

The Kingsfields, Land to the west of Cambourne, Cambridge

Heritage Environment Desk-Based Assessment



Report prepared for:
Deloitte

CA Project: SU0192

CA Report: SU0192_1

November 2020




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CONTENTS

1.	INTRODUCTION.....	5
2.	METHODOLOGY.....	14
3.	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....	20
4.	ARCHAEOLOGICAL SIGNFICANCE & POTENTIAL EFFECTS	39
5.	THE SETTING OF HERITAGE ASSETS.....	42
6.	CONCLUSIONS.....	61
7.	REFERENCES.....	64

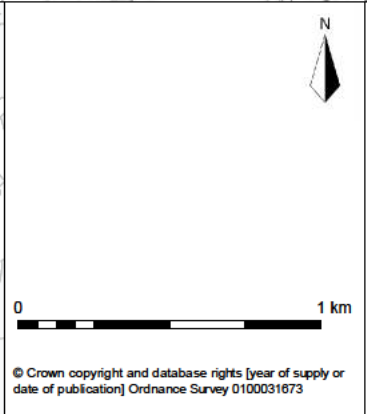
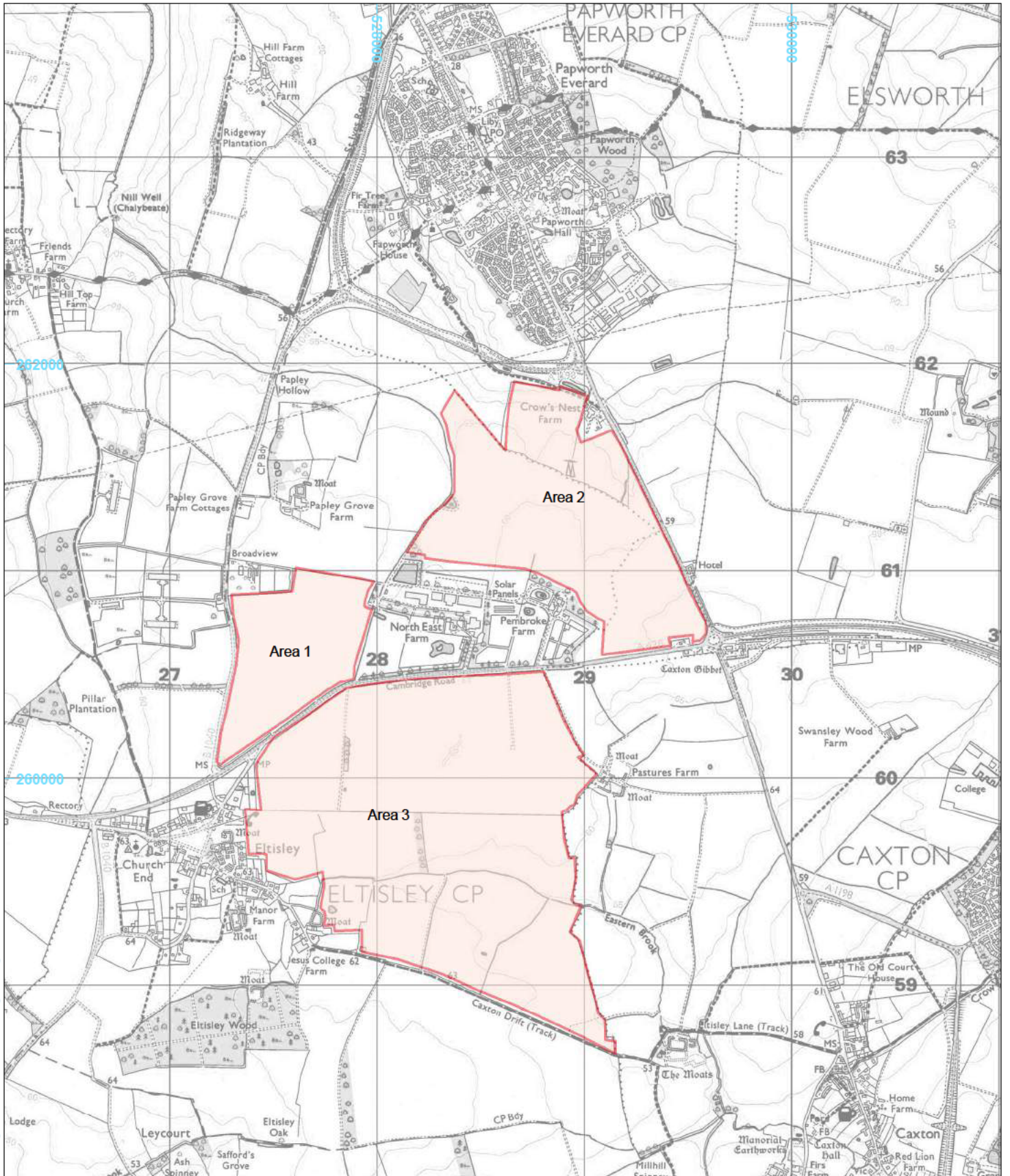
ILLUSTRATIONS

- Fig. 1 Site location plan
- Fig. 2 Distribution of Designated Heritage Assets
- Fig. 3 The Prehistoric and Romano-British Landscape
- Fig. 4 The Medieval and Post-medieval landscape.
- Fig. 5 An extract of the 1841 Tithe Map of the Parish of Eltisley
- Fig. 6 An extract of the 1887 1:10:560 Ordnance Survey map
- Fig. 7 An extract of the amended Tithe Map of the Parish of Eltisley, 1888
- Fig. 8 Extract of the 1952 1:10,560 Ordnance Survey map

PHOTOGRAPHS

- Photo 1: The southern boundary of Area 1, looking south-west towards Eltisley.
- Photo 2: View towards the north-western extent of Area 1.
- Photo 3: View of the north-eastern extent of Area 1 looking towards Papley Grove Farm.
- Photo 4: Overview of Area 1 from the north-east.
- Photo 5: View north-east from the south-western extent of Area 2.
- Photo 6: View north across Area 2 from the south-west boundary.
- Photo 7: View north across Area 2 towards Papworth Everard.
- Photo 8: View south-east of the south-eastern extent of Area 2.
- Photo 9: View east of the north-eastern extent of Area 3.
- Photo 10: View south-west towards Eltisley from the north-eastern extent of Area 3.
- Photo 11: View south from the north-eastern extent of Area 3 towards the field boundary which separates the southern half of Area 3.
- Photo 12: Overview of the southern extent of Area 3 from its south-western extent.
- Photo 13: View across the agricultural landscape to the west of Caxton Pastures, towards Eltisley.
- Photo 14: A view towards the Scheduled Monument of Caxton Pastures from the agricultural land (the Site) to the west.
- Photo 15: The Scheduled Monument is bound by dense vegetation to the west.
- Photo 17: A view south-east towards the northern island from the public bridleway to the west of the Scheduled Monument.
- Photo 18: A view south-east towards the Scheduled Monument from the bridleway leading to Eltisley.
- Photo 19: A view of the Grade ii listed Pond Farmhouse and the Scheduled Monument of the moated site from Eltisley village green.
- Photo 20: A view across the village green towards the Parish Church.
- Photo 21: A view westwards towards the Scheduled Monument across the agricultural fields (the Site) to the east of the village

Photo 22: The settlement of Eltisley and the Scheduled Monument are bound to the east by dense vegetation.



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 Land at Eltisley, St Neots, Cambridgeshire

FIGURE TITLE
 Site location plan

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1. INTRODUCTION

- 1.1. In November 2020, Cotswold Archaeology was commissioned by Deloitte to undertake a Heritage Scoping Assessment in respect the Kingsfields, land to the west of Cambourne, Cambridge (hereafter referred to as ‘the Site’). Presently in use as agricultural fields (Photos 1 to 12), the Site is located to the north and south of west of the course of the A428 ‘Cambridge Road’ and lies to the immediate east of the village of Eltisley. The Site is centred approximately on NGR: 528314, 260103 (Figure 1). The Site comprises of three land parcels. Two of the parcels are situated to the north of Cambridge Road, the parcel to the west of North East Farm and Pembroke Farm comprises an area of 40ha (Area 1) whilst the parcel to the east of the farm comprises an area of 95ha (Area 2). A further parcel is situated to the south of Cambridge Road and comprises an area of 201ha (Area 3).



Photo 1: The southern boundary of Area 1, looking south-west towards Eltisley.



Photo 2: View towards the north-western extent of Area 1.



Photo 3: View of the north-eastern extent of Area 1 looking towards Papley Grove Farm.



Photo 4: Overview of Area 1 from the north-east.



Photo 5: View north-east from the south-western extent of Area 2.



Photo 6: View north across Area 2 from the south-west boundary.



Photo 7: View north across Area 2 towards Papworth Everard.



Photo 8: View south-east of the south-eastern extent of Area 2.



Photo 9: View east of the north-eastern extent of Area 3.



Photo 10: View south-west towards Eltisley from the north-eastern extent of Area 3.



Photo 11: View south from the north-eastern extent of Area 3 towards the field boundary which separates the southern half of Area 3.



Photo 12: Overview of the southern extent of Area 3 from its south-western extent.

Objectives and professional standards

- 1.2. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential constraints or opportunities for development within the Site boundary based upon the significance of these heritage assets are then described.
- 1.3. Cotswold Archaeology (CA) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and updated in 2017 and 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:
- '...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2020, 4).*
- 1.4. The 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

1.5. The Site is located in the local authority of South Cambridgeshire. The South Cambridgeshire Local Plan was adopted in September 2018. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2019)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on 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.

