

Land North of Cambridge Road Archaeology and Heritage Technical Note edp5512_r001a

1. Introduction

- 1.1 This Technical Note has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Taylor Wimpey UK Ltd. It sets out the findings of a preliminary assessment of the archaeological and heritage baseline for Land North of Cambridge Road ('the Site'), concluding with an assessment of its suitability for housing development.
- 1.2 The Site location is illustrated on **Appendix EDP 1**. The Site comprises 6.8 hectares (ha) and is located at Ordnance Survey Grid Reference (OSGR) TL 562 465, to the south of Linton. The Site is bounded to the north by the River Granta and to the east by Mill Lane. The A1307 bounds the southern edge of the Site and beyond the western edge is an area of woodland and scrub.
- 1.3 The Site is located approximately 230m from the centre of Linton and is situated within Cambridgeshire, on the edge of the Cambridgeshire and Essex county boundary.
- 1.4 EDP's assessment is based on a review of the following information sources:
 - The National Heritage List for England (NHLE), curated by Historic England (HE);
 - Cambridgeshire and Essex Historic Environment Records;
 - Selected online sources including historic mapping; and
 - National and Local Planning Policy.
- 1.5 This assessment has also been informed by a walkover survey of the Site and its wider environs by a suitably experienced and qualified heritage consultant specializing in the identification of historic environment constraints and opportunities in a development planning context.
- 1.6 Although further, more detailed assessment work, would be needed to establish a suitably robust baseline with regard to the historic environment to support any future planning application. This initial review of the Site will identify any determinative issues, constraints and opportunities pertaining to archaeology and heritage from the consulted sources of information listed above.

2. Designated Heritage Assets

- 2.1 The Site does not contain any designated heritage assets (e.g. scheduled monuments and listed buildings).
- 2.2 Designated heritage assets within 1km of the Site comprise:
- One scheduled monument comprising a Roman villa (**1461035**) c.330m east of the Site;
 - 125 listed buildings (comprising one Grade I listed building, seven listed at Grade II* and 117 listed at Grade II), 101 of which are in the Conservation Area (CA); and
 - Linton Conservation Area located along the northern and western edge of the Site.
- 2.3 During the Site visit on the 18 February 2020 it was established that there was no experience of the scheduled Roman villa, from or in combination with the land within the Site and therefore the Site does not form part of its setting. For this reason, it is considered that development within the Site would have no potential for any effects on the scheduled monument and it is not discussed any further within this note.
- 2.4 Considering its proximity to the Site, a key consideration is whether the Site is a part of the setting of Linton Conservation Area that contributes to its special interest, and how development proposals could be implemented with due regard to this designated heritage asset.

Linton Conservation Area

- 2.5 While the Site is not within the conservation area, the Linton Conservation Area Appraisal (Linton Parish Council, 2007) highlights two 'important views' from within the Site towards the conservation area. These views are directed towards the Grade I listed Church of St Mary, to the north west of the Site, and the Grade II listed mill complex, to the north east of the Site. Although the reason for their importance is not described within the appraisal, it is considered that the Site provides a positive rural edge from which to experience the character of the conservation area and its listed buildings; specifically the church and the mill complex.
- 2.6 Although the Site is not mentioned specifically within the appraisal, it is noted that sweeping rural views from edges of the village are identified as an important element of the village's character, and provide a point of contrast from the clustered village centre. Indeed, the Site visit confirmed that much of the northern parcel of the Site contains views towards St Mary's Church, the mill complex and along the southern edge of the CA. In the same way, from the southern edge of the conservation area, there are views outwards over the wider rural surrounds, which include the Site.
- 2.7 While the presence of the CA and the identified 'important views' within the Site would certainly not preclude its allocation or development, it is nonetheless considered that emerging

development proposals would need to respond proportionately and sympathetically to the identified heritage sensitivities.

- 2.8 As such, a carefully considered masterplan informed by further assessment should seek to ensure that the identified important views towards the conservation area are preserved, and the contribution of the setting of the conservation area to its character is maintained. At this stage it is recommended that the northern extents of the Site are retained as open space to preserve both the rural edge to the conservation area and the character of the inwards and outward views.
- 2.9 Further to the conservation area itself, designated heritage assets within the CA also comprise important aspects of its special interest. The listed buildings within the conservation area that can be experienced from within the Site, and are therefore the most likely to experience a change to their setting through the development of the Site are: the Grade I listed Church of St Mary (**1162094**) and the mill complex to the north-east of the Site comprising four Grade II listed buildings (**1127650, 1127651, 1127652, 1163057**).
- 2.10 There are also two Grade II listed cottages (**1127644, 1331184**) and a Grade II listed farm complex (**1331168**) to the south, beyond the intervening A1307. However, the presence of these assets is not considered to influence the capacity of the Site for development.

