

## **LAND TO THE NORTH OF CAMBRIDGE NORTH STATION, CAMBRIDGE**

### **HERITAGE STATEMENT OF COMMON GROUND**

**PINS reference: APPEAL APP/W0530/W/23/3315611**

**APRIL 2023**

#### **INTRODUCTION**

1. This Statement of Common Ground sets out the matters in agreement and in dispute between the Appellant and the Local Planning Authority specifically in relation to heritage matters and Reason for Refusal 2 by the LPA.

#### **MATTERS IN AGREEMENT**

2. The Site does not contain any heritage assets and no non-designated heritage assets are affected by the proposed development.
3. Fen Ditton Conservation Area and the Riverside and Stourbridge Common Conservation Area are the closest heritage assets to the Site, with parts of their boundaries lying approximately 500m from the Site. Baits Bite Lock Conservation Area adjoins the Fen Ditton Conservation Area beyond the A14 and is located to the north east of the Site.
4. The Grade II\* Anglesey Abbey Registered Park and Garden lies approximately 5 kilometres north-east of the site close to the village of Lode.
5. Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 does not apply as the Site is not within a Conservation Area. However, as the development affects the setting of two conservation areas, the heritage policies in the NPPF are relevant in assessing the impact of the proposed development on the setting and how that contributes to character and appearance of the Conservation Areas.
6. The development proposals would cause “less than substantial” harm to the significance of the designated heritage assets: Riverside and Stourbridge Common and Fen Ditton Conservation Areas.
7. The vast majority of the Anglesey Abbey RPG includes dense perimeter planting. The only gap in this which theoretically could allow a vista of the proposed development is at the extreme western end of the Coronation Avenue.
8. The viewpoints assessed within the LVIA produced in support of the application were subject to consultation and discussion with Officers of both Greater Cambridge Shared Planning Services and Historic England.

9. Historic England now consider that the potential impact of the proposed development on the Anglesey Abbey RPG has been fully assessed. The sequence of vistas along the Avenue, moving from west to east are as follows:-



*Long view down Coronation Avenue at Anglesey Abbey to western boundary*



*Approaching the western end of Coronation Avenue*



*Panoramic view from west end of Avenue looking in direction of appeal site*

10. From this assessment it is clear that there will be no impact on the heritage significance of the Anglesey Abbey RPG from the proposed development.

#### **MATTERS IN DISPUTE**

11. The LPA consider that the proposals will cause a 'moderate' level of harm within the 'less than substantial harm' scale to the Riverside and Stourbridge Common Conservation Area. The Appellant consider it to be at the very lowest end.
12. The LPA consider that the proposals will cause a 'moderate' level of harm within the 'less than substantial harm' scale to the Fen Ditton Conservation Area. The Appellant consider it to be at the very lowest end.

**Agreed by**



**Dr Jon Burgess**

**(for Brookgate Land Limited on behalf of the Chesterton Partnership)**

*Fiona Bradley*

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**Fiona Bradley**

**(for South Cambridgeshire District Council)**