Statute	Description
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Statements of Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12 (2019)	Provides guidance and information on the analysis and assessment of Heritage Significance in line with the NPPF (2019)
South Cambridgeshire Local Plan (adopted September 2018)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2019).
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2019) and the guidance issued by ClfA (2020).
- 2.2. This assessment has been informed by available historic environment information, subject to limitations due to health and safety constrictions imposed in response to the 2020 Coronavirus (COVID-19) pandemic. In this instance, this is considered to be sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach accords, where practicable under present restrictions, with the provisions of the NPPF (2019) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources and where this has not been possible to obtain this has been outlined in the summary set out in Table 2.1 below. Limitations to the study are specifically set out in 'limitations' below.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Cambridgeshire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

- 2.3. A 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the

Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

2.4. A site visit was also undertaken as part of this assessment on the 11 November 2020. The primary objectives of the site visit were to assess the Site’s historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

2.5. Due to current restrictions as a result of the Covid-19 pandemic it was not possible to review aerial photographs held at the Historic England Archives, as the archives are currently closed. Aerial photographs were consulted using readily available sources including the Britain from Above website and the aerial photographs held by the Cambridge University Collection of Aerial Photography (CUCAP, <https://www.cambridgeairphotos.com>). Available LiDAR sources were consulted but coverage did not extend to include the Site.

Assessment of heritage significance

2.6. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal

value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.7. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or ‘settings assessment’, the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.8. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.9. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).
- 2.10. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:
- ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss** and the **significance of the heritage asset** [our emphasis].’*
- 2.11. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019). Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i> With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 193 - 196 of the NPPF (2019) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be

Level of effect	Description	Applicable statute & policy
		weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

2.12. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as *non-designated heritage assets*, they will be referred to as *heritage assets* for the purpose of this report. The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF.

Limitations of the assessment

2.13. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.14. As a result of current restrictions resulting from the Covid 19 pandemic it was not possible to review of historic aerial photographs of the Site held by the Historic England Archives nor was it possible to review archive material and secondary sources held by Cambridgeshire Archives. Readily available secondary sources online have been consulted as part of this assessment and has allowed for an identification of heritage assets within and in the environs of the Site. The information utilised within this assessment is considered to be sufficient to allow for the identification of constraints and opportunities of development within the Site in relation to heritage.

2.15. A walkover survey was conducted within the Site although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource, which may be clarified through intrusive investigation. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site comprises of three land parcels. Two of the parcels are situated to the north of Cambridge Road, the parcel to the west of North East Farm and Pembroke Farm comprises an area of 40ha whilst the parcel to the east of the farm comprises an area of 95ha (Figure 1). A further parcel is situated to the south of Cambridge Road and comprises an area of 201ha (Figure 1). All three of the land parcels are currently in agricultural use. The three parcels are relatively flat and situated between 60 and 65m aOD.
- 3.2. The British Geological Survey records the Site as lying on a solid geology of West Walton Formation and Ampthill Clay Formation – a sedimentary bedrock formed approximately 157 to 164 million years ago in the Jurassic Period (BGS 2020). The Site is overlain by superficial deposits of Oadby Member – Diamicton, a superficial deposit formed up to 2 million years ago in the Quaternary period during which the local environment was dominated by ice age conditions.

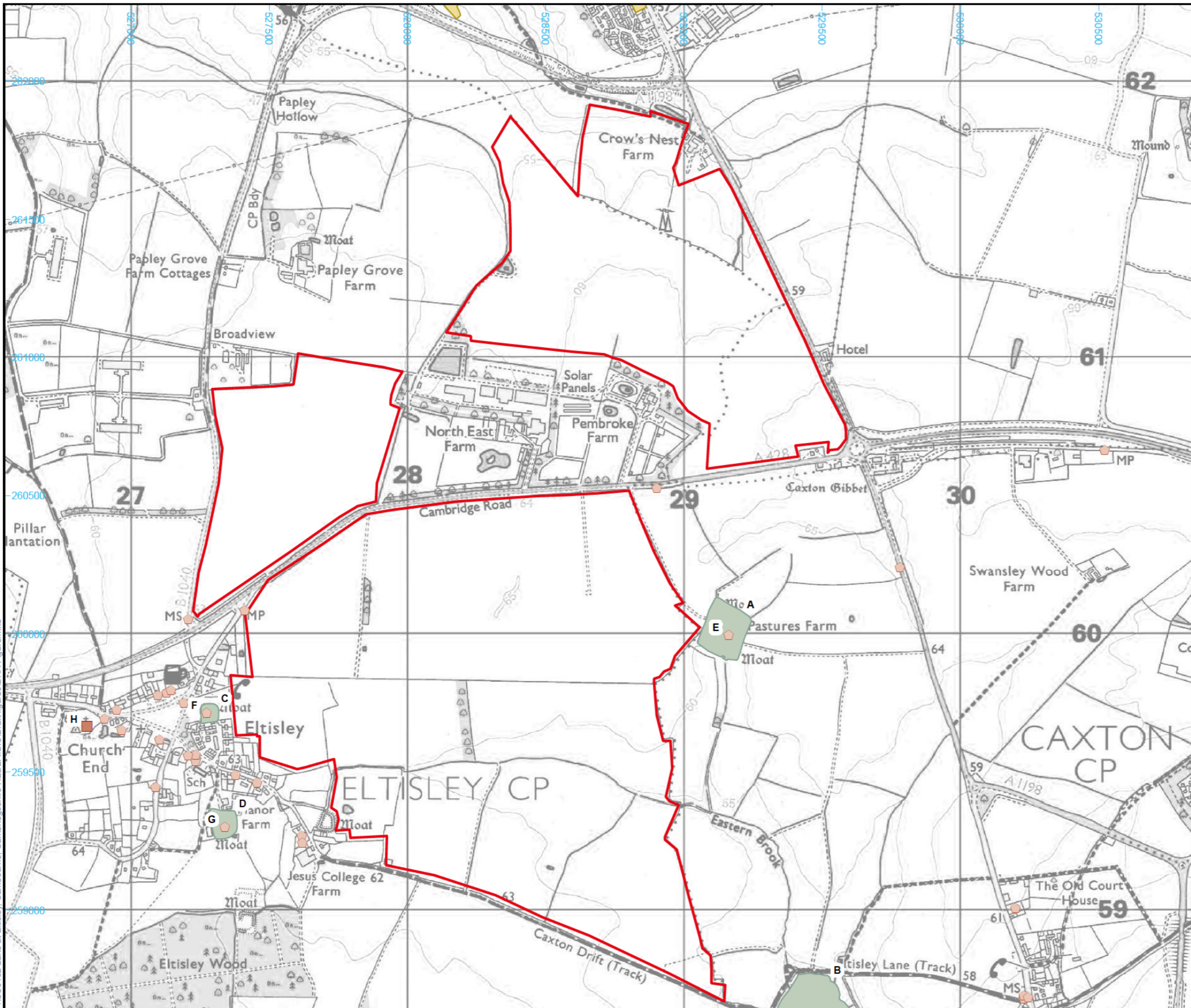
Designated heritage assets

- 3.3. There are no Scheduled Monuments, Registered Parks and Gardens, Historic Battlefields or Listed Buildings situated within the Site. However, there are four scheduled monuments situated within close proximity of the southern parcel of the Site, south of Cambridge Road. The Scheduled remains of the Moated site at Pastures Farm (Figure 2, **A**) are situated c.18m to the east of the eastern boundary of the southern part of the Site, the Scheduled remains of Caxton Moats: a medieval moated site and associated fishponds and warren, 750m north of Caxton Hall (Figure 2, **B**) are situated c.190m south-east of the southern part of the Site, the Scheduled remains of the Moated site at Pond Farm (Figure 2, **C**) and the Grade II Listed Pond Farmhouse are situated 55m to the west of the western boundary of the southern site parcel and the Scheduled remains of the Moated site at Manor Farm (Figure 2, **D**).
- 3.4. There are a total of 36 Listed Buildings within a 1km study area of the three land parcels, including four Grade II* Listed Buildings and 32 Grade II Listed Buildings (Figure 2). The majority of these are situated within the settlement of Eltisley which lies to the immediate west of the southern parcel of the Site, which includes the Grade II* Listed Parish Church of St John the Baptist and St Pandinonia (NHLE: 1127179). A further cluster of Listed Buildings are focussed within the settlement of Papworth Everard, situated c.700m to the north of the north-eastern parcel of the Site and

includes the Grade II* Listed Buildings of the Parish Church of St Peter (NHLE: 1226356) and Papworth Hall (NHLE: 1226279). There are three Grade II Listed mile posts/stones situated on the course of Cambridge Road and within proximity of the north-western extent of the southern parcel, the north-eastern extent of the southern parcel and the south-western extent of the north-west parcel. The nearest Conservation Area comprises Papworth Everard, situated approximately 400m to the north of the north-eastern parcel of the Site.

Previous Archaeological Investigations

- 3.5. No previous archaeological investigations are recorded to have been undertaken within the Site although current Google Earth aerial imagery appears to show a number of infilled trenches within the south-eastern corner of Area 2 and may indicate that the results of archaeological investigations are forthcoming. The Cambridgeshire Historic Environment Record records 36 archaeological investigations within a 1km Study Area. Following programmes of geophysical survey and fieldwalking an evaluation was undertaken on the line of the A428 corridor between Caxton and Hardwick. One of the sections investigated as part of the programme was situated immediately east of the south-eastern corner of the north-eastern parcel of the Site (Figure 3, 9). The evaluation recorded a series of ditches which were completely sterile with the exception of a single sherd of Roman pottery, the alignment of the ditches resembled the Celtic fields which have been seen elsewhere within the county (Albion Archaeology, 2005).. The evaluation recorded Medieval furrows overlying the ditch system (Albion Archaeology, 2005).
- 3.6. Three programmes of archaeological investigations have been recorded to the immediate north of the north-eastern parcel of the Site which have recorded the remains of a Bronze Age cremation cemetery and Iron Age field system (Figure 3, 5)(Cambridge Archaeology, 2007).
- 3.7. Further programmes of archaeological work have been undertaken to the south-east of the junction of the A428 Cambridge Road and the A1198 Ermine Street (Figure 3, 6). Following a commissioned aerial photograph assessment and geophysical survey an evaluation was undertaken in 2015 comprising a total of 148 trenches which were focused upon previously identified geophysical anomalies. The evaluation revealed substantial Middle Iron Age to Roman activity (Thatcher, C 2015).



