

Longstowe Hall Estate
Residential Development
February 2020



INITIAL HERITAGE APPRAISAL LAND AT LONGSTOWE

Quality Assurance

Site name: Land at Longstowe

Client name: Longstowe Hall Estate

Type of report: Initial Heritage Appraisal

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Date: 13th February 2020

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1.0 Introduction

- 1.1 This Initial Heritage Appraisal has been prepared on behalf of Longstowe Hall Estate to identify and assess the potential impact on heritage assets of residential development within the Land at Longstowe (hereafter referred to as the “site”).
- 1.2 The site is located on the west side of High Street and contains the Grade II listed Manor Farmhouse and Grade II listed St John’s Farmhouse. There is no Conservation Area in the village of Longstowe.
- 1.3 This Initial Heritage Appraisal includes a Significance Assessment which identifies the relative heritage value of the assets including the contribution made by their settings with reference to Sections 16(2) and 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 and NPPF Paragraphs 189-190.



Figure 1 – Location of Longstowe on the A1198 (Bing maps).

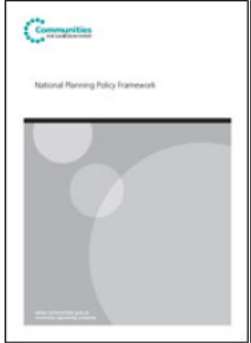
- 1.4 Through the process of Significance Assessment, the relative heritage value of the existing assets and site can be analysed, providing a clear framework from the outset for future proposals which take their values fully into account. This approach to early assessment of impacts is consistent with the guidance offered in the Historic England’s Advice Note ‘The Historic Environment and Site Allocations in Local Plans’ which was published in October 2015.
- 1.5 This document has been prepared by Georgina Pickett BSc (Hons) MSc MRTPI (Senior Heritage Consultant) and reviewed by Chris Surfleet MA MSc PGDipUD IHBC (Head of Heritage).

2.0 Heritage Policy and Guidance Summary

Legislation

- 2.1 The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- Section 16(2) states *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
 - Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

National Planning Policy Framework

- 2.2 The revised National Planning Policy Framework (NPPF) was published in February 2019, replacing the previous published 2012 and 2018 Frameworks. With regard to the historic environment, the overarching aim of the policy remains in line with philosophy of the 2012 framework, namely that *“our historic environments... can better be cherished if their spirit of place thrives, rather than withers.”* The relevant policy is outlined within chapter 16, ‘Conserving and Enhancing the Historic Environment’.
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- 2.3 This chapter reasserts that heritage assets can range from sites and buildings of local interest to World Heritage Sites considered to have an Outstanding Universal Value. The NPPF subsequently requires these assets to be conserved in a *“manner appropriate to their significance”* (Paragraph 184).
- 2.4 NPPF directs local planning authorities to require an applicant to *“describe the significance of any heritage assets affected, including any contribution made by their setting”* and the level of detailed assessment should be *“proportionate to the assets’ importance”* (Paragraph 189).
- 2.5 Paragraph 190 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This Significance Assessment should be taken into account when considering the impact of a proposal, *“to avoid conflict between the heritage asset’s conservation and any aspect of the proposal”*. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the asset’s relative significance, in the form of a Heritage Impact Assessment.
- 2.6 Paragraph 193 requires that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

- 2.7 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, “*clear and convincing justification*” (Paragraph 194). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to ‘wholly exceptional’ for those assets of the highest significance such as scheduled monuments, Grade I and grade II* listed buildings or registered parks and gardens as well as World Heritage Sites.
- 2.8 In relation to harmful impacts or the loss of significance resulting from a development proposal, Paragraph 195 states the following:
- “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*
- 2.9 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in “less than substantial harm”, paragraph 196 provides the following:
- “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.”*
- 2.10 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.
- 2.11 In the case of non-designated heritage assets, Paragraph 197 requires a Local Planning Authority to make a “balanced judgement” having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.12 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.
- 2.13 With regards to conservation areas and the settings of heritage assets, paragraph 200 requires Local Planning Authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation Area will necessarily contribute to its significance, this paragraph states that “*proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.*”

Planning Practice Guidance (PPG)

- 2.14 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing Circulars and other supplementary guidance.
- 2.15 In relation to non-designated heritage assets, the NPPG explains the following:
- “Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”*
- 2.16 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”*
- 2.17 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with Paragraph 197.

Historic England Conservation Principles: Policies and Guidance 2008.



- 2.18 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).

Historic England The Historic Environment and Site Allocations in Local Plan Advice Note 3 (October 2015)

- 2.19 This advice note provides information on evidence gathering and site allocation policies to ensure that heritage considerations are fully integrated into site allocation processes.
- 2.20 It provides a site selection methodology in stepped stages:

“STEP 1 Identify which heritage assets are affected by the potential site allocation

- Informed by the evidence base, local heritage expertise and, where needed, site surveys
- Buffer zones and set distances can be a useful starting point but may not be appropriate or sufficient in all cases Heritage assets that lie outside of these areas may also need identifying and careful consideration.

STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:

- Understanding the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting considering its physical surroundings, the experience of the asset and its associations (e.g. cultural or intellectual)
- Understanding the relationship of the site to the heritage asset, which is not solely determined by distance or inter-visibility (for example, the impact of noise, dust or vibration)
- Recognising that additional assessment may be required due to the nature of the heritage assets and the lack of existing information
- *For a number of assets, it may be that a site makes very little or no contribution to significance.*

STEP 3 Identify what impact the allocation might have on that significance, considering:

- Location and siting of development e.g. proximity, extent, position, topography, relationship, understanding, key views
- Form and appearance of development e.g. prominence, scale and massing, materials, movement
- Other effects of development e.g. noise, odour, vibration, lighting, changes to general character, access and use, landscape, context, permanence, cumulative impact, ownership, viability and communal use
- Secondary effects e.g. increased traffic movement through historic town centres as a result of new development

STEP 4 Consider maximising enhancements and avoiding harm through:

- Maximising enhancement
- Public access and interpretation
- Increasing understanding through research and recording
- Repair/regeneration of heritage assets
- Removal from Heritage at Risk Register
- Better revealing of significance of assets e.g. through introduction of new viewpoints and access routes, use of appropriate materials, public realm improvements, shop front design
- Avoiding Harm
- Identifying reasonable alternative sites
- Amendments to site boundary, quantum of development and types of development

- Relocating development within the site
- Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings
- Addressing infrastructure issues such as traffic management

STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
- Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
- Effective in terms of deliverability, so that enhancement is maximised and harm minimised
- Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance

Decisions should be clearly stated and evidenced within the Local Plan, particularly where site allocations are put forward where some degree of harm cannot be avoided, and be consistent with legislative requirement.”

Historic England The Historic Environment in Local Plans Historic Environment Good Practice Advice (GPA) in Planning Note 1 (March 2015)

- 2.21 This advice note “*emphasises that all information requirements and assessment work in support of plan-making and heritage protection needs to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time, those taking decisions need sufficient information to understand the issues and formulate balanced policies*” (Page 1).

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

- 2.22 This document provides guidance on the National Planning Policy Framework requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with Design and Access Statements.
- 2.23 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Historic England Making Changes to Heritage Assets Advice Note 2 (February 2016)

- 2.24 This advice note provides information on repair, restoration, addition and alteration works to heritage assets. It advises that "*The main issues to consider in proposals for additions to heritage assets, including new development in s, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting.*" (page 10)

Historic England Managing Significance in Decision Taking in the Historic Environment Historic Environment Good Practice Advice (GPA) in Planning Note 2 (March 2015)

- 2.25 This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include: "*assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.*" (page 1)

Historic England The Setting of Heritage Assets Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition) (December 2017)

- 2.26 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Page 6, entitled: '*A staged approach to proportionate decision taking*' provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:
- *Step 1: Identify which heritage assets and their settings are affected*
 - *Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*
 - *Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it*
 - *Step 4: Explore ways to maximise enhancement and avoid or minimise harm*
 - *Step 5: Make and document the decision and monitor outcomes*

Local Policy

South Cambridgeshire Local Plan (Adopted September 2018).

2.27 The South Cambridgeshire Local Plan was adopted on 27 September 2018 and is now the policy document used for decision making. The relevant heritage policies are detailed below:

2.28 **Policy NH/14: Heritage Assets**

1. Development proposals will be supported when:

a. They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;

b. They create new high-quality environments with a strong sense of place by responding to local heritage character including in innovative ways.

2. Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:

c. Designated heritage assets i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;

d. Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;

e. The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;

f. Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;

g. Historic places;

h. Archaeological remains of all periods from the earliest human habitation to modern times.

2.29 **Policy NH/15: Heritage Assets and Adapting to Climate Change**

1. The retention and re-use of historic buildings and other heritage assets will be encouraged and supported as a sustainable resource.

2. Proposals for energy efficient and renewable energy measures for historic buildings which adequately safeguard their heritage significance will be permitted.

Emerging Greater Cambridge Local Plan

2.30 Cambridge City Council and South Cambridgeshire District Council are working together to prepare a joint Local Plan for the Greater Cambridge area. Both the Councils' current adopted Local Plans (2018) include a policy which makes a commitment to an early review of those Plans to commence before the end of 2019.

3.0 Methodology

- 3.1 A heritage asset is defined within the National Planning Policy Framework as “a *building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*” (NPPF Annex 2: Glossary).
- 3.2 To be considered a heritage asset “*an asset must have some meaningful archaeological, architectural, artistic, historical, social or other heritage interest that gives it value to society that transcends its functional utility. Therein lies the fundamental difference between heritage assets and ordinary assets; they stand apart from ordinary assets because of their significance – the summation of all aspects of their heritage interest.*” (*Managing Built Heritage: The Role of Cultural Values and Significance*’ Stephen Bond and Derek Worthing, 2016.)
- 3.3 ‘Designated’ assets have been identified under the relevant legislation and policy including, but not limited to: World Heritage Sites, Scheduled Monuments, Listed Buildings, and Conservation Areas. ‘Non-designated’ heritage assets are assets which fall below the national criteria for designation.
- 3.4 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The Planning Policy Guidance (PPG) states that “*non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.*” (Paragraph: 039 Reference ID: 18a-039-20190723)
- 3.5 The PPG goes on to clarify that “*a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*”

Meaning of Significance

- 3.6 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the “*aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*” (Page 2, Article 1.2)
- 3.7 *The NPPF (Annex 2: Glossary) also defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological,*

architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

- 3.8 Significance can therefore be considered to be formed by "*the collection of values associated with a heritage asset.*" ('Managing Built Heritage: The Role of Cultural Values and Significance' Stephen Bond and Derek Worthing, 2016.)

