukeleys 1

|   |                                  |
|---|----------------------------------|
| <b>Preferred Options Local Plan reference</b> | The Stukeleys 1                  |
| <b>Site name</b>                              | Between 76 and 86 Owl End        |
| <b>Site size (ha)</b>                         | 0.30                             |
| <b>Parish/location</b>                        | Great Stukeley                   |
| <b>Proposed use</b>                           | Residential                      |
| <b>Proposed capacity</b>                      | 3 homes                          |
| <b>LAA reference</b>                          | The Stukeleys 3                  |
| <b>LAA document</b>                           | Northern Central Huntingdonshire |
| <b>CfS reference</b>                          | CfS:28                           |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundaries. On the very edge of the 150m of the site's boundary, there is a grade II listed building (Camelot, Owl End, Great Stukeley). Several properties separate the site from views to the listed building so therefore impact is mitigated.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

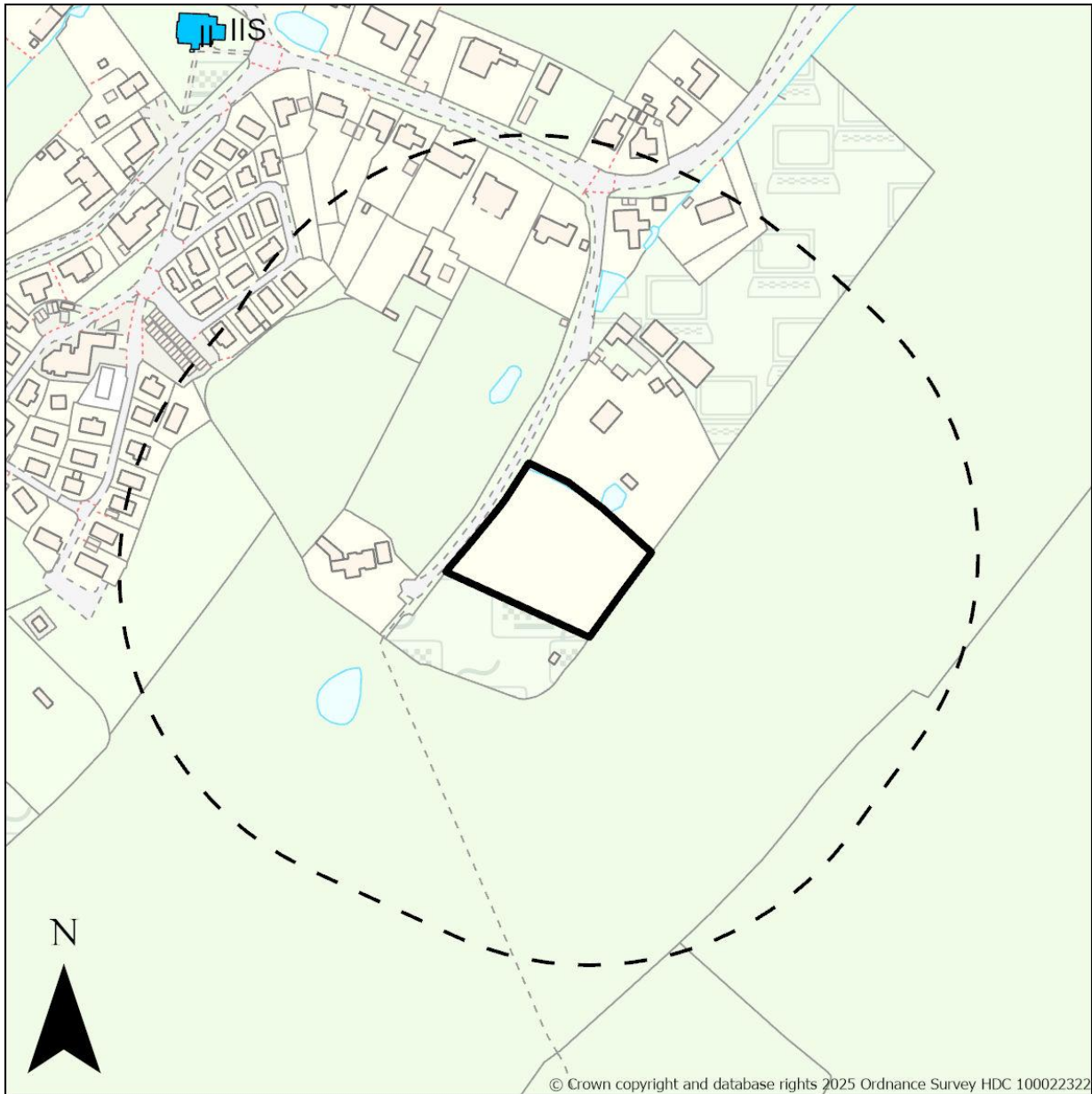
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Upton 1