- Site
- Listed Building
- Grade**
- II
- II*
- Scheduled Monument Moated Enclosures
- Papworth Everard Conservation Area



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PROJECT TITLE
Land at Eltisley, St Neots, Cambridge

FIGURE TITLE
The distribution of Designated Heritage Assets

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Prehistoric

- 3.8. The earliest evidence of Prehistoric activity recorded within the Site comprises the findspot of a single Neolithic flint tool comprising a brownish grey patinated, polished celt of Late Neolithic type. The find was recorded in 1915 and located 300 yards north-west of Caxton Gibbet Inn and roughly falling within the south-eastern extent of the north-eastern parcel of the Site (Figure 3, 1).
- 3.9. Further evidence of Prehistoric activity is recorded within the Site boundary. Cropmarks interpreted as the remains of Early Bronze Age to Late Iron Age activity have been recorded within the north-eastern extent of the southern parcel on aerial photographs held by Historic England Archive dating to 2011 (Figure 3, 2). The cropmarks comprise a group of irregular ditched enclosures varying in size and shape and the largest of the five enclosures comprises a large D-shaped double ditched enclosure. A faint cropmark of a possible hut circle was present within the large D-shaped enclosure. The four small enclosures appear to form annexe enclosures to the larger enclosure. The enclosures appear to be linked by a ditch to a further group of conjoined enclosures 100m to the north. The features have been interpreted as possible contemporary settlement remains which are linked by linear ditches. A further cluster of cropmarks are situated 300m to the south-east (Figure 3, 2) and comprise a large sub divided rectilinear enclosure and ditches which lie between the slight earthwork banks of former field boundaries of uncertain date. These cropmarks have been interpreted as a possible Iron Age or Roman settlement and field system.
- 3.10. A further cluster of cropmarks situated towards the western extent of the southern parcel of the Site were identified on cropmarks dating to 2011, held by the Historic England Archive. These cropmarks have also been interpreted as relating to a probable Iron Age or Roman settlement which is visible at this location in the form of a number of coaxial rectilinear enclosures which are overlain by the levelled remains of medieval ridge and furrow cultivation (Figure 3, 3). Additional cropmarks within the south-western extent of the north-eastern parcel (Figure 3, 4) comprise a group of rectangular enclosures which are ditch defined and vary in size with some being subdivided. These cropmarks appear to also be overlain by levelled medieval ridge and furrow cultivation and have been interpreted as the possible remains of later Prehistoric settlement possibly of Early Bronze Age to Late Iron Age date.
- 3.11. Excavations undertaken approximately 200m to the north of the Site have recorded evidence of funerary activity of mid to late Bronze Age date (Figure 3, 5). During an

excavation in advance of the construction of the Papworth Everard Bypass a mid-Bronze Age cremation cemetery was recorded (Cambridge Archaeology, 2007). The cemetery was intact and sealed by at least 1m of an alluvium deposit. The cemetery comprised of 41 cremations some of which were contained within urns. The excavation also revealed other features associated with the cremations including ash dumps and post holes within which were the remains of burnt wooden posts. The cemetery was situated in an unusual location with few parallels, situated at the bottom of a river valley and close to the river itself and at a point in the landscape where it was overlooked on all sides by surrounding hills. The cemetery was effectively hidden within the landscape and the lack of any other features other than those associated with the cemetery would have resulted in the cemetery being positioned in a quiet and secluded location but near to a brook which would have provided constant movement. The cemetery followed a broadly north north-west to south south-east axis which was bound to the north by the course of the brook and a ditch on a similar alignment to the south. The excavation also recorded the remains of a substantial field system of mid to late Iron Age date and the density and location of finds recorded appeared to indicate that the field system was located near to its associate settlement at the north-eastern extent of the excavation area although the remains of the settlement itself were not recorded during the excavation. A further feature at the southern end of the excavated area comprised a single large posthole and a number of beam slotted linear ditches, one clay lined were positioned on top of a hill overlooking the rest of the Site. The purpose of this feature was not clear, but its position may suggest a ritual function. The excavation indicated that the site was occupied into the Romano-British period with a number of the earlier Iron Age field boundary ditches displaying evidence of being maintained and cleared as well as a number of new ditches being established.

- 3.12. There is no evidence at present to suggest that any funerary activity of Bronze Age date extended within the Site although cropmarks within the north-eastern parcel and southern parcel of the Site are indicative of possible Bronze Age settlement and agricultural activity and the proximity of these features within the Site to the cemetery may indicate that there was a relationship between the possible settlement and agricultural activity within the Site and the occupation of the cemetery. A brook runs through the southern parcel of the Site on a broad east to west axis and Prehistoric settlement sites typically favour south facing slopes within proximity of a watercourse and thus the southern parcel of the Site could be deemed favourable for Prehistoric

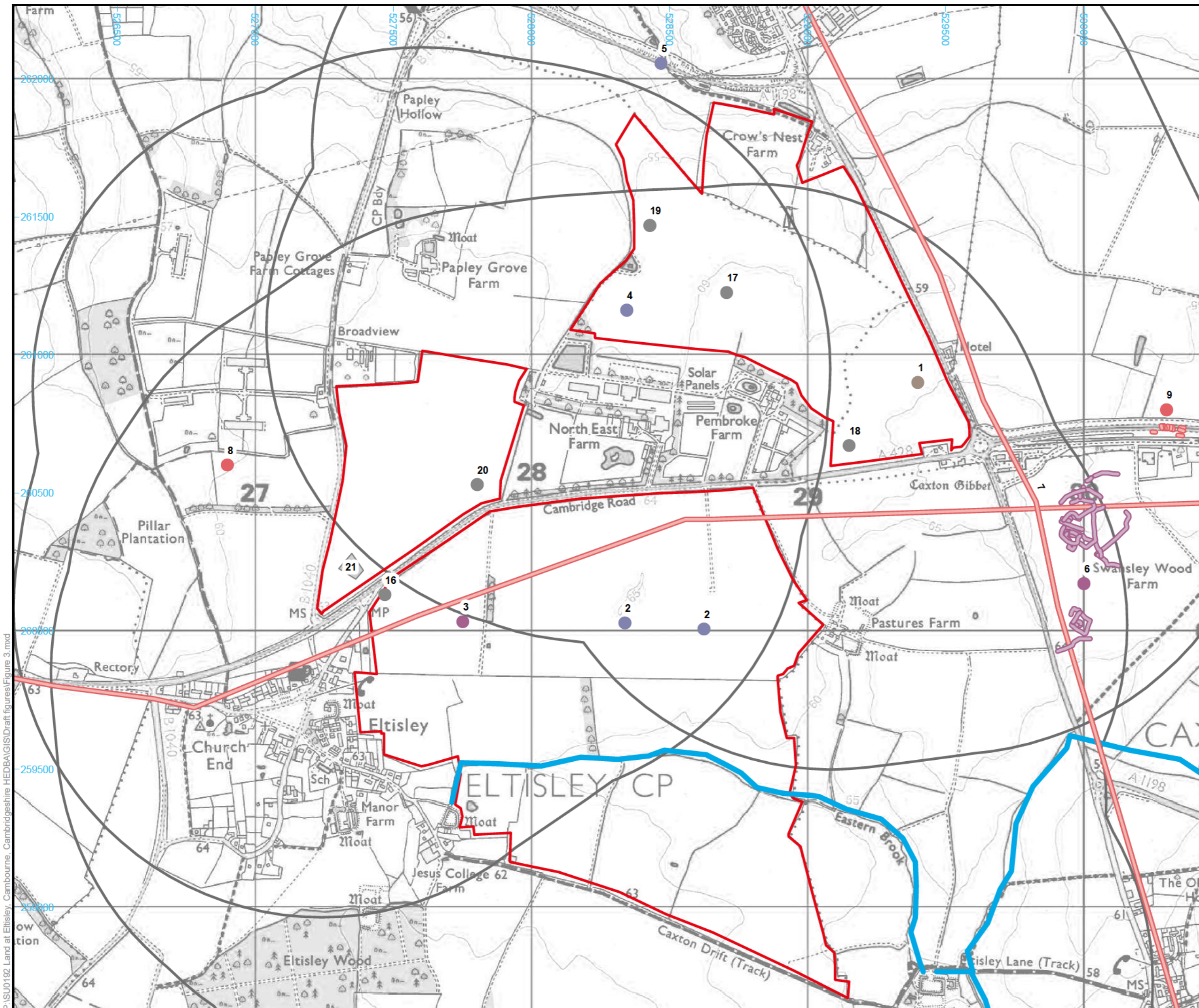
settlement and would support the interpretation of the enclosure cropmarks within the southern parcel as the remains of a possible Prehistoric settlement.