The Church of St Mary (1162094)

- 2.11 The Church of St Mary is located 70m to the north-west of the Site on Church Lane, to the south of the historic core of the village. Numerous listed buildings and structures are located to the north of the church, including the Grade II* listed Guildhall (**1331166**), constructed in the 16th century.
- 2.12 The significance of the church is derived from its archaeological, architectural, artistic and historic values. The archaeological and architectural value of the church can be found within its fabric, which contains information on medieval and post-medieval building techniques. The historic interest of the church is derived from its associative links to the origins of Linton and the church's continuing use as a public place of worship. The decorative aspects of the church such as the stained glass and pebbled flint construction contributes to its artistic value.
- 2.13 In terms of its setting, the church is located to the south of the historic core of the village, within an extensive churchyard. This area, both the churchyard and historic part of the village, and the historic buildings therein, have a close historical and functional relationship with the church and the village having grown up around it. The church is a prominent landmark within this part of the village. As such, the historic core of the village (i.e. the church's immediate surroundings, such as the Guildhall) is considered to represent a setting of the church which contributes highly to its significance.
- 2.14 Considering this, development within the Site is highly unlikely to affect the aspects of the church's setting that contribute to its significance i.e. its location within the village core and its

associations with any other contemporary historic assets. Having said this, as set out above, the landmark status of the church is experienced in identified views from the northern extents of the Site. Nonetheless, there is ample opportunity to accommodate these views to the church through sensitive masterplanning within the Site.

Linton Mill (1127651) and Associated Listed Buildings

- 2.15 Linton Mill is located c.50m to the north east of the Site, along Mill Lane. Associated Grade II listed buildings include Mill Brook (**1127650**), The Mill House (**1127652**) and the sluice gates to the south-east of Mill House (**1163057**); these are all also located c.50m to the north-east of the Site.
- 2.16 The significance of the mill can be said to be derived mainly from its historic and archaeological value. Although the present building was constructed in the 18th century, a mill has been recorded at the same site since c.1270. The mill has therefore had historic connections with the village from at least the 13th century. As stated, the current building was constructed in the 18th century but there may still be remaining material pertaining to iterations of the building prior to the 18th century; hence why the building derives some of its significance from its archaeological value.
- 2.17 In terms of its setting, the mill complex is located on the southern edge of the village, on the northern banks of the River Granta. The associated buildings, structures and indeed the River Granta itself would have been essential to the workings of the mill, up until its closure in the 1970s. Considering this, the river and the associated buildings in its vicinity are the elements of its setting that contribute most to its significance.
- 2.18 The Site is located to the south of the River Granta and therefore its development would not affect the relationship between the river and the listed mill buildings or any element of the mill building's setting that contributes to its significance. Development within the Site is therefore highly unlikely to harm the significance of any listed building associated with Linton Mill. Nevertheless, important views towards the mill can be experienced from within the northern extents of the Site and so the sensitive masterplanning of the Site will be needed to ensure that these views are respected.
- 2.19 Although none of these listed buildings are considered likely to represent a constraint to the development of the Site, assessment of the impact of any proposal on the setting of these and other designated heritage assets is likely to be required in order to inform an Outline Planning Application.
- 2.20 None of the designated heritage assets situated within 1km of the Site are therefore considered to represent an 'in principle' constraint to its future development. The masterplanning of the Site will need to be carefully considered in order to prevent any harmful impacts upon the listed buildings and other assets, in particular the Linton Conservation Area. Nonetheless there are no

reasons to expect or believe that these assets would form a constraint to the delivery or capacity of the Site for residential development.