Assessment of Significance/Value

- 3.9 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 189 of NPPF.
- 3.10 The Historic England document 'Conservation Principles' states that "*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*"
- 3.11 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/ assets.
- Understanding the fabric and evolution of the asset;
 - Identify who values the asset, and why they do so;
 - Relate identified heritage values to the fabric of the asset;
 - Consider the relative importance of those identified values;
 - Consider the contribution of associated objects and collections;
 - Consider the contribution made by setting and context;
 - Compare the place with other assets sharing similar values;
 - Articulate the significance of the asset.

- 3.12 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset's significance. Historic England's '*Conservation Principles*' sets out a grouping of values as follows:

Evidential value – '*derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.*' (Page 28)

Aesthetic Value – '*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive.*' (Pages 30-31)

Historic Value – '*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished*

by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'. (Pages 28-30)

Communal Value – *“Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there”. (Pages 31-32)*

- 3.13 Value-based assessment should be flexible in its application, it is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of setting/context to significance

- 3.14 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.
- 3.15 Historic England's Conservation Principles defines *setting* as “an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.”
- 3.16 It goes on to state that “*context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places*” (page 39).
- 3.17 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.
- 3.18 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

- 3.19 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that

value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.

3.20 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including Inquiries, and is the only hierarchy to be published by a government department.

3.21 The first stage of our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value:

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings, Scheduled Monuments and Conservation Areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered Parks & Gardens, historic landscapes and townscapes of international sensitivity.
High	World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered Parks & Gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered Parks & Gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed Buildings, Scheduled Monuments, Conservation Areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered Parks & Gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed Buildings, Scheduled Monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered Parks & Gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable. Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.

Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscape with no surviving legibility and/or contextual associations, or with no historic interest.
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3.22 Once the value/ significance of an asset has been assessed, the next stage is to determine the assets 'sensitivity to change'. The following table sets out the levels of sensitivity to change, which is based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.23 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).

3.24 Some assets are more robust than others and have a greater capacity for change and therefore, even though substantial changes are proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High Sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

3.25 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on its setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	<u>Adverse:</u> Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. <u>Beneficial:</u> The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	<u>Adverse:</u> Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets

	<p>integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p>Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.</p>
Minor/Low	<p>Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p>Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	Barely discernible change in baseline conditions and/or slight impact. This impact can be beneficial or adverse in nature.
Neutral	Some changes occur but the overall effect on the asset and its significance is neutral.
Nil	No change in baseline conditions.

Summary

- 3.26 The aim of this Heritage Statement is to identify and assess any impacts that the proposed development may cause to the value or significance of the identified heritage assets and/or their settings.
- 3.27 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through this process. It should be understood that the level of detail provided within these assessments is “*proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance*” as set out in Paragraph 189 of the National Planning Policy Framework.

4.0 Historic Context

- 4.1 The parish of Longstowe is recorded as early as 1066, and in spite of its situation on the north road, which much passing traffic and trade grew slowly, indeed its built form only reached the road in the 19th century. Seventeen inhabitants were recorded in 1086, 97 paying tax in 1377. In 1576, 24 families are recorded as living in the parish, while in 1801 175 inhabitants are recorded, rising to 296 by 1891, but falling to 218 in 1961.
- 4.2 The town green is situated at the northern end of the High Street, this being the nucleus of the medieval village. The village appears to have spread to the south from this point. The Cambridge to Bedford Railway was opened in 1862.

Map Regression

- 4.3 An assessment of a selection of available historic maps has been undertaken to assist in the understanding of Bene't Street's growth and development. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable, particularly the later OS Maps, and taken together with written archival data and the physical evidence can help to refine the history of a site.



Figure 2 - the 1650 map by Jan Blaeu shows Longstowe as 'Stow'.



Figure 3 - The 1790 Map of Cambridgeshire by Harrison now records Longstowe as 'Longstow'.