Romano-British

- 3.13. There are no known remains of the Roman period documented within the Site.
- 3.14. The course of the Roman Road of Ermine Street, which connected the Roman settlements of London and York, is projected to broadly follow the course of the current A1198. The course of the Roman Road of Ermine Street abuts the eastern boundary of the north-eastern parcel of the Site and is situated c.800m to the east of the southern land parcel (Figure 3, 7). The conjectured course of a further Roman Road is suggested to run on an east to west axis and passes through the northern extent of the southern parcel of the Site.
- 3.15. Within close proximity of the Site evidence of Prehistoric and Romano-British settlement activity has been recorded during several programmes of archaeological investigation undertaken within close proximity of the Site. Archaeological activity of probable Romano-British date has been recorded within the fields on the opposite extent of Ermine Street to the south-eastern corner of the north-eastern parcel of the Site (Figure 3, 6). Trial trenching within this area was undertaken as part of the Caxton to Hardwick Improvement Scheme. The part of the scheme within proximity of the Site comprised of the excavation of 12 trenches. Within five of the excavated trenches ditches were recorded and were interpreted as a series of field boundary ditches. Within three of the trenches an East to West and North to South alignment of the ditches was discernible and thus these features were interpreted as forming a contemporary field system. Only a small quantity of pottery was identified within the fill of the ditches and thus it was not possible to date the field system, but it is likely that they date to the Roman or post-Roman period. The interpretation of these features suggests that they comprise field boundaries and there was no evidence to suggest that this land lies close to a settlement (Albion Archaeology 2005).
- 3.16. Further excavation was undertaken within the land to the south-east of the Caxton Gibbet roundabout, approximately 170m south-east of the north-eastern part of the Site and c.900m east of the southern parcel. The evaluation revealed a number of areas of archaeological activity, those within closest proximity of the Site comprised Zones D and E which revealed funerary and settlement activity dating from the Middle Iron Age to the Early Roman period. The evaluation identified at least two significant and complex settlement Sites (which include Zone D situated within close proximity


of the Site. These settlement sites were long-lived sites which originated at the start of the Middle Iron Age and were in use until at least the Early Roman period. Other areas of activity recorded during the excavation comprised associated enclosures and field systems and this pattern of discrete enclosed settlements dating from the Middle to Late Iron Age can be paralleled with other sites within the western claylands of Cambridgeshire including at Lower Cambourne and St Neots.

- 3.17. Further evidence of Roman activity is present approximately 400m west of the north-western part of the Site (Figure 3, **8**) where a surface scatter of Roman pottery was recorded in the late 20th century. The surface scatter of pottery is likely to represent unstratified findspots within the agricultural hinterland to the west of the course of Ermine Street.
- 3.18. The cropmark features identified within the southern and north-eastern parcels of the Site have been interpreted as enclosures representing settlement and agricultural activity dating from the Bronze Age through to the Romano-British period. A number of other cropmarks of unknown provenance have also been identified within the Site (Figure 3, **15** to **20**). The proximity of the Site to the excavated remains of long lived settlement activity from Middle Iron Age to the Roman period would suggest that cropmarks present within the Site are the remains of probable agricultural activity within the wider hinterland of a settlement site during the Iron Age and Roman periods.






- Site
- 1km buffer
- Neolithic Findspot
- Bronze Age and Iron Age Features
- Iron Age and Romano-British feature
- Iron Age and Roman features after Oxford Archaeology East 2015
- Roman finds scatter
- Alignment of ditches forming possible Roman field system
- Roman Road
- Eastern Brook
- Undated Enclosure Cropmarks
- Undated Enclosure Cropmark



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PROJECT TITLE
Land at Eltisley, St Neots, Cambridgeshire

FIGURE TITLE
The Prehistoric and Romano-British Landscape

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Early medieval and medieval

- 3.19. There are no known archaeological remains of Early medieval date recorded within the Site.
- 3.20. The nearest settlement recorded by the Domesday Survey is Eltisley, situated to the immediate south-west of the Site. The settlement was situated within the hundred of Longstowe and in 1066 was held by Earl Algar but by 1086 had been passed to the Canons of Bayeux (St Mary). At this time, the settlement is described as comprising 27 households including six villagers, ten smallholders, five cottagers and six slaves (www.opendomesday.org, accessed November 2020). The settlement had land and resources including nine ploughlands, three lord's plough teams, six men's plough teams, 1.5 lord's lands, three ploughs of meadow and woodland for 20 pigs (Open Domesday 2020). According to the Victoria County History, the names of both Eltisley and Papley suggest Anglo-Saxon settlement in a wooded area and in the 13th century the three manors within the Parish of Eltisley held a total of 58 acres of woodland. During the medieval period there were two manorial centres within the village and Parish of Eltisley.
- 3.21. There are two settlement foci, the first being the extant green in close proximity to the Parish Church (Figure 4) which is likely to have been the main settlement. A second settlement was focussed upon a second green at Caxton End to the north of the lane at the south-eastern corner of the village which led to the settlement of Caxton. The two settlement foci and manorial centres are demarcated by the presence of two moated homesteads, the moated enclosure of Pond Farm occupies a location on the eastern edge of the main village green and is situated c.50m west of the western boundary of the Site (Figure 4, **C**). The second manorial focus comprised the homestead moat at Manor Farm situated c.270m south-west of the Site (Figure 4, **D**). The remains of two further medieval homestead moats within the Parish of Eltisley are situated within proximity of the settlement of Eltisley and the Site, and include a moated site situated to the immediate south-west of the boundary of the southern Site parcel (Figure 4, **11**), the moated site of Papley Grove situated c.360m north of the north-western part of the Site and c.600m west of the north-eastern parcel (Figure 4, **12**) and a further moated enclosure c.470m to the south-west of the southern parcel (Figure 4, **13**).
- 3.22. There are two further moated enclosures situated within proximity of the eastern boundary of the Site which were positioned on or near to the boundary between the

two parishes of Eltisley and Caxton. The moated enclosure of Caxton Pastures is situated to the immediate east of the Site (Figure 4, **A**) and is situated at the north-western extent of the Parish of Caxton on the border with Eltisley Parish. The moated site is speculated to be the site of the Manor of Brockholt¹. The moated enclosure of Caxton Moats is situated c.190m to the south-east of the southern part of the Site (Figure 4, **B**), and is believed to have been constructed in the 12th century as the seat of the de Scalers family². This moated site is comparable to Burwell Castle near Newmarket and it is possible that the two sites are contemporary having been built on the orders of King Stephen c.1143 as part of the construction of a series of fortifications designed to contain the rebellion of Geoffrey de Mandeville, Earl of Essex³.

3.23. The Cambridgeshire HER records the remains of medieval ridge and furrow cultivation visible as cropmarks within the south-eastern extent of the southern parcel of the Site (Figure 4, **9**) and within the south-eastern extent of the north-western parcel (Figure 4, **10**). The open fields within the Site formed the eastern extent of the Parish of Eltisley with the eastern boundary of the southern parcel of the Site forming the boundary between the Parishes of Eltisley and Caxton. According to the Victoria County History, Eltisley was divided into two fields during the late 12th and early 13th centuries. By the late 13th century there were three fields of Eltisley however only two fields are mentioned in a record of 1488 (Mylnehlyfeld and West Field). From the early 14th century, the first of these fields had become known as Middle Field or Mill Field. From the 16th century it is clear that the open fields within Eltisley Parish were arranged on a three-field plan comprising Papley, Middle and Easton (East End) fields. These fields were divided into furlongs as depicted on the 1841 Tithe Map of the Parish (Figure 5) and a number of these appear to be of a much older date such as Crows Nest furlong within Middle Field being documented in 1346 and 1518. A plan of the earthworks and fields within the Parish of Eltisley⁴ suggests that the northern part of the southern parcel of the Site (that part to the north of Eastern Brook) comprised the Middle Field, whilst Papley field was situated to the immediate west of the north-western parcel of the Site and Easton Field was situated to the south of the

¹ <http://www.british-history.ac.uk/rchme/cambs/vol1/pp34-44>

² <https://www.british-history.ac.uk/rchme/cambs/vol1/pp34-44>

³ <https://historicengland.org.uk/listing/the-list/list-entry/1015202>

⁴ <https://www.british-history.ac.uk/rchme/cambs/vol1/pp89-98>

track leading south-east from Caxton End, which forms the southern boundary of the southern parcel of the Site.

- 3.24. There is no evidence to suggest that any medieval settlement activity associated with the aforementioned moated sites extended within the Site. During the medieval period the Site is likely to have formed part of the open field system associated with the settlement and Parish of Eltisley. Any buried archaeological remains present within the Site are likely to comprise the ploughed out remains of ridge and furrow cultivation.

Post-medieval and modern

- 3.25. The position of a post-medieval windmill is recorded as being situated within the north-western extent of the southern parcel of the Site (Figure 4, 15). During the Post-medieval period, the Site continued to form part of the agricultural hinterland to the east of the settlement of Eltisley.
- 3.26. The earliest available cartographic source to depict the Site is the 1841 Tithe Map of the Parish of Eltisley which records the majority of the Site as falling within a landscape of open fields associated with the Parish of Eltisley (Figure 5). The map depicts Area 1 as being divided into approximately 104 strip fields/furlongs which appear to be arranged in three fields on a north to south axis bound by hedgerows or tracks. Area 2 is depicted as being divided into approximately 97 plots with strip fields and furlongs occupying the western extent of the area and larger regular fields occupying the eastern extent. Area 3 comprises approximately 600 plots depicted on the Tithe Map. The strip fields are concentrated within the northern and eastern extents of Area 3 with larger more regular fields occupying the south-western extent of the Site within proximity of the village of Eltisley. The associated Tithe Apportionment records that the majority of these fields were in arable use and were owned and occupied by a variety of individuals including 'The Master, Fellows and Scholars of Jesus College', 'The trustees of St Thomas Hospital', 'The Master and Scholars of Pembroke College, Samuel Newton Esquire and The Reverend Wollaston Pym appearing to be the largest landowners of the land within the Site. The apportionment also records that the land within Area 3 formed part of the three open fields of the parish which were known as Middle Field, Easton Field and Papley Field and each furlong within this area was named. Examples within Area 3 include 'Middle Field, Cambridge Way Furlong', 'Middle Field, Little Hillands Furlong', 'Middle Field, Great Hillands Furlong', 'Papley Field, Great Hillands Furlong' and 'Easton

Field, Willow Way South Furlong'. Plot 528 which is situated within the north-western most corner of Area 3 was owned by Samuel Newton Esquire and occupied by Samuel Baron. It is recorded as Mill Hill within Middle Field and in arable use. The map depicts a circular feature within this plot which may be the mound associated with the site of a former mill (Figure 4, **15**) which is recorded on cartographic sources dating to the mid-18th century and which gave the surrounding plot of land its name. The mound is no longer visible within the Site.