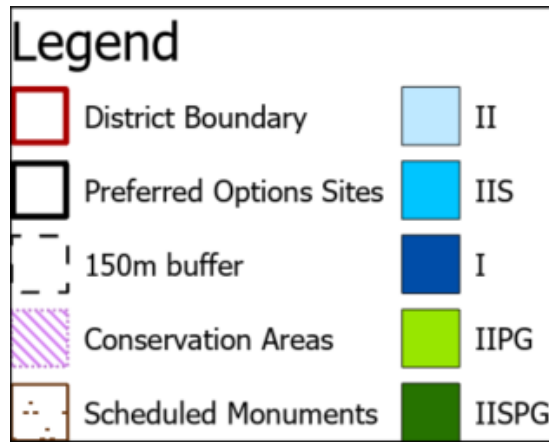
|   |                                  |
|---|----------------------------------|
| <b>Preferred Options Local Plan reference</b> | Upton 1                          |
| <b>Site name</b>                              | South West of South Farm, Upton  |
| <b>Site size (ha)</b>                         | 0.39                             |
| <b>Parish/location</b>                        | Upton                            |
| <b>Proposed use</b>                           | Residential                      |
| <b>Proposed capacity</b>                      | 7 self and custom build homes    |
| <b>LAA reference</b>                          | Upton and Coppingford 1          |
| <b>LAA document</b>                           | Northern Central Huntingdonshire |
| <b>CfS reference</b>                          | CfS:34                           |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



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## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

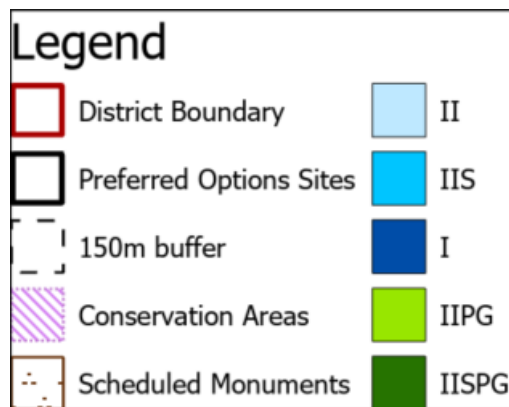
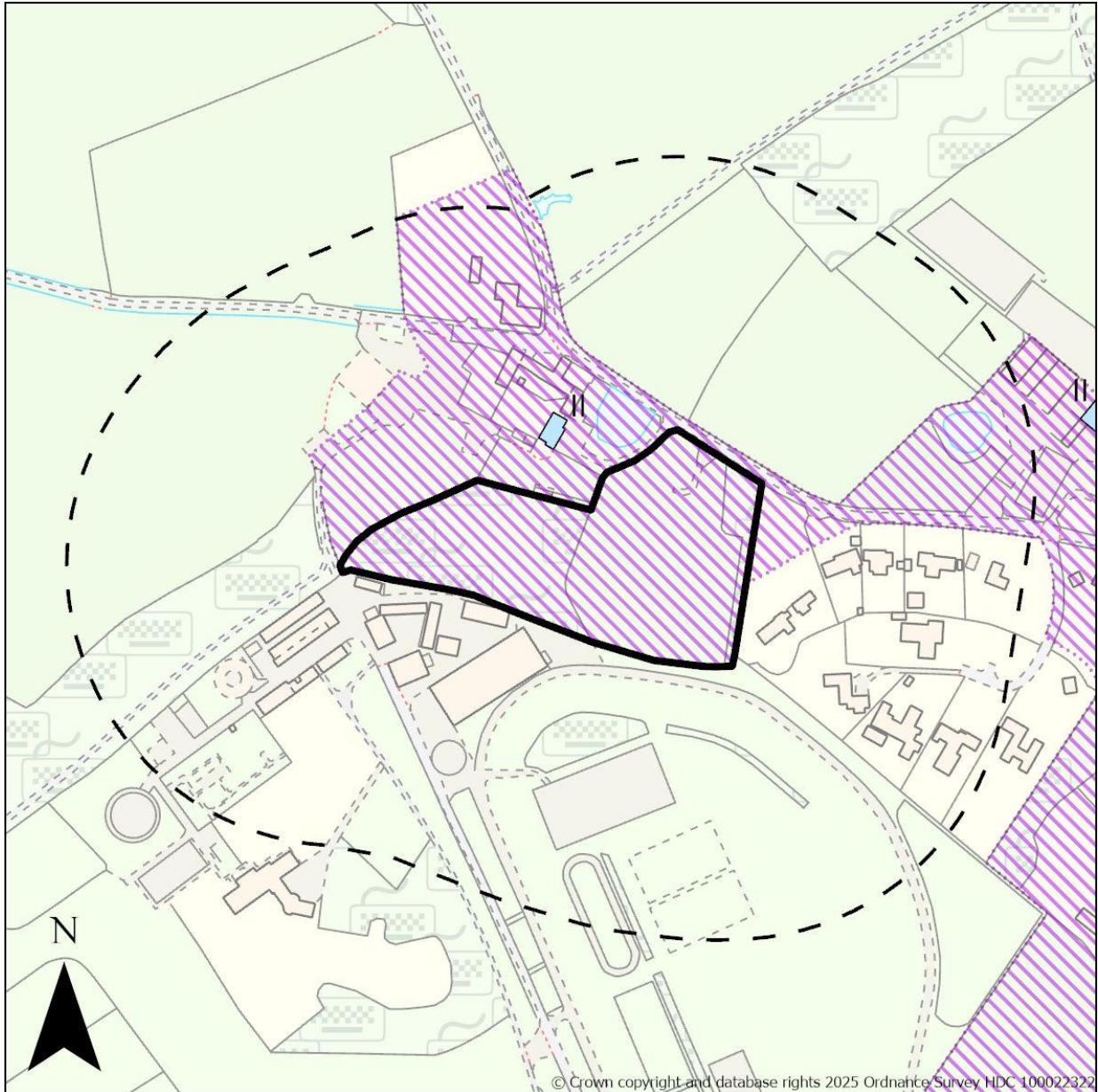
A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.