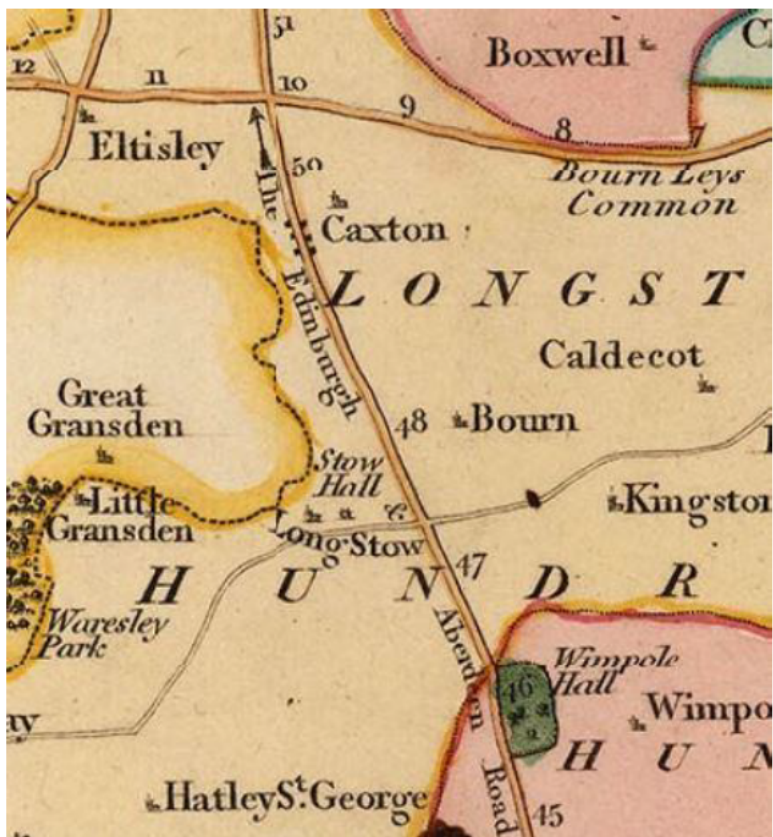


Figure 4 - 1808 John Cary map shows Longstowe, with Stow Hall to the north and the High Street branching off the North Road to the west (annotated as the Edinburgh and Aberdeen Road, highlighting its importance).



Figure 5 - 1887 OS map showing Middle Farm with a barn to the rear and barns to the south, and St John's Farmhouse further to the south, with the two cottages attached to the farm also shown. The smithy, forge and Three Horseshoes PH are all shown to the north.



Figure 6 - the 1902 OS map shows no additional built development on either side of the road.

5.0 Heritage Assets

5.1 This section identifies heritage assets which may be related to the proposed development site. In this case, the following designated heritage assets have been identified as they may be affected by the current proposals. The identification of these assets is consistent with 'Step 1' of the GPA3 The Setting of Heritage Assets. Although there are a number of assets within the local surrounding area, the location and significance of many of them results in them having no perceptible individual relationship with the proposed site. For this reason, only the heritage assets which may be considered to be affected by the proposed development have been identified.

5.2 In the case of this allocation, the following heritage assets may be affected by the current proposals:

1. Middle Farmhouse – Grade II listed building;
2. St John's Farmhouse – Grade II listed building;
3. Barn to the rear of Middle Farm – Curtilage listed building;
4. Barns south of St John's Farmhouse – Curtilage listed buildings;
5. St John's Cottage – Non-designated heritage asset;
6. 63 High Street – Non-designated heritage asset;
7. The Forge, High Street – Non-designated heritage asset;
8. 53 High Street – Non-designated heritage asset.

5.3 All relevant Statutory List descriptions can be found in **Appendix 1**. Any buildings or structures considered to fall within the curtilage of the above listed buildings would be considered to form part of the listed building and impacts would be assessed accordingly.



6.0 Significance Assessment

Middle Farmhouse – Grade II listed building

- 6.1 Middle Farmhouse was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 3 September 1986.



Figure 7 - Manor Farmhouse.

Evidential and Aesthetic Value

- 6.2 The farmhouse is believed to date from the late 17th century and was altered in the 18th century, when the timber framed building was cased in gault brick. The property is two storeys in height plus attics and is roofed in plain tiles with gault brick end stacks. Three hipped dormer windows are set in the attic. The plan form comprises two ranges and a double gabled roof. The symmetrical façade comprises three hung sashes and two modern canted bays on either side of doorway. The property is therefore considered to retain a **good** level of evidential and aesthetic value.

Historic and Communal Value

- 6.3 The farmhouse occupies a prominent place along the High Street and was the centre point of the farm complex, which was responsible for farming the surrounding arable land, and would have been an important local employer. As such, the farmhouse retains a **medium** level of historic and communal value.

Setting

- 6.4 The immediate setting of the farmhouse comprises its residential curtilage including garden land to the west and north, the barn to the rear and its relationship with the High Street. The extended setting of the farm house includes the arable land to the west/north and views of the property from the land to the south and east. The setting of the farmhouse makes a **good/medium** contribution to its significance.

St John's Farmhouse – Grade II listed building

- 6.5 St John's Farmhouse was added to the Statutory List of Buildings of Special Architectural or Historic Interest on 3 September 1986.



Figure 8 - St John's Farmhouse, seen from the rear.

Evidential and Aesthetic Value

- 6.6 The farmhouse dates to the mid-17th century and was extended in the 18th century. The property is timber framed and roughcast rendered with a gabled roof finished in cement tiles. The principal north-south range contains a red brick stack with gault brick upper courses, while the later east-west wing to the front has a gault brick stack. The property is two storeys in height plus attics. There are three 19th or 20th century hung sashes to the first floor and two canted bays on either side of the baffle entry doorway. The evidential and aesthetic value of the farmhouse is therefore considered to be **good**.

Historic and Communal Value

- 6.7 The farmhouse would have occupied a prominent place along the High Street, however this is now largely screened by trees and shrubs. The farm house was the centre point of the farm complex, which was responsible for farming the surrounding arable land, and would have been an important local employer. As such, the farmhouse retains a **medium** level of historic and communal value.

Setting

- 6.8 The immediate setting of the farmhouse comprises its residential curtilage including garden land to the north, the barns to the south and its relationship with the High Street. The extended setting of the farm house includes the arable land to the west and south and views of the property from the land to the east. The setting of the farmhouse makes a **good/medium** contribution to its significance.