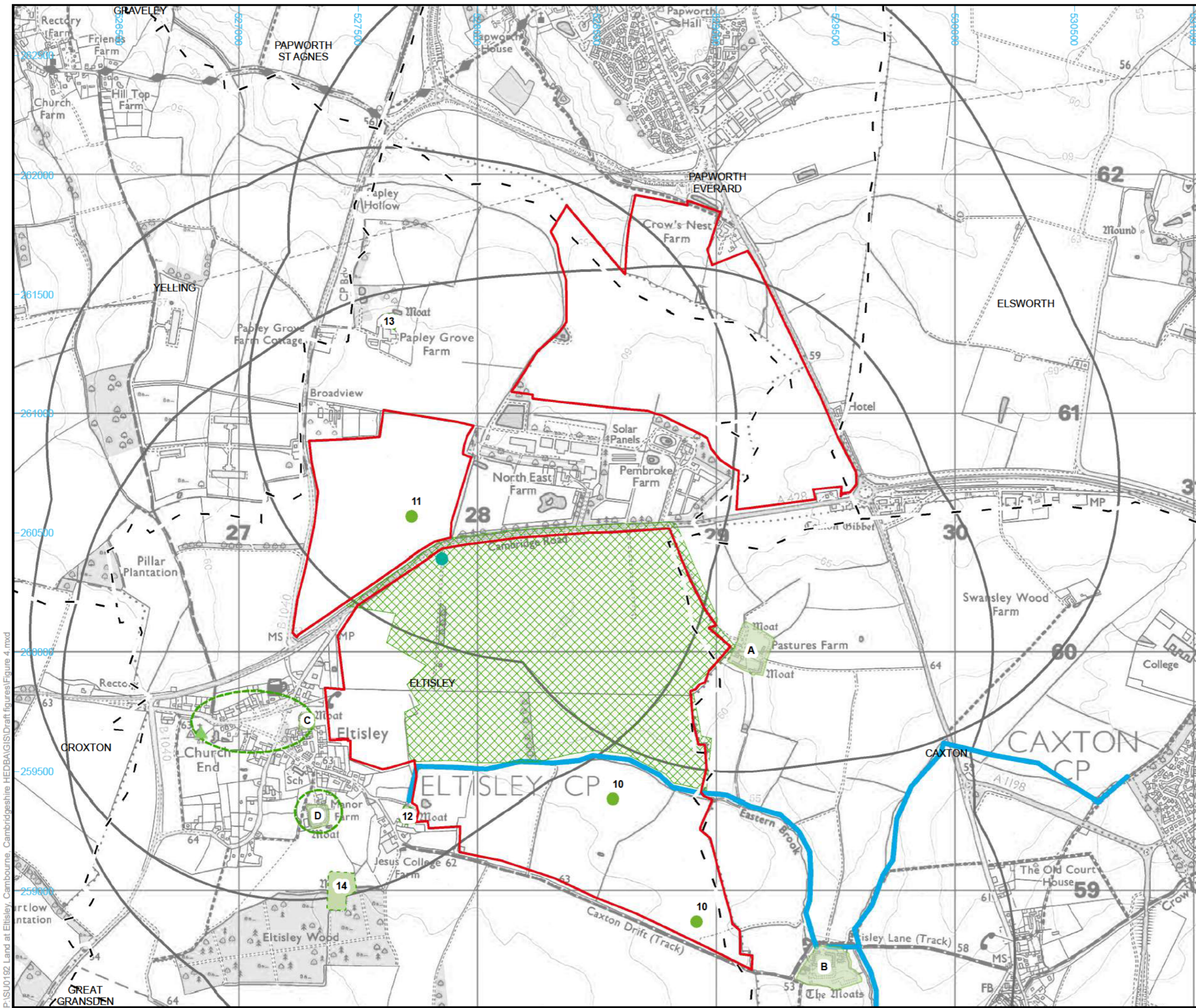
3.27. The Tithe Map of the Parish of Eltisley with an amended apportionment dating to 1888 (Figure 6) depicts the Site as being subject to reorganisation of the open field system with the amalgamation of the former furlongs and smaller plots into larger fields. The north-western parcel of the Site is depicted as being subdivided into seven regular shaped plots of varying size. The northern most plot (Plot 19) is recorded within the accompanying Tithe Apportionment as being under the ownership of George Onslow Newton and is recorded as arable/allotment with various owners, possibly suggesting that this plot formed part of the open field system of the Parish of Eltisley. The two plots to the south of Plot 19 (Plots 20 and 21) also comprise arable allotments under the ownership of George Onslow Newton but were occupied by Elizabeth Rose. The four plots falling within the southern part of the north-western parcel of the Site (Plots 22 to 25) are recorded as allotments in arable use but were under the ownership of Philip and Arthur Hugh Mayer and occupied by Edward Fortescue.

3.28. The northern and eastern extents of the north-eastern parcel of the Site fall within the boundary of the historic Parish of Papworth Everard. However, the Eltisley Tithe map depicts the south-western and central part of the Site as falling within two large irregular shaped plots (Plots 15 and 16). Plot 15 is recorded as allotments under arable use and owned by George Onslow Newton and occupied by Peter Kidman and others. Plot 16 is recorded as owned by The Master, Fellows and Scholars of Pembroke College, Cambridge and was occupied by Joseph Sechele. The southern part of the Site is depicted on the Eltisley Tithe Map as being divided into 20 separate plots. The northern most part of the Site was divided into ten plots (Plots 27 to 36) which were all recorded as arable allotments under the ownership of The Governors of St Thomas Hospital and occupied by William Matthews. The southern part of the Site to the south of the extant east to west field boundary was divided into six plots all of which were owned by George Onslow Newton and were occupied by various individuals and in various uses including arable allotments and under grass. The

apportionment records the homestead moat at Pond Farm (Plot 50) as owned by George Onslow Newton and occupied by Richard Pentelow and thus by the late 19th century the southern half of Area 3 was under the same ownership and occupation as the moated site at Pond Farm.

- 3.29. The 1887 OS map (Figure 7) depicts the Site following the enclosure of the open fields with further changes having occurred to the division of fields within the Site. Within Area 3 of the Site the 20 parcels previously depicted on the Tithe Map had been reduced to 13 larger fields with the ten parcels previously occupying the north-eastern extent of Area 3 on the Tithe Map being amalgamated into a single large field. Within Area 1, four field boundaries had been removed by 1887 to form three larger fields. However, within Area 2 the two large fields depicted on the tithe map as falling within Eltisley Parish had been subdivided into five smaller fields.
- 3.30. Further changes to the layout and organisation of the fields falling within the Site has occurred by 1952 (Figure 8). The map depicts a vegetative plantation on a north to south axis dividing the western extent of the northern third of Area 3. A further vegetative plantation extends eastwards from the north to south boundary plantation and partially divides the eastern extent of the northern third of Area 3. A further plantation is depicted on a north to south axis within the central third of Area 3 and extends between the east to west field boundary which separates the northern and central thirds of Area 3, and the course of the Eastern Brook. The map also depicts a track within the northern third of Area 3 which appears to be a continuation of a track to the north of Cambridge Road and running through the fields to the west of Pembroke Farm. The track runs through the east to west plantation and extends south-west to reach the plantation/boundary within the central third. Area 1 had been subdivided into two fields with the removal of a boundary towards its northern extent. However, part of an orchard which is present to the west of Area 1 extends into the north-western extent of Area 1.
- 3.31. The north to south vegetative boundary within the northern third of Area 3 is partially extant with the northern extent removed and replaced with a gravel track. The boundaries forming the three parcels of land occupying the southern third of Area 3 on the 1841/1888 altered Tithe Map and apportionment are extant. The two boundaries which represent the divisions between the four parcels of land within the central part of Area 3 as depicted on the Tithe Map and including the plantation depicted on the 1952 OS map are also extant as is the east to west boundary which

separates the central and northern thirds of the Site. Thus at-least five of the present field divisions represent the continuation of field boundaries dating to at least the mid-19th century.



- Site
- 1km buffer
- Manorial Settlement Focus
- Moated Enclosure Scheduled Monument
- Moated Enclosure
- Medieval Feature
- Middle Field - area of former medieval open field system
- Post-medieval feature
- ▲ Parish Church
- Historic Parish Boundary
- Eastern Brook



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PROJECT TITLE
Land at Eltisley, St Neots, Cambridgeshire

FIGURE TITLE
The Medieval and Post-medieval Landscape

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PROJECT TITLE
Land at Eltisle, St Neots, Cambridgeshire

