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Our Ref: 794-PLN-HER-02122

## HERITAGE INPUT INTO VISION DOCUMENT

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There are no previously recorded designated or known non-designated heritage assets within the Site boundary.

The closest heritage asset is the Bourn Windmill which is a Scheduled Monument (NHLE: 1002935) and Grade I-listed Bourn Windmill (NHLE: 1002935), immediately to the south of the Site.

Within a 1 km search radius there are 38 listed buildings and two scheduled monuments, predominantly contained within the Caxton Conservation Area (to the west) and the Bourn Conservation Area (to the east / south-east). The conservation areas include a number of listed buildings that contribute to the historic character and sense of place of the surrounding villages.

### Bourn Windmill

Bourn Windmill lies immediately south of the proposed allocation. The mill is not a dominant long-distance landmark, other than in select views from the Royston Road to the south, but is partly intervisible with the Site from the windmill grounds and from the public footpath that runs southwards around a pond, within the Site. The windmill grounds comprise its immediate setting, and are well defined and relatively insular as part of a square field bounded by mature tree lines. Its wider setting is characteristically open to the north and east (e.g., within the Site), providing a rural context and a foreground to views towards the mill from within the Site and the public footpath; a hedge line to the west restricts views in that direction. As walkers progress south along the footpath and around the pond, openings in the treeline progressively reveal the mill, particularly at times of low leaf cover, increasing its visual presence from these local vantage points.

This open foreground provided by the Site's southern fields makes a modest but meaningful contribution to the mill's significance by framing its historic location and enabling appreciation of its form and historical function. There are no formal designed vistas, but the existing intervisibility and open foreground contribute to the mill's experiential and evidential value and should be conserved. It should be noted that the siting of the mill within the local landscape appears have been in order to best take advantage of the prevailing southwesterly winds, which would have been channelled along the valey to the southwest. The rise in local topography to the north of the mill, and intervening field boundaries, coupled with the modest height of the mill, imply that it would have only intermittently worked off winds from the direction of the Site.

Development within the Site could materially change the mill's rural foreground and the character of views experienced from public vantage points, particularly if built development extends south of the pond or around the southern corner where the landscape is most open and the mill is most visible. Loss of openness would reduce the contribution that the foreground makes to the mill's setting and could increase the visual prominence of modern housing in views from the windmill grounds and the footpath.

Implementing measures through the masterplan to conserve the windmill's setting by retaining the openness to its north and east, limiting views of new development from the windmill grounds, and reducing the risk that the Site's development erodes the mill's rural character will ensure the longterm preservation of its significance. Measures to improve public access into the southern part of the Site will enable a greater appreciation of the mill and greater opportunities for engagement and education relating to its history and significance of the mill and its role within the historical landscape.

### **Caxton Conservation Area**

The Site lies c. 250 m west of the Caxton Conservation Area, which includes 15 listed buildings. The A1198 separates the Site from the Conservation Area. From the Site, only the roof ridgelines of some Conservation Area buildings are appreciable; there is no meaningful shared experience or intervisibility beyond these ridgelines. Consequently, the Site currently makes no material contribution to the setting or significance of the Caxton assets, and redevelopment of the Site would not be visible from the majority of those assets.

### **St Andrew's Church, Caxton (NHLE: 1127203)**

The Grade II\* church lies outside the Caxton Conservation Area and is c.860 m from the Site. The church tower is visible from western parts of the Site. Although the Site is visually detached from the church by the A1198 and intervening built form, those western Site areas form part of the rural foreground that separates the village from Cambourne. Retaining the south-west field as undeveloped open space would preserve these visual relationships.

### **Bourn – Caxton End and Bourn – Village and Hall Conservation Area**

There are two Conservation Areas in Bourn, the Bourn – Caxton End Conservation Area and the Bourn – Village and Hall Conservation Area. The northernmost section of Bourn – Caxton Conservation Area lies approximately 200 m from the Site. The ground falls from the Site towards Bourn and the Conservation Areas which are largely screened by mature planting, such that there is only a limited shared visual relationship largely confined to distant roof ridgelines and glimpses of the spire of St Helen and St Mary's Church. The Conservation Areas share no functional relationship with the Site. If the Site was developed the immediate rural setting of Bourn Conservation Areas would be retained. Accordingly, the Site does form a small part of the wider setting of the Bourn Conservation Areas, and the proposals are unlikely to materially alter the way in which they are presently experienced or understood. There would be some erosion of their wider setting which could be mitigated through design.