Barn to the rear of Middle Farm – Curtilage listed building

- 6.9 The barn is constructed from red brick and roofed in corrugated sheeting (most likely asbestos). There is evidence of a hayloft with first floor opening, and two pedestrian entrances on the east elevation (facing the farmhouse) with timber doors, and a full-height opening on the southern elevation to the farmyard. While on its own the structure is not particularly significant, as part of the historic farm grouping it retains a **medium** level of value.



Figure 9 - Barn to the rear of Middle Farm.

Setting

- 6.10 The immediate setting of the barn is formed by the historic farmyard, including its relationship with the farmhouse, with the extended setting including the arable land to the rear which would have been farmed from Middle Farm. Both the immediate and extended settings of the barn make a **good** contribution to the significance of the barn.

Barns south of St John's Farmhouse – Curtilage listed buildings

- 6.11 The barns/outbuildings form the south, east and west sides of the farmyard, with the farmhouse to the north. the buildings are constructed from gault brick and would most likely originally have been roofed in slate, however, only the building to the west retains the slate roofing, the others have been re-roofed with modern plain tiles.
- 6.12 The buildings on the west and east sides are single storey, while the barn to the south is double-height. this double height barn has barn doors on the north and south elevations. There is an additional building on the west side which is timber-framed, and weather boarded and roofed in pantiles. The significance of the barns as a traditional farm grouping is considered to be **good/medium**, due to the amount of retained built form.



Figure 10 - Barns south of St John's Farmhouse.

Setting

- 6.13 The immediate setting of the barns is formed by the historic farmyard and relationship with the farmhouse. The extended setting includes the arable land which would have been farmed from St John's Farm. The immediate and extended settings of the barns make a **good** contribution to their significance.

St John's Cottage – Non-designated heritage asset

- 6.14 The cottage was originally built as a semi-detached pair of cottages with a central chimney stack. Each property was of two-bays, with the front door on the principal elevation. The door to the southernmost cottages has been removed and infilled, with a porch added to the northern cottage.



Figure 11 - St John's Cottage.

- 6.15 The windows are timber casement windows. The property has been re-roofed with modern tiles and extended with single storey extensions to the rear. The significance of the property is considered to be **medium/low**, as a result of the alterations to its planform.

Setting

- 6.16 The immediate setting of the cottage is formed by its residential curtilage and relationship with the High Street. The extended setting includes the St John's Farm complex with which the cottage is associated. The immediate and extended settings of the cottage make a **medium** contribution towards its significance.

63 High Street - Non-designated heritage asset

- 6.17 The house, which carries a date stone of 1922, is constructed of gault brick with red brick detailing around the windows and doors, forming bands are first-floor and eaves height, and red brick quoins. The property is two storeys in height and features gault brick end stacks and a slate roof.



Figure 12 - 63 High Street.

- 6.18 The windows feature stone mullions, lintels and cills. The central door has a stone canopy over. The significance of the property is therefore considered to be **medium**, due to its retained planform and details.

Setting

- 6.19 The immediate setting of 63 High Street is formed by its residential curtilage and relationship with the High Street. The extended setting is formed by the long-distance views of the property which can be achieved along High Street, particularly from the south. Both the immediate and extended settings of the property make a **medium** contribution towards its significance.

The Forge – Non-designated heritage asset

- 6.20 The residential property is two storeys in height and constructed in gault brick, roofed in slate with gault brick end stacks. The window arches are formed of red brick. The property is three bays

wide with a central six panel door and rectangular fanlight over. The windows are 2/2 timber sash windows (1/1 over the door). The significance of the property is considered to be **medium**.



Figure 13 - The Forge.

Setting

- 6.21 The immediate setting of The Forge is formed by its residential curtilage and relationship with the High Street. The extended setting is formed by the long-distance views of the property which can be achieved along High Street. Both the immediate and extended settings of the property make a **medium** contribution towards its significance.

53 High Street – Non-designated heritage asset

- 6.22 The property, now a house, is marked on historic mapping as being the Three Horse Shoes PH. It has an H-plan and is constructed of brick which has been painted. The property is roofed in slate with gault brick stacks. On the principal elevation, which faces the road, each gable end features a 2/2 timber sash window at ground and first floor levels.
- 6.23 At first floor level there is another central 2/2 sash window, while at ground floor level the door is positioned off-centre with another 2/2 sash window adjacent. The significance of the property is considered to be **medium**.



Figure 14 - 53 High Street, the former Three Horseshoes PH.

Setting

- 6.24 The immediate setting of 53 High Street is formed by its residential curtilage and relationship with the High Street. The extended setting is formed by the long-distance views of the property which can be achieved along High Street. Both the immediate and extended settings of the property make a **medium** contribution towards its significance.

7.0 Design Parameters

- 7.1 The following section identifies where proposals for the development should take into account the relevant heritage considerations and how these considerations can be taken forward into the proposed design to minimise impacts and maximise benefits to character and appearance.

Location of development

- 7.2 Historically, the site was arable land with associated farm groups, enclosures and boundaries across it. Both farm houses originally had extensive associated buildings which have been lost. Where these buildings were sited has been highlighted as having a low level of sensitivity due to the historic development on these parcels. The area of low sensitivity in the north of the site, while not being historically developed, does not form part of the setting of the heritage assets and as such would be an appropriate location for infill development.
- 7.3 Areas of moderate sensitivity are identified which were not historically developed but do form part of the extended setting of the heritage assets, while areas that form part of the immediate setting of the heritage assets and have no history of being developed are shown as having a high level of sensitivity.
- 7.4 To illustrate graphically the contribution that setting makes to the significance of the surrounding heritage assets, we have summarised our assessments into the diagram below. This indicates the areas which hold the greatest levels of significance (and therefore have less capacity for change) and those that hold lesser levels of significance (and therefore are more capable of accommodating change).