FIGURE TITLE
An extract of the 1841 Tithe Map of the Parish of Eltisle

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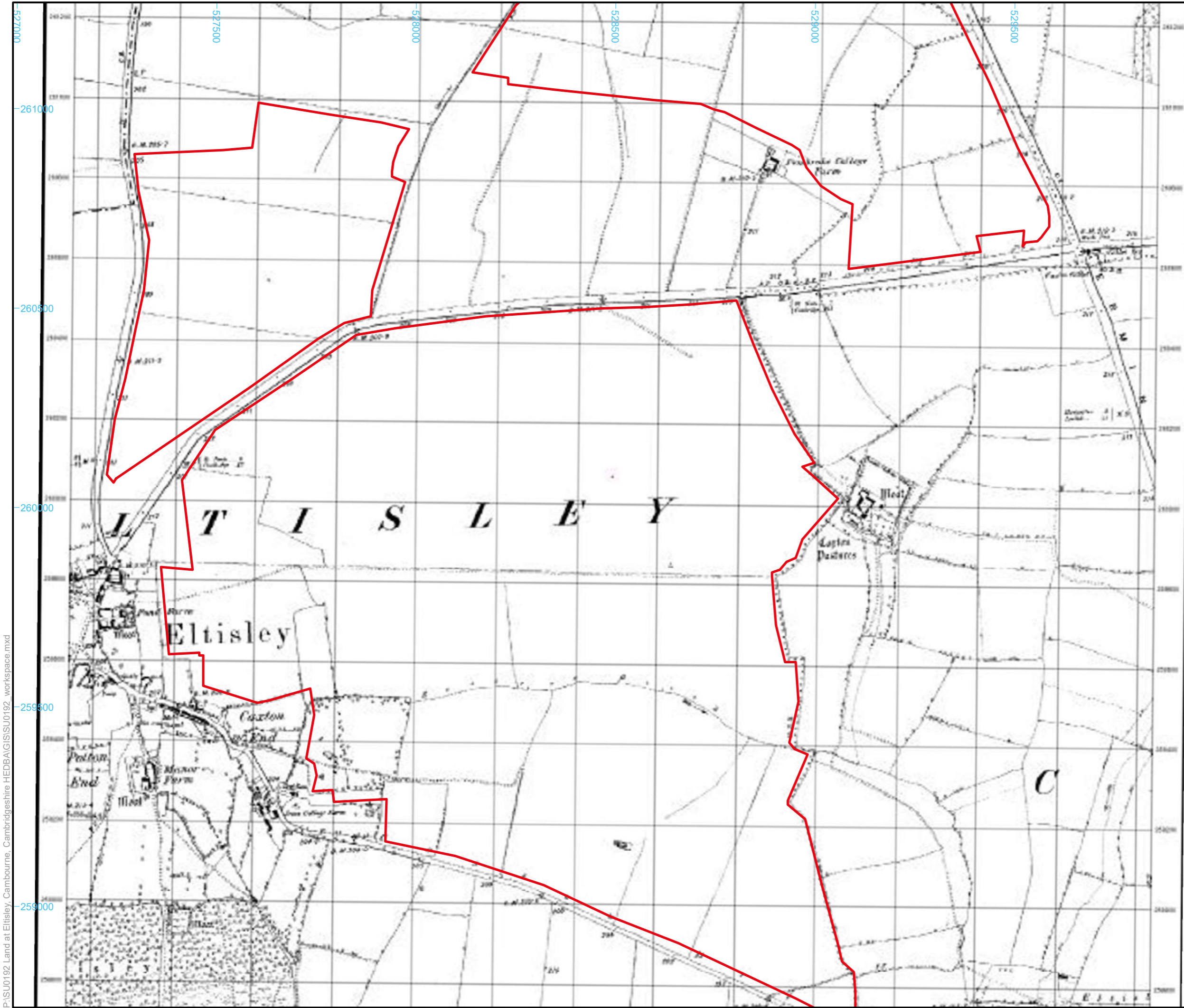
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Land at Eltisbury, St Neots, Cambridgeshire

FIGURE TITLE
An extract of the amended Tithe Map of the Parish of Eltisbury, 1888

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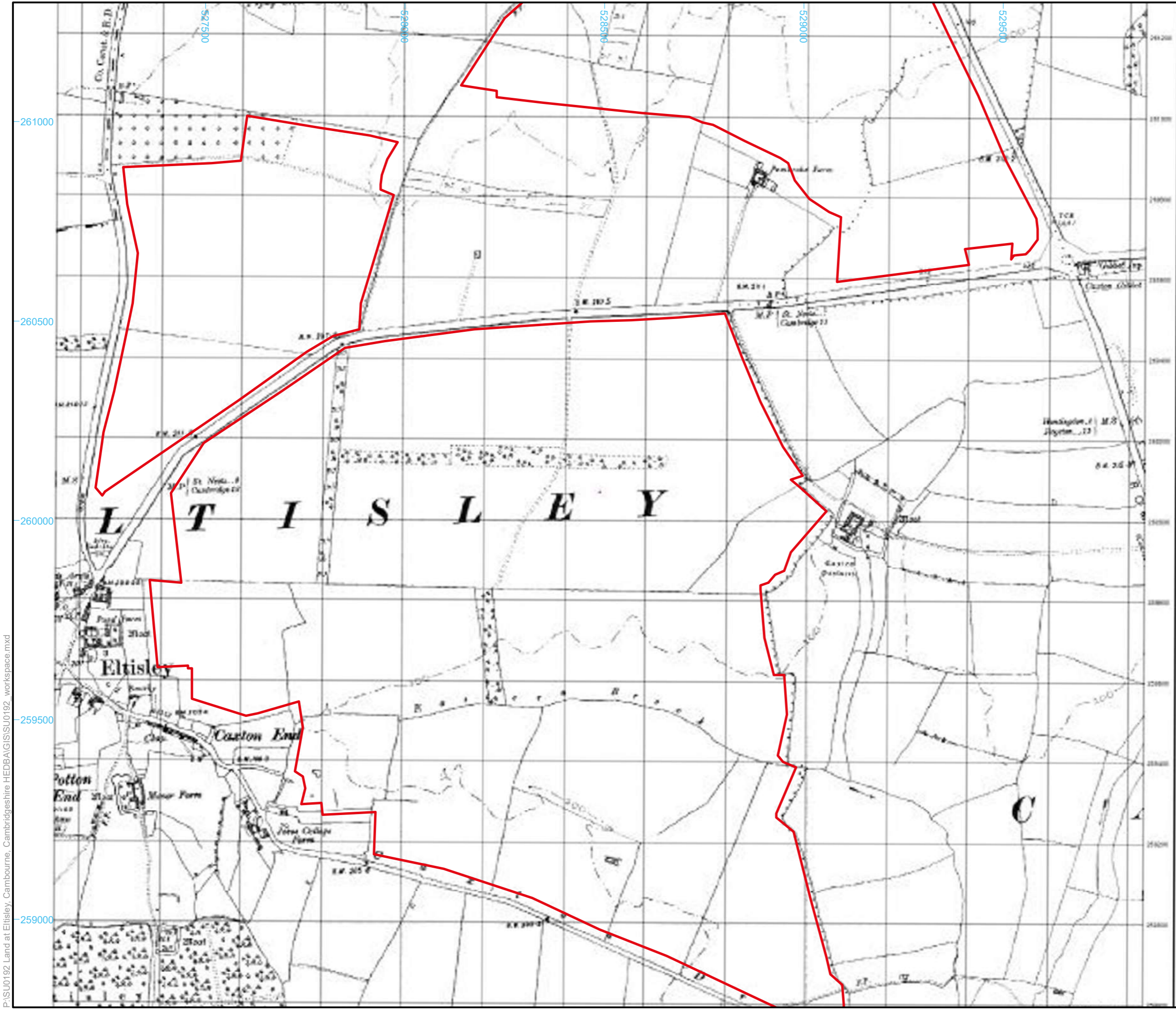
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FIGURE TITLE
An extract of the 1887 1 10,560 Ordnance Survey map

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PROJECT TITLE
Land at Eltisley, St Neots, Cambridgeshire

FIGURE TITLE
An extract of the 1952 1:10,560 Ordnance Survey map

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4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. The Site seems to have been under agricultural uses throughout its known history since at least the mid-19th century as shown on available cartographic sources. Accordingly, below ground impacts are likely to have been experienced principally from agricultural regimes, such as the regular ploughing, and the establishment and removal of field boundaries. The depth of these impacts are not presently understood, however it is feasible that archaeological remains may survive undisturbed, particularly at greater depths and residual remains may be encountered within the plough soil
- 4.2. Several changes to field boundaries are recorded on historic maps as a result of the enclosure of the former Medieval open-field system. However, five of the extant boundaries and hedgerow field divisions within the Site date are present on the 1841 Tithe Map of the Parish of Eltisley and therefore at-least have mid-19th century origins.

The significance of known and potential archaeological remains within the Site

- 4.3. This assessment has identified that no designated archaeological remains are located within the Site; no designated archaeological remains will therefore be adversely physically affected by development within the Site.
- 4.4. Considering the known resource recorded in the surrounding area and the recorded geology (Section 3), potential archaeological remains within the Site may comprise:
- Prehistoric remains including the possible remains of Iron Age settlement activity and associated field systems which would have historic (illustrative) and evidential values as heritage assets, providing information on the early development of settlements in the area;
 - Romano-British agricultural activity and field systems. These remains which would have historic (illustrative) and evidential values as heritage assets, providing information on the early development of settlement patterns across the area these would most likely relate to rural field systems, paddocks and similar type features. The possibility of settlement activity cannot be discounted but based on the evidence analysed the potential for it is quite low;
 - Medieval ridge and furrow cultivation

-
- Post-medieval – remains of ploughed out boundaries relating to the open field system
 - Hedgerows

4.5. Furthermore, six hedgerows within Area 3 of the Site correspond with the position of field boundaries on the 1841 Tithe Map and comprise ‘important’ hedgerows under the 1997 Hedgerow Regulations. Hedgerows comprise heritage assets of low heritage significance. The retention of these hedgerows, as much as possible, could be considered a heritage benefit.

Potential Prehistoric and Romano-British activity.

4.6. This assessment has identified that there is potential for the remains of Prehistoric and Romano-British settlement activity and field systems to extend within the Site. Cropmarks within the northern half of Area 3 are suggested to be the remains of activity dating from the Bronze Age to the Roman period and cropmarks within the north-western extent of Area 2 have been interpreted as relating to activity of Bronze Age to Iron Age date. Further cropmarks are present within all three areas, their provenance is currently unknown. Excavations undertaken within close proximity of the Site have recorded evidence of long-lived settlement sites dating from the Bronze Age to the Iron Age alongside a Bronze Age cremation cemetery and field systems from the Iron Age period. Thus, the cropmark features present within the Site are likely to relate to wider agricultural activity within the agricultural hinterland of Prehistoric settlement sites and may form part of a settlement system of enclosed settlements.

4.7. As highlighted in *The Research and Archaeology Revisited: a revised framework for the East of England* (Medlycott, 2011) enclosed landscapes appear to be an important feature of many parts of the Middle to Late Iron Age in southern Britain. If Prehistoric or Roman field systems are identified within the Site, they would have the potential to contribute to a further understanding of planned systems of settlement and land division within the Prehistoric and Roman periods.

Potential Medieval and Post-medieval remains.