### **St Helen and St Mary's Church (NHLE: 1309659)**

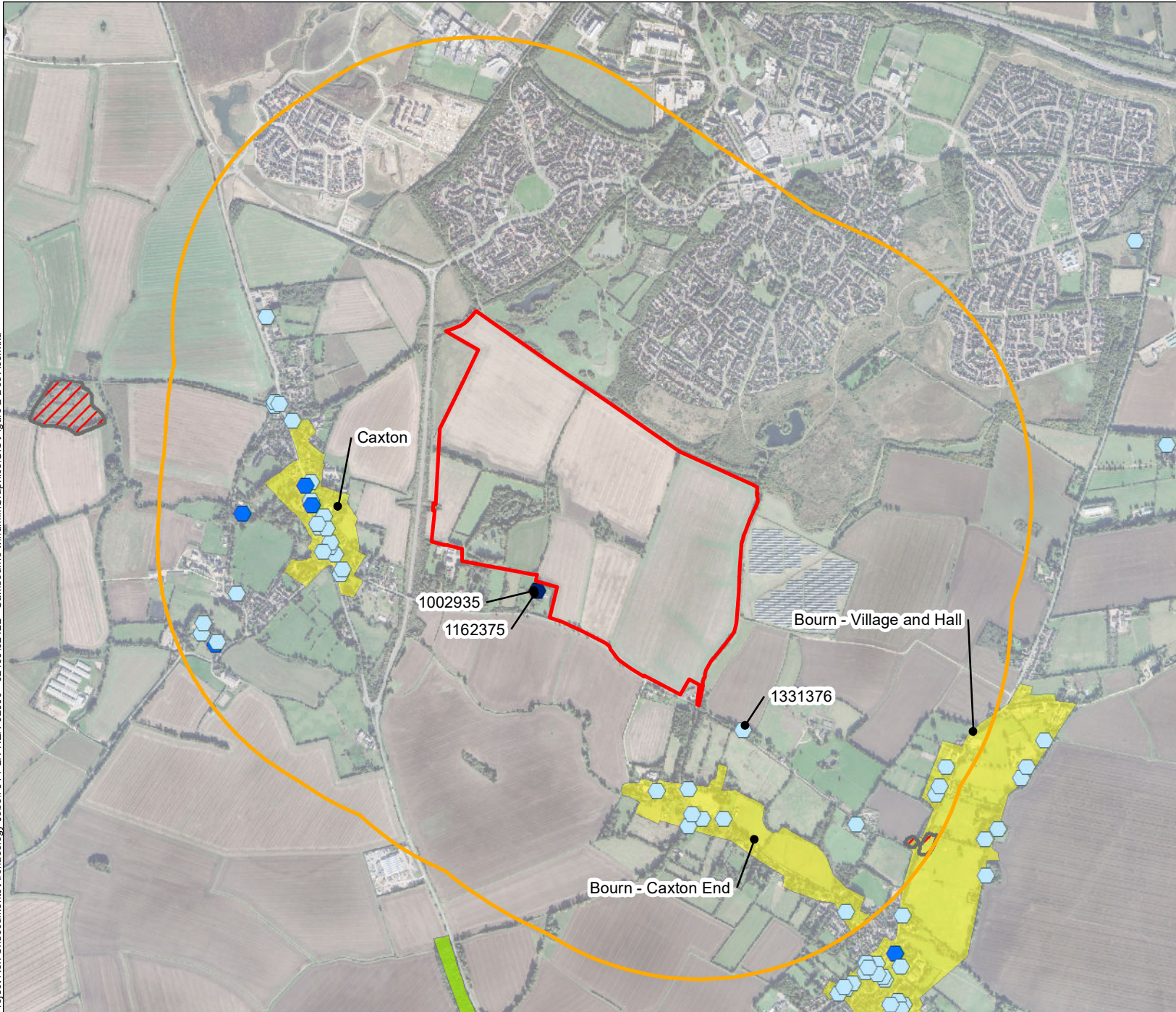
St Helen and St Mary's Church is located within Bourn, over 1km from the Site, and is separated from the Site by intervening built form. Fields to the south of the Site provide a rural buffer that contributes to the church's setting. The church spire is visible from the southern and eastern parts of the Site; notwithstanding this local intervisibility, the Site currently makes no material contribution to the church's setting or significance. Owing to the existing separation and limited intervisibility, redevelopment of the Site would not be visible from the church and would not materially affect how the church is experienced.

### **Key Points**

- No designated or known non-designated heritage assets are located within the Site boundary; therefore no direct physical (fabric) impacts are anticipated.
- Bourn Windmill (immediately south) is intervisible with the Site; the Site's development therefore has the potential to affect the windmill's setting but also provides an opportunity to conserve and positively enhance that setting.
- The A1198 and intervening built form largely separate the Site from the Caxton Conservation Area and St Andrew's Church (Caxton), so these assets are unlikely to constrain development; nevertheless a modest, structural landscaping belt along the western boundary would mitigate any distant visual presence.
- Fields to the south and south-west of the Site contribute to the rural setting that separates Bourn village (and St Helen & St Mary's) from surrounding development; retaining these fields (or equivalent open buffer) will preserve those visual and experiential relationships.

- Strengthening/targeted management of existing hedgerow and woodland (western and northern boundaries) will successfully mitigate potential visual impacts and minimise any perceptible change to the settings of nearby listed buildings and conservation areas.
- Require a proportionate visual impact assessment (viewshed analysis and photomontages) with agreed representative viewpoints (including from the windmill grounds and the footpath around the waterbody) to inform precise buffer widths, building heights and planting prescriptions.
- Use the masterplan to secure long-term landscape management, on-site interpretation (panels/digital), and public-realm improvements to communicate and enhance the historic significance of nearby assets.

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**Site Boundary**  
 Site Boundary

**1km Search Area**  
 1km Search Area

**Listed Buildings**

**Grade**

- I
- II\*
- II

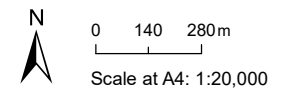
**Conservation Areas**  
 Conservation Areas

**Scheduled Monuments**  
 Scheduled Monuments

**Parks And Gardens**

**Grade**

- I
- II\*
- II



Designated Heritage Assets