Figure 15 - Heritage Sensitivity Plan.

Landscape Considerations

- 7.5 The importance of landscaping to the context of the assets is essential to the successful development of the site. As a result, the intention should be to retain the effectiveness of landscaping in providing an agricultural context and the use of mature hedgerows and trees to subdivide the site. This approach will assist in retaining the site's existing contribution to the setting of the adjacent listed buildings.

Heritage Assets

- 7.6 There are some existing buildings on site which offer potential for improvement to protect them from deterioration. Any future plans for the site should look to provide a viable and long-term use for these buildings to ensure they are successfully maintained for the future.

8.0 Initial Masterplan

- 8.1 It is proposed to accommodate approximately 30 dwellings across the site, with a layout which has drawn inspiration from the 1887 OS map showing the historic layout of the two farms.
- 8.2 Development is proposed in the far north of the site amongst the existing 20th century residential development. This would front onto the road to respond to the properties on the east side of the High Street, reinforcing the linear character of the surrounding development.



Figure 16 - Proposed masterplan of the site.

- 8.3 Another development parcel is located south of Manor Farm where two agricultural buildings are currently situated and where there were historically agricultural buildings as shown on the 1887 OS map, which the proposed forms of development seek to reflect through a loose collection of

long forms of varying roof heights and the use of appropriate materials within the agricultural context.

- 8.4 A further parcel is located west of St John's Cottage, south of St John's Farm. An agricultural building is currently positioned within this area and it has a greater degree of separation from the farm group, making this an appropriate location for development. The proposed development at this location has also been designed to reflect the agricultural character of the area with long forms of varying roof heights forming a courtyard.
- 8.5 As part of these proposals, in the area between the two farms and to the rear of the existing wooded area, a new country park would be created to be accessible to the public and enhance the biodiversity of Longstowe and the recreational opportunities available.
- 8.6 The southern boundary of the site comes up to an old field boundary which has been redefined to form this southern edge, also providing a buffer of some sort between the proposed development to the rear of the cottages and the road.

9.0 Initial Impact Assessment

- 9.1 In order to assess the effect of the proposed development on the significance of the identified heritage assets and/or their settings, it is necessary to determine the *nature* and *extent* of any impacts resulting from the proposal.
- 9.2 When assessing the impact of a proposed development on individual or groups of designated and non-designated heritage assets, it is important to assess both the potential, direct physical impacts of the development scheme as well as the potential impacts on their settings and where effects on setting would result in harm to the significance of the asset.
- 9.3 The proposed development is considered below in terms of its impact on the significance of the heritage asset, and the contribution which setting makes to that significance. Assessment of impact levels are made with reference to Table 2 in Section 3 and satisfy 'Step 3' of Historic England's GPA 3.
- 9.4 This assessment is based on the indicative layout shown in Section 8. When the design has been finalised an updated impact assessment will need to be produced. The redline of the site follows the historic field boundaries to ensure the development remains within areas ancillary to the farms. There are no direct physical impacts arising from the proposals; as such, the consideration of impacts is limited to the settings of the identified heritage assets.

Middle Farmhouse – Grade II listed building

- 9.5 Residential development is proposed to the south of Manor Farmhouse. Development should be excluded from the area immediately adjacent to the road as due to the curvature of the road this would be visible in long distance views and from the farmhouse. However, further back into the site on the area where there are two agricultural buildings currently standing, there was a group of barns located here historically. Reinstating this form of development for residential use would be an enhancement of the area to better reveal the historic farm group that once stood here.
- 9.6 The rear boundary of the developable area would need to be carefully treated to ensure the potential development in this location is sufficiently screened from the footpath to the rear. Provided these parameters are followed in formulating the finalised design, and as illustrated in the indicative masterplan, the impact of the potential development on the farmhouse would be **negligible**.

St John's Farmhouse – Grade II listed building

- 9.7 St John's Farmhouse has its domestic gardens to the north and overlooks a paddock area to the rear. Due to the intervisibility with the paddock, this area should remain undeveloped – it is currently proposed that this area will form a country park and walk linking the farms. The residential development proposed south of the curtilage listed barns would be appropriate, providing this reflects the agricultural character of the site.
- 9.8 The existing group of curtilage listed barns would remain as existing as part of this proposal. The illustrative masterplan demonstrates that the potential development would have a **negligible/minor adverse** impact on the farmhouse.

Barn to the rear of Middle Farm – Curtilage listed barn

- 9.9 The curtilage listed barn to the rear of Manor Farmhouse would overlook the proposed developable area, however there is separation between it and the area. As the potential development would be located where there was a historic farm group and suitable screening would be incorporated into the design, it is considered that the potential development would have a **negligible/minor adverse** impact on the setting of the barn.