4.8. The Site is situated to the immediate east of the medieval settlement core of Eltisle, the extent of the village and its focus being marked by the position of the moated site at Pond Farm. The Site appears to have formed part of the open field system occupying the eastern extent of the Parish of Eltisle since at-least the mid-19th century and cropmarks indicative of the ploughed out remains of medieval ridge and

furrow cultivation have been recorded within the south-eastern extent of Areas 1 and 3. There is no evidence to suggest at present that medieval settlement activity extended within the Site. A post-medieval windmill is recorded on historic cartographic sources as situated within the north-western extent of Area 3 and buried archaeological remains relating to this feature may survive within the north-western extent of the area.

- 4.9. On the basis of the available information the potential for buried archaeological remains within the Site dating to the medieval period is considered to be limited but the presence of such features cannot entirely be ruled out. If recorded within the Site it is unlikely that the remains would be of such significance to warrant preservation in situ, and instead would constitute non-designated heritage assets of archaeological interest.

5. THE SETTING OF HERITAGE ASSETS

5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figure 3. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

5.3. A number of heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These included four Scheduled Monuments (Figure 2, **A** to **D**) and four Listed Buildings, three of which were associated with the Scheduled moated sites (Figure 2, **E** to **G**) and the fourth the Parish Church (Figure 2, **H**). These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. During the site visit and walkover it was noted that the Scheduled Monument of a moated site at Manor Farm was situated at the south-western extent of the village of Eltisley and that it was obscured from the Site by dense vegetation and the intervening built form of the settlement.

5.4. The assessment identified that there would be no nonphysical impact upon the significance of any other heritage assets as a result of changes to the use and/or appearance of the Site. These unaffected assets include a cluster of Listed Buildings within the settlement of Eltisley which include mostly residential dwellings, farmhouses and farm buildings which are consistent with the local vernacular. These heritage assets are predominantly inwardly focussed upon the village green from where they are best perceptible and intelligible as heritage assets. This setting would

not be altered, and would be preserved, as would the assets' key contributing values and views. Views of the surrounding landscape (including the Site) from these assets are blocked by vegetation, topography and other built form, and there are no other discernible (nonvisual) historical or landscape associations between any of these assets and the Site.

- 5.5. As such, development in principle will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.

Steps 2 – 3: Assessment of setting and potential effects of the development

- 5.6. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

Scheduled Monument of Moated Site at Pastures Farm

Significance

- 5.7. The moated site comprises a roughly square shaped island c.150m wide. The island is contained by a seasonally water filled moat which is 9m wide and 1.5m deep. The north-eastern part of the moat has been infilled. A leat extends southwards from the south-western arm of the moat which connects the moat to Eastern Brook situated 560m to the south. Seven causeways provide access across the moat but the one crossing the eastern arm is thought to represent the original access to the island with four causeways of post-medieval date and two being modern⁵. A farmhouse and dovecote stand within the western part of the island and date to the 18th century and likely replace an earlier building. The moated site is also known as Caxton Pastures and is believed to be the site of the Manor of Brockholt which was a separate manor from the main manor of Caxton between the mid-12th century and the early 13th century⁶. During the late 13th century documentary sources indicate that the manor was held by John de Caxton and the estate comprised over 80 acres of land and 50 acres of meadow and pasture in 'Kingsfield' which was located to the north-west of Caxton and bordering on Eltisley. The Moated Site at Pastures Farm survives well with the island remaining largely undisturbed by post-medieval and modern activity

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1019177>

⁶ <https://www.british-history.ac.uk/rchme/cambs/vol1/pp34-44>

which will retain the buried evidence of earlier structures as well as features relating to the development and character of the Site through the periods of occupation and the silts at the base of the moat will likely contain artefacts relating to the occupation as well as evidence of the appearance of the landscape surrounding the moat.

- 5.8. Thus, the Scheduled Monument of the Moated Site at Pastures Farm derives its significance from its evidential and historical (illustrative) values embodied by its physical form (i.e. extant and visible earthworks as well as buried archaeological remains).

Physical Surrounds – ‘What Matters and Why’

- 5.9. The moated site of Caxton Pastures is situated at the north-western extent of the Parish of Caxton and abuts the boundary between the parishes of Eltisley and Caxton. It is situated c.1.5km to the north-west of the settlement of Caxton and 400m south of the road between St. Neots and Cambridge, and is situated within the wider agricultural hinterland of Caxton and Eltisley parishes. There is currently a single access point to the moated site, via a track which extends westwards from the course of the A1198 for approximately 700m⁷. The moated site is likely to have historically been accessed from the east, from within Caxton Parish, as the earliest causeway present is that crossing the eastern arm of the moat. Further causeways were added during the post-medieval and modern periods which suggest that there may have been additional means of access although these have since ceased to be used.

- 5.10. The surrounding landscape is relatively low-lying and flat, and the moated site is situated at approximately 64m aOD. The position of the moated site within a relatively isolated position at the north-western extent of Caxton Parish and at the boundary with Eltisley combined with the flat and open agricultural landscape to the west (Photo 13) provides open and commanding views across the former open fields of the parish of Eltisley. The spire of the Parish Church of Eltisley which was added in the 15th century is visible in these long ranging views and thus there was an unintentional visibility between the moated site and the settlement of Eltisley which serves to confirm the position of the moated enclosure at the boundary of the two parishes. This position possibly suggests that the moated site was deliberately constructed in a location where it could project and display wealth and status of the occupants to the villagers within Eltisley parish as well as a possible defensive position on the

⁷<https://www.google.co.uk/maps/@52.2223142,0.0999074,3a,75y,268.9h,86.87t/data=!3m6!1e1!3m4!1sFiy94aBr7wEiEwm5GUIPuQ!2e0!7i13312!8i6656>

boundary of the parishes. The position of the moated site on the boundary of the two parishes and in an isolated location forms part of the setting of the Scheduled Monument which contributes to its significance as it provides an understanding of the reasons for the construction of the moated site.



Photo 13: View across the agricultural landscape to the west of Caxton Pastures, towards Eltisley.

- 5.11. The Scheduled Monument is currently bound by dense and mature vegetation on all sides as well as the field boundary forming the eastern extent of the Parish of Eltisley and the Site and these boundaries appear to be in place by the late 19th century as they are depicted on the 1887 Ordnance Survey map. (Photos 14 and 15). It is possible that when the moated site was constructed during the Medieval period that the vegetation and boundaries surrounding the site were less dense and allowed for a much more open appreciation of the moated site and the projection of the status of the occupants was more readily discernible. This dense vegetation lends a further sense of the isolated position of the moated site and affords it with some privacy which may have resulted from the later use of the site as a farmhouse. The presence of the 18th century farmhouse and Grade II Listed 18th century dovecote within the confines of the moated enclosure provide contribute to the significance of the Scheduled Monument through their contribution to an understanding of the long-lived and ongoing occupation of the site and the development of the site from the Manor

of Brockholt, which would have been of some status to a relatively small farm exploiting the agricultural land at the north-western extent of Caxton Parish.



Photo 14: A view towards the Scheduled Monument of Caxton Pastures from the agricultural land (the Site) to the west.



Photo 15: The Scheduled Monument is bound by dense vegetation to the west.

5.12. The course of the Eastern Brook is situated approximately 0.5km to the south of Caxton Pastures and runs on a broadly east to west axis from the south-eastern extent of the village of Eltisley towards Caxton. The ground gradually slopes southwards from the moated site towards the valley of the brook. It is likely that the moated enclosure was situated within proximity of this watercourse so that the brook could be exploited as a resource to maintain the moat and also to make use of the fertile soils surrounding the valley of the brook for agricultural purposes.

5.13. A further moated site, that of Caxton Moats is situated c.1.1km to the south and also lies close to the boundary between Eltisley Parish and Caxton Parish. There is limited intervisibility between the two moated sites as a result of the intervening topography and vegetative hedgerows although the landscape during the medieval period may have been more open and would have allowed for intervisibility between the two sites. The proximity of the moated enclosure of Caxton Moats makes a limited contribution to the significance of the Scheduled Monument of Caxton Pastures as the position of the two moated sites on the boundary between the parishes of Caxton and Eltisley indicates that there was a strong intention during the 12th century to construct residences within defensive locations which also allowed for the projection of the wealth and status of the occupants.

Experience – ‘What Matters and Why’

5.14. The asset is typically and best experienced from within the confines of the scheduling boundary where an appreciation of the form of the earthworks is available and the relationship between the parts of the site and the later buildings constructed on it can be understood. This appreciation of the earthworks of the moated site will not be altered as a result of development within the Site. The moated enclosure being the remains of a medieval residence of status and associated with the Manor of Brockholt is likely to have been designed with the intention of being visible, despite it being within a relatively isolated position away from the settlement of Caxton and at the north-western extent of the Parish. This experience of the asset has been degraded as a result of the dense vegetative boundaries which now surround the site of the moated enclosure and serve to enclose and lend privacy to the extant farm/house.

5.15. The open and flat character of the agricultural landscape to the immediate west of the Scheduled Monument, which comprise the remains of the former open fields of the Parish of Eltisley, allows for long ranging views between the moated site and the spire of the Parish Church of Eltisley which comprises a later 15th century

construction. The view between the moated site and the spire of the Parish Church within the neighbouring parish is incidental due to the construction of the spire post-dating the moated site and thus this view makes a limited contribution to the setting of the Scheduled Monument. Nevertheless the proximity of the Scheduled Monument to the agricultural hinterland at the eastern extent of Eltisley Parish contributes to the significance of the Scheduled Monument as it allows for an understanding of the intention behind the construction of the moated site to externally display the status of the occupants of the Manor of Brockholt.