## Waresley 1

|   |   |
|---|---|
| <b>Preferred Options Local Plan reference</b> | Waresley 1  |
| <b>Site name</b>                              | Land between the West Lodge and Home Farm, Waresley |
| <b>Site size (ha)</b>                         | 1.6   |
| <b>Parish/location</b>                        | Waresley  |
| <b>Proposed use</b>                           | Residential   |
| <b>Proposed capacity</b>                      | 10 self and custom build homes                      |
| <b>LAA reference</b>                          | Waresley-cum-Tetworth 1                             |
| <b>LAA document</b>                           | Southern Huntingdonshire                            |
| <b>CfS reference</b>                          | CfS23-24239   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b>   |
|--|---|
| Listed buildings/ structures                         | None within site boundary   |
| Conservation Area                                    | Wholly within Waresley Conservation Area  |
| Scheduled Monument                                   | None within site boundary   |
| Registered Parks and Gardens                         | None within site boundary   |
| Locally listed buildings/ structures                 | None within site boundary   |
| Archaeological interest (including ridge and furrow) | None known within site boundary   |
| In the setting of/ adjacent to one of the above?     | <ul style="list-style-type: none"> <li>Grade II - Home Farm, Manor Farm Road, Waresley</li> </ul> |



## Assessment of development impact on heritage assets

|  |  |
|--|--|
| <b>In Conservation Area?</b>   | Wholly within Waresley Conservation Area   |
| <b>Adjacent to Conservation Area?</b>  | N/A  |
| <b>Is there a Character Statement/ Neighbourhood Plan heritage document?</b>   | Waresley Conservation Area does not have a character statement.  |
| <b>Does the site contribute to the character of Conservation Area?</b>   | Yes  |
| <b>Is there archaeology?</b>   | CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.  |
| <b>Listed Buildings on site?</b>   | None   |
| <b>Does the site contribute to significance of Listed Buildings (including setting)</b>  | Yes, the site contributes to the setting of the grade II Home Farm to the north of the site.   |
| <b>Are there Listed Buildings adjacent to the site?</b>  | Yes – Home Farmhouse, Grade II listed to the north.  |
| <b>Natural environment:</b> <ul style="list-style-type: none"> <li>• Are there important vegetation and trees on site (private or public)</li> <li>• Water bodies</li> <li>• Changing levels landform</li> </ul>   | <p>There are two distinct parts to the site, the eastern part (1ha) consists of amenity grassland and the western a densely wooded area (0.66ha).</p> <p>Remnants of Waresley Park planned landscape by Humphrey Repton. Tree belts, specimen trees and plantation woodland within the site.</p> |
| <b>Views and streetscape:</b> <ul style="list-style-type: none"> <li>• are there long, short, intimate, glimpsed, channelled, wide views</li> <li>• Focal points</li> <li>• How do buildings and streets work together</li> <li>• Roofscape</li> <li>• Views out of the space (long/short distance, high level)</li> </ul> | There are views across site from Manor Farm Road towards the tree belt and woodland.   |
| <b>Are there public rights of way in the site or adjacent to the site?</b>   | None   |
| <b>Does site have historic associations, road layout, burgage plots, parks and garden</b>  | Yes – Waresley Park was designed by Repton. Site includes notable area of open space to southeast of Home Farmhouse within otherwise solid border planting to deer park. This space  |