Barns south of St John's Farmhouse – Curtilage listed barn

- 9.10 The curtilage listed barns south of St John's Farmhouse back on to the paddock to the rear of the farmhouse which is proposed to form a new park and walk between the farms, thereby creating a buffer between the barns and the field beyond, where development may be able to be accommodated if sensitively designed and screened.
- 9.11 To the south of the barns and to the rear of St John's Cottage, where an existing agricultural building is situated is a potential development area. As the barns form an enclosed group and do not have an inter-relationship with this area, the potential development in this location would have a **negligible/minor adverse** impact on the setting of the barns, at the lowest end of the scale.

St John's Cottage – Non-designated heritage asset

- 9.12 St John's Cottage is, and historically has always been enclosed by hedging around its curtilage, providing visual and physical separation from the land to the rear. As such, the potential area for development to the rear of the property would, subject to its detailed design, have a **negligible** impact on the setting of St John's Cottage.

63 High Street – Non-designated heritage asset

- 9.13 Subject to the detailed design of the proposals following the design parameters described in this report, particularly in maintaining the openness of the areas abutting the road to retain the open views southwards from Number 63, it is considered that there would be no negative impact on the setting of the property. Taking into account the proposed environmental improvements in the provision of additional public open space in the village, we consider that there would be **no/minor beneficial** impacts on the setting of 63 High Street.

The Forge, High Street – Non-designated heritage asset

- 9.14 The forge has separation from all the development parcels, but is most closely linked with the northern parcel. While there will be a loss of openness in this location which will be appreciable from the forge, the appropriate style of the development, having a positive frontage to the High Street, will result in a **negligible** impact on the setting of the property, when balanced against the wider environmental improvements.

53 High Street – Non-designated heritage asset

- 9.15 53 High Street is well separated from the proposed development parcels at the farms, but has a closer relationship with the northern parcel. The development in this location will replicate the street frontage, being an appropriate form of development along the High Street, but the sense of openness here will be diminished. As such, the proposals would have a **negligible/minor adverse** impact on the setting of 53 High Street.

10.0 Conclusion

- 9.1 This Initial Heritage Appraisal has been prepared on behalf of Longstowe Hall Estate to assess the potential impacts of residential development at 'Land at Longstowe'.
- 9.2 This report considers the potential impact of residential development on the significance of the heritage assets identified, including the contribution made by their settings. This approach to impact-assessment is required in order to satisfy the provisions of Sections 16(2) and 66(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 in relation to listed buildings and the National Planning Policy Framework (NPPF) where the impact of development on heritage assets or their settings is being considered (Paragraphs 193-197).
- 9.3 At this stage of detail, it is considered that there would be impacts ranging from **negligible** to **minor adverse** on the setting of the Grade II listed farmhouses. It is also considered that there would be impacts ranging from **negligible** to **minor adverse** on the setting of their curtilage listed barns.
- 9.4 The adverse impacts identified are considered, in all cases, to represent "*less than substantial*" harm in the context of Paragraph 196 of the NPPF, a term which according to Bedford Borough Council v SSCLG & Nuon UK Ltd [2013] EWHC 2847 can refer to a range of impacts from an impact that is "*negligible*" in effect, to one which is "*something approaching demolition or destruction*."
- 9.5 In these instances, we consider that the "*less than substantial*" harm levels are at the lower end of this scale and would not incur impacts of such an effect as to infer substantial losses of significance by way of impact on setting. At the level of "*less than substantial harm*", the impacts arising from the development of the site should be considered in the context of public benefits arising from the proposals, in accordance with Paragraph 196 of the NPPF.
- 9.6 In terms of the non-designated heritage assets in the vicinity of the site, it is considered that the impacts on their settings would range from **negligible** to **minor beneficial** as a result of the environmental improvements incorporated into the proposals. Paragraph 135 of the National Planning Policy Framework requires a balanced judgement to be undertaken when considering impacts on non-designated assets.
- 9.7 The above impacts have been assessed on the basis of information currently available. As detail progresses and future schemes evolve, further assessment of impact on heritage assets should be undertaken.