3. Non-designated Heritage Assets

- 3.1 There are two non-designated assets within the Site recorded by the Cambridgeshire and Essex HER. A further 62 are recorded within 500m of the Site by Cambridgeshire and Essex HER. In addition, there are 18 records of archaeological investigations within 500m of the Site, none of which are located within the Site.
- 3.2 The two records within the Site (**06121, 06121A**) which are located within the centre of the Site and relate to an excavation of two mounds in 1923. Numerous examples of Roman pottery were identified both on top of and underneath of one of the mounds as well as some cut bone, bones of domestic animals and oyster shells. Fragments of black ware with striations were identified as being identical to pottery discovered at the Horningsea Roman Kilns in Cambridgeshire. The other mound was oval and encircled by a ditch. This was considered to represent a mound on which a manorial dovecote would've been located.
- 3.3 The majority of the HER entries recorded by Cambridgeshire HER are located within the historic core of Linton and are post-medieval or medieval documentary sources or finds relating to the growth of the village. Aside from this data, a number of Roman remains, including burials, have been identified to the north and west of the high street. This suggests the occupation of the village from at least the Roman period.
- 3.4 Given the evidence for Roman activity within the surroundings of the Site and Roman finds that were uncovered during an excavation of the Site, it is possible that the Site will contain further Roman remains. The archaeological potential of the Site should be fully considered within any forthcoming proposals. Should it be required, an appropriate programme of mitigation for the Site will be arranged through discussion with the Local Planning Authorities (LPA) Archaeological Advisor.
- 3.5 Despite the potential for Roman remains, there is no suggestion that any remains within the Site would be of such significance that they would form a constraint to its development
- 3.6 During the medieval periods, it is likely that the land at the Site was a part of the agricultural hinterland of the village of Linton. Indeed, much of the land within the Site, was formerly owned and farmed by The Grip farm, to the south-west of the Site. Considering this, there is a fairly high possibility that other remains related to medieval or later agricultural activity will be represented (such as buried infilled ditches). Such remains are unlikely to possess any more than a low degree of heritage significance and would not represent a constraint to development within the Site.

4. Conclusions

4.1 On the basis of the heritage work undertaken, the following robust conclusions can be made:

- There are no designated heritage assets within the boundary of the Site, and no in principle constraints to its development have been identified;
- Whilst the Linton Conservation Area and associated listed buildings (including the church and mill to the north of the Site) will require further assessment to support a future planning application, it is likely that any potential effects on the listed buildings, and adverse impacts to identified important views towards the conservation area, can be avoided by the sensitive masterplanning of the Site;
- A site visit in February 2020 confirmed that no element of the listed church or the mill's setting, that contribute to their significance would be affected by development within the Site. It also confirmed that important views towards these buildings, as identified within the CA appraisal, could be experienced from within the northern edges of the Site; and
- A HER entry within the north of the Site has recorded the presence of Roman pottery and animal bone. Following consultation with the LPA, it is possible that archaeological work within the Site may be required to determine the presence, character and significance of any further remains. Having said this, there is no reason to believe or expect that the Site's delivery or capacity would be compromised. Further to this, the site visit did not identify any above ground, previously unrecorded archaeological remains (such as earthworks) that might represent a constraint to development.

4.2 On the basis of the above, it is considered unlikely that archaeological or heritage issues would form an overriding constraint to the deliverability and/or capacity of the Site for residential development. There is however some potential for the settings of the CA and nearby listed buildings to be changed. Careful masterplanning will be needed to ensure that there is no harm to the significance of the listed buildings or special interest of the conservation area. Furthermore, any current important views towards the conservation area will need to be accommodated within the Site layout.

5. References

Linton Parish Council, 2007, *Linton Conservation Area Appraisal & Management Proposals*



Appendix EDP 1
High-Level Concept Masterplan
(edp5512_d002b 24 February 2020 JGo/PW)



-  Site Boundary
-  Public Rights of Way
-  Water Courses
-  Flood Zone 2
-  Listed Buildings

- 1 Primary vehicular access points to development (to be verified by transport engineer)
- 2 Meadow pasture landscape created within River Granta floodplain area.
- 3 Important views (from Conservation Appraisal) towards Church of St Mary the Virgin (Grade I Listed) and historic Mill from key public footpaths through the site.
- 4 Development fronting onto A1307 with high quality architectural frontage responding to local vernacular.
- 5 Retain existing green infrastructure within site boundary wherever possible.

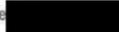
client
Taylor Wimpey UK Ltd

project title
Land North of Cambridge Road (A1307), Linton

drawing title
High-Level Concept Masterplan

date	24 FEBRUARY 2020	drawn by	JGo
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