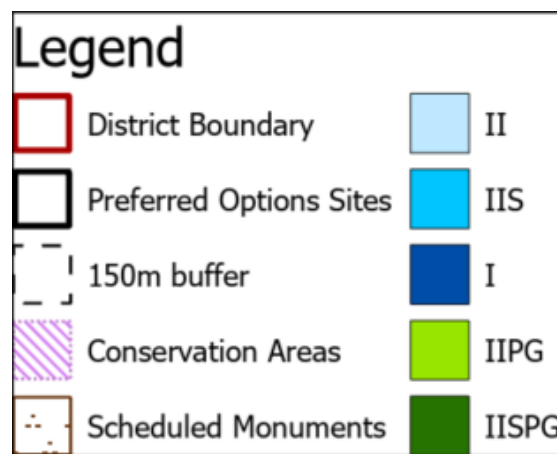
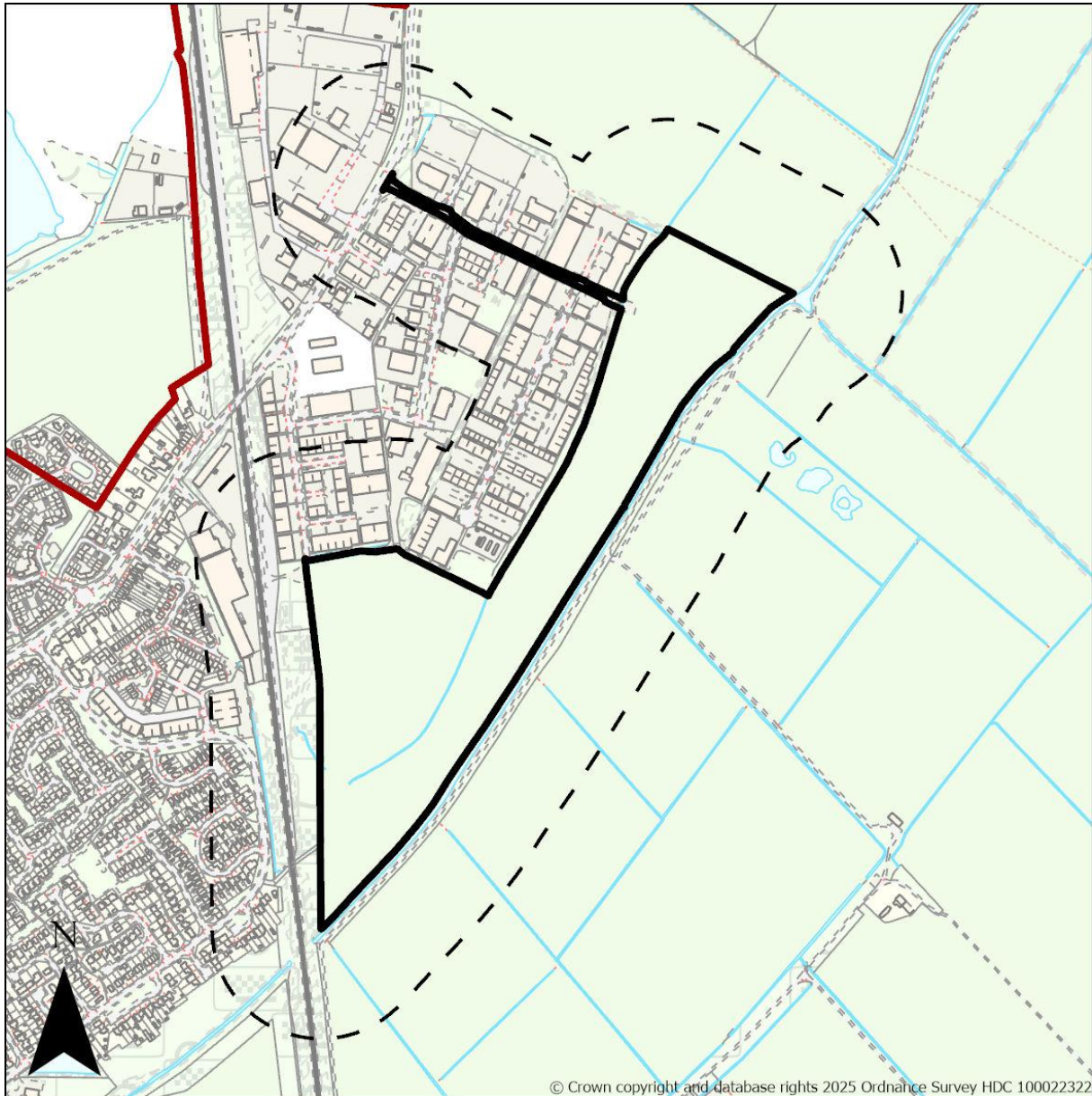
|  |  |
|--|--|
|  | likely a manicured lawn associated with a former Neoclassical temple shown on OS maps to southeast of site – typical of the 18 <sup>th</sup> Century landscape movement.   |
| <b>Historic map regression</b>                   | Yes – 1886 and 1902 OS Maps. These show the layout of the planned landscape surrounding Waresley Park Hall.  |
| <b>Scale and massing of proposed development</b> | <p>10 self-build dwellings and woodland to be retained.</p> <p>Principle of development established on the amenity parcel of the site through approval of 25/01080/PIP for 2 to 3 dwellings permitted August 2025.</p>   |
| <b>Mitigation</b>                                | <p>Mitigation necessary to lessen visual impact impacts to settings and significance of heritage assets.</p> <p>Development of site should be limited, reduce potential number of homes – mitigation for more than three dwellings unlikely to successfully preserve the heritage assets.</p>  |
| <b>Summary</b>                                   | <p>Proposed 10 dwellings unlikely to preserve the character and appearance of the Conservation Area. Reduce capacity of the site and retention of 0.66ha of the site as a woodland.</p> <p>Heritage aspects to be addressed through policy to require:</p> <ul style="list-style-type: none"> <li>• Masterplan to demonstrate how uses can be integrated.</li> <li>• Retain 0.66ha of site as woodland</li> <li>• Reduce capacity of the site</li> <li>• High quality design sensitive to surrounding heritage assets and reflecting local character, supported by a heritage assessment and a masterplan to integrate uses</li> <li>• Retain existing trees, hedgerows and vegetation, development be supported by a landscape plan or strategy.</li> </ul> |