APPENDIX 1

STATUTORY LIST DESCRIPTIONS



Historic England

MIDDLE FARMHOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1128161

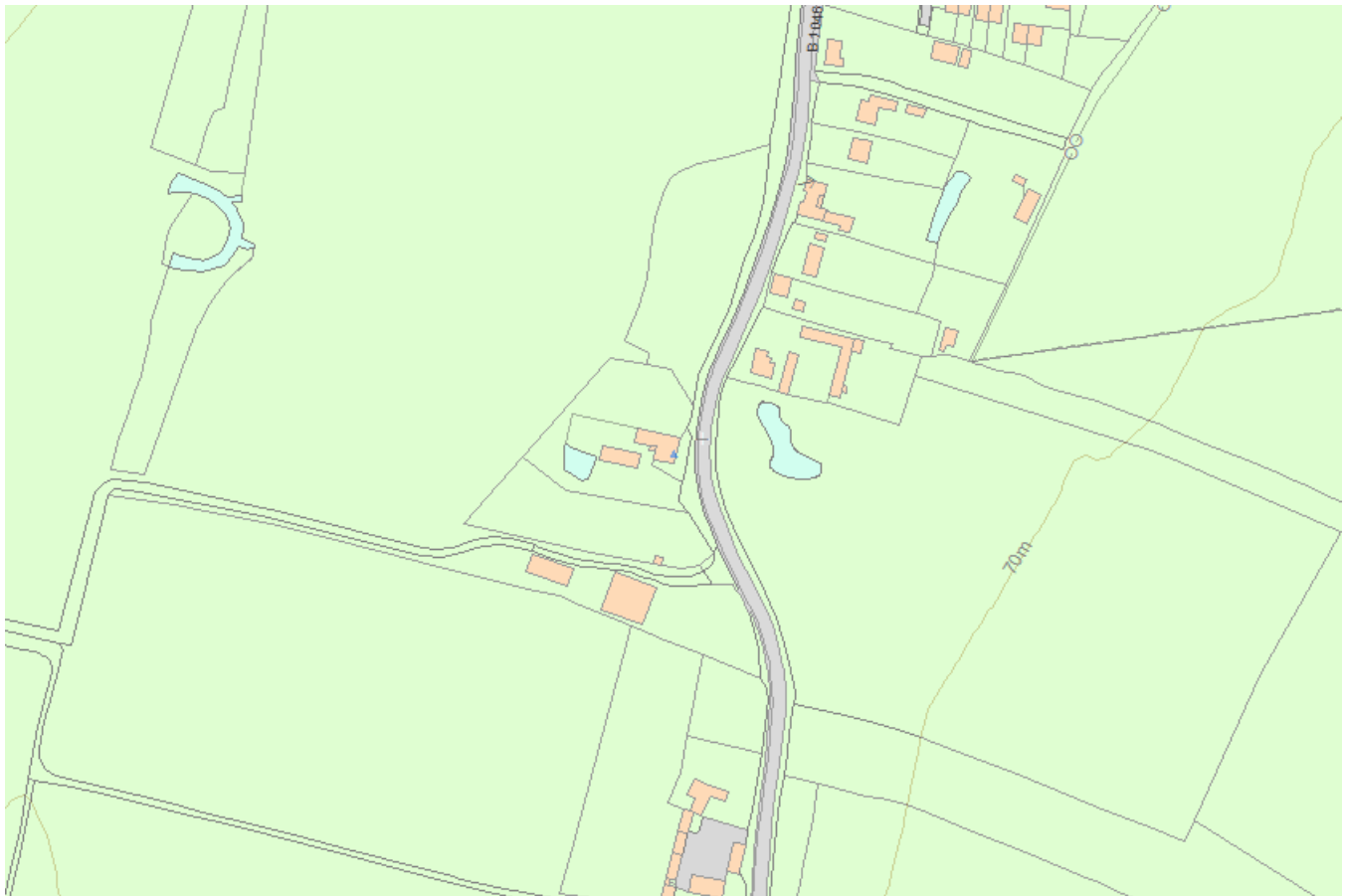
Date first listed:

03-Sep-1986

Statutory Address:

MIDDLE FARMHOUSE, HIGH STREET

Map



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http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/122681/HLE_A4L_Grade|HLE_A3L_Grade.pdf

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Location

Statutory Address:

MIDDLE FARMHOUSE, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Longstowe

National Grid Reference:

TL 30792 54836

Details

LONGSTOWE HIGH STREET TL 35SW (West side) 5/119 Middle Farmhouse

II

Farmhouse. Late C17 origin altered in C18. Timberframed, with C18 casing of local gault brick. Plain tiled, double gabled roof with flush end stacks and parapet gable ends on kneelers. Original plan of two parallel and adjoining ranges. Cellar, two storeys and attics. Four brick plat band between storeys carried round gable ends and at gable end eaves height. Three hipped dormers. Symmetrical facade of three hung sashes and two modern canted bays on either side of doorway. Inside: Some framing visible internally and stop chamfered ceiling beams. Inglenook hearths of red brick.

RCHM: West Cambs mon (6)

Listing NGR: TL3079254836

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

52782

Legacy System:

LBS

Sources

Other

An Inventory of the Historical Monuments in Cambridgeshire West, (1968)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of **official** listing



Historic England

ST JOHNS FARMHOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1164113

Date first listed:

03-Sep-1986

Statutory Address:

ST JOHNS FARMHOUSE, HIGH STREET

Map



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(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/154046/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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Location

Statutory Address:

ST JOHNS FARMHOUSE, HIGH STREET

The building or site itself may lie within the boundary of more than one authority.

County:

Cambridgeshire

District:

South Cambridgeshire (District Authority)

Parish:

Longstowe

National Grid Reference:

TL 30805 54695

Details

LONGSTOWE HIGH STREET TL 35SW (West side) 5/120 St Johns Farmhouse

II

Farmhouse. Mid C17 extended C18. Timberframed, roughcast rendered and cement tiled roof with red brick ridge stack except for C19 gault brick upper courses. Original three bay north-south range with a C18-C19 wing to the front. Two storeys and attic. Three C19-C20 hung sashes to first floor and two canted bays on either side of baffle entry doorway. C18-C19 wing to front. Framed, rendered and modern tiled. One storey. C19 window with adjacent doorway and boarded door. Interior: Clunch inglenook back-to-back hearths with some brick rebuilding in brick. Late C17 scratchings of the date possibly 1699, 1696 or 1668. Ogee stopped main beam and hollow stopped joists. Chimney stack flanked by posts in the side walls. The C18-C19 extension was originally open to the roof.

RCHM: West Cambs mon (7)

Listing NGR: TL3080554695

Legacy

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Legacy System number:

52783

Legacy System:

LBS

Sources

Other

An Inventory of the Historical Monuments in Cambridgeshire West, (1968)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



BIDWELLS

[REDACTED]