## Yaxley 1

|   |  |
|---|--|
| <b>Preferred Options Local Plan reference</b> | Yaxley 1   |
| <b>Site name</b>                              | Eagle Business Park, Phase 3                       |
| <b>Site size (ha)</b>                         | 16   |
| <b>Parish/location</b>                        | Yaxley   |
| <b>Proposed use</b>                           | Commercial   |
| <b>Proposed capacity</b>                      | 16ha for within use classes E(g)(i-iii), B2 and B8 |
| <b>LAA reference</b>                          | Yaxley 1   |
| <b>LAA document</b>                           | Northern Huntingdonshire                           |
| <b>CfS reference</b>                          | CfS:18   |

### Heritage constraints within 150m buffer

| <b>Heritage assets</b>                               | <b>Identification of assets</b> |
|--|---------------------------------|
| Listed buildings/ structures                         | None within site boundary       |
| Conservation Area                                    | None within site boundary       |
| Scheduled Monument                                   | None within site boundary       |
| Registered Parks and Gardens                         | None within site boundary       |
| Locally listed buildings/ structures                 | None within site boundary       |
| Archaeological interest (including ridge and furrow) | None known within site boundary |
| In the setting of/ adjacent to one of the above?     | None                            |



## Assessment of development impact on heritage assets

There are no known heritage assets within the site boundary or within 150m of the site's boundaries.

HDC Conservation team raise limited concerns regarding this site. Consider any heritage impact can be addressed through application of draft policy LP53 Heritage Assets and their Settings in the HLP2046 and appropriate heritage references to site criteria policies.

CCC consider that in terms of archaeology, a planning condition could be attached to any future planning approval requiring archaeology investigations.

Historic England has also not identified the need for a HIA for this site.

A full Heritage Impact Assessment is therefore not required, and the site can proceed as an allocation.