Contribution of the Site

- 5.16. Area 3 of the Site comprises an area of 201ha the eastern boundary of which abuts the western boundary of the Scheduled Monument. The Site comprises of an area of flat, agricultural land which up until the mid-19th century formed part of the open-field system occupying the eastern extent of the Parish of Eltisley and to the east of the main settlement of Eltisley. The position of the Scheduled Monument on the boundary between two parishes and its proximity to the former open-field system within the Site forms part of the setting which contributes to the significance of the Scheduled Monument as it allows for an understanding of the isolated position in which the moated site was situated and the intention through its construction to allow for a display of the wealth and status of the occupants. Thus, the land which formed part of the open field system within the northern third of Area 3 is considered to form part of the setting which contributes to the significance of Caxton Pastures Scheduled Monument. The agricultural land within Areas 1 and 2 formed part of the wider agricultural hinterland at the northern extent of Eltisley Parish and does not form part of the setting of the Scheduled Monument which contributes to its significance.
- 5.17. The open and flat character of the land within the northern half of Area 3 also allows for incidental aesthetic view between the moated site and the 15th century spire of the parish church within Eltisley. This intervisibility is not considered to be a key view in the experience of the Scheduled Monument which principally is obtained through views within the confines of the Scheduled Monument earthworks.
- 5.18. Development within Area 3 of the Site will result in change to the open character of the agricultural landscape to the west of the Scheduled Monument and has potential to erode the intelligibility and understanding of the intentional position of the moated site at the north-western extent of Caxton Parish from where the status of the occupants of the manor could be expressed.

Scheduled Monument of Caxton Moats: a medieval moated site and associated fishponds and warren, 750m north-west of Caxton Hall

Significance

- 5.19. Caxton Moats comprises a group of three contiguous moated enclosures which are arranged in an inverted L-shaped plan, with associated water management features, fishponds and warren earthworks⁸. The site is believed to have 12th century origins as the seat of the de Scalers family and the northern island is believed to be the earliest part of the complex. The arrangement of the platforms and the scale of the moat are comparable to Burwell Castle near Newmarket which was constructed during the mid-12th century during the civil war known as 'The Anarchy' and it is possible that the two sites are contemporary having been built on the orders of King Stephen c.1143 as part of the construction of a series of fortifications designed to contain the rebellion of Geoffrey de Mandeville, Earl of Essex. The first documentary source to refer to the moated site dates to 1312 when the site was in possession of Lady Eleanor de Freville and it is likely that during this period of occupation the complex expanded with the additional islands, fishponds and warren with the elaborate character of the northern island reflecting the desire to create a prestigious dwelling reflecting the status of the owners during the later phases of the sites occupation.
- 5.20. The site is one of the most elaborate and best preserved moated sites within Cambridgeshire and the group of enclosures represent a sequence of development from a small site, which was defensive in character, to a large complex which reflected the wealth and social standing of the inhabitants. The islands will contain buried evidence for structures and features relating to the development and occupation of the site over time and the ditches will retain evidence of the water management system and the waterlogged silts within the ditches will contain artefacts relating to the occupation of the site and environmental evidence of the appearance of the surrounding landscape. The associated fishponds and warren are indicative of the status of the later occupants of the site and are well preserved. The mounds of the warren and the surrounding warren pasture will provide evidence of their design, construction and use. The fishponds will also contain evidence of how the water supply and stock were regulated and managed and the evidence from these features

⁸ Plan of Caxton 'The Moats', Monument 19 available at:
<https://www.british-history.ac.uk/rchme/camb/vol1/pp34-44>

would provide an understanding of the character of the settlement at its height of occupation.

- 5.21. Thus, Caxton Moats derives its significance from its evidential and historical (illustrative) values embodied by its physical form (i.e. extant and visible earthworks as well as buried archaeological remains).



Photo 16: A view towards the southern island of the moated site from the public footpath to the south-west.

Physical surrounds – ‘what matters and why’

- 5.22. The moated site of Caxton Moats is situated towards the western extent of the Parish of Caxton and lies c.300m east of the boundary between Caxton Parish and Eltisley Parish. The moated site lies c.700m to the west of the village of Caxton. The surrounding landscape is relatively low-lying and flat⁹ and the moated site is situated at approximately 53m aOD. The position of the moated site within a relatively isolated position towards the western extent of Caxton Parish and within proximity of the boundary with Eltisley suggests that the moated site was deliberately constructed in a location where it could project and display wealth and status of the occupants to the villagers within Eltisley parish. The moated site is accessed via a track which runs around the western and northern boundaries of the Scheduled Monument. This track runs eastwards towards the settlement of Caxton and it known as Eltisley Lane and

⁹ <https://www.cambridgeairphotos.com/location/air85/>

runs westwards from the south-western of the Scheduled Monument from where it becomes known as 'Caxton Drift'. This route currently forms a public bridleway but historically formed a routeway connecting the settlements of Eltisley and Caxton. This route is present on cartographic sources dating to the mid-19th century but may have earlier origins. The location on this routeway between two medieval settlements further suggests that it was strategically sited in order to form a defensive structure at the western extent of Caxton Parish.

- 5.23. The Scheduled Monument is situated within relative proximity to the settlement of Caxton and is situated approximately 900m north-west of the Parish Church of St Andrew and approximately 500m north-west of the site of further manorial earthworks which have been interpreted as the manor of Colne. These remains lie on the south side of the Bourn Brook to the west of Peter Street and the moat is probably a medieval defensive feature with a later house and garden which went out of use by the mid-18th century. The proximity to the settlement of Caxton, the church and further manorial earthworks between the moated site and the settlement of Caxton provide an understanding of the development of the settlement of Caxton which as evident by the position of the church away from the extant settlement was likely to have extended north along Peter Street and towards the moated site of Caxton Moats¹⁰.
- 5.24. The Scheduled Monument is bound by dense and mature vegetation to the north and west sides and with dense hedgerows to the east and south (Photos 17 and 18). This dense vegetation lends a further sense of the isolated position of the moated site and affords it with a degree of privacy.

¹⁰ <https://www.british-history.ac.uk/rchme/cambs/vol1/pp34-44>



Photo 17: A view south-east towards the northern island from the public bridleway to the west of the Scheduled Monument.



Photo 18: A view south-east towards the Scheduled Monument from the bridleway leading to Eltisley.

Experience – ‘what matters and why’

- 5.25. The Scheduled Monument of Caxton Moats is best experienced from within the Scheduled Monument boundary from where the earthworks of the moated site,

fishponds and rabbit warren can be viewed as a whole, and their relationships understood. This appreciation of the earthworks of the moated site will not be altered as a result of development within the Site. The moated site was initially constructed as a defensive structure but subsequently became a residence of high status and this change is best understood through the appreciation of the earthworks as a whole. A public bridleway runs along the western and northern boundary of the Scheduled Monument and a public footpath is situated against the south-western corner of the moated site. The bridleway and western and northern extents of the Scheduled Monument are bound by dense vegetation which results in limited and glimpsed views of the earthworks being available to those utilising the bridleway and footpath. The bridleway connects the settlements of Eltisley and Caxton and the position of the Scheduled Monument approximately halfway between the two settlements allows for a sense of the isolated position of the moated site.

- 5.26. During the earliest occupation of the site, activity was focussed within the northern island, where it is suggested that the earliest structures were located. The earliest structure was likely a defensive structure and the proximity of the northern island to the former route between Eltisley and Caxton suggests that views from the moated site were likely focussed to the north and west, controlling any traffic passing the site when travelling between the two parishes. These views have been degraded as a result of the routeway ceasing to be used to connect the villages of Eltisley and Caxton and the dense vegetation surrounding the western and northern extents of the site restricting views in to and out of the moated enclosures.

Contribution of the Site

- 5.27. Area 3 of the Site comprises an area of 201ha, the south-eastern extent of which is situated approximately 200m to the north-west of the Scheduled Monument. The part of the Site within proximity of the Site comprises of a largely open area of agricultural land which up until the mid-19th century formed part of the open-field system occupying the eastern extent of the Parish of Eltisley.
- 5.28. The position of the Scheduled Monument close to the boundary between two parishes, on a former thoroughfare between two settlements and its proximity to the former open-field system within the Site forms part of the setting which contributes to the significance of the Scheduled Monument as it allows for an understanding of the isolated position in which the moated site was situated as a defensive site forming part of a network of fortifications intended to as well as the later intentions to display

the wealth and status of the occupants to those travelling between Eltisley and Caxton.

5.29. Thus the land which formed part of the open field system within the south-eastern part of Area 3 is considered to form part of the setting which makes some limited contribution to the significance of Caxton Moats Scheduled Monument as it allows for an appreciation of the rural and isolated position. The agricultural land within Areas 1 and 2 formed part of the wider agricultural hinterland at the northern extent of Eltisley Parish and does not form part of the setting of the Scheduled Monument which contributes to its significance.

5.30. Development within the south-eastern extent of Area 3 of the Site will result in change to the open character of the agricultural landscape to the west of the Scheduled Monument and has potential to erode the intelligibility and understanding of the intentional position of the moated site at the western extent of Caxton Parish from where the status of the occupants of the manor could be expressed and the parish and settlement defended.

Scheduled Monument of Moated Site at Pond Farm (NHLE: 1019176)

Significance

5.31. The moated site at Pond Farm comprises an island measuring 50m north to south by 46m east to west and which extends 1.5m above the surrounding ground level. The island is defined to the north, east and south by a water filled moat which is 8m wide at its widest point and at least 2m in depth. A shallow linear depression forms the remains of the western arm of the moat which was partially infilled by the late 19th century as shown on the tithe maps of 1841 and 1888. A 16th century building is situated towards the western extent of the island which is likely to represent the successor to an earlier building on the site. The island is likely to have been accessed by a causeway over the now infilled western arm of the moat. The moated site survives well despite the infilling of the western arm of the moat and the island has been relatively undisturbed and will thus retain evidence of any earlier structures and features relating to the development and occupation of the site. Buried silts in the base of the ditches will contain artefacts relating to the earliest occupation of the Site and environmental remains relating to the landscape setting of the moated site. Therefore, the Scheduled Monument of the Moated Site at Pond Farm is of evidential value. The moated site at Pond Farm forms one of two medieval manorial centres

within the village of Eltisley which was known during the mid-15th century as ‘Le Upende’ and by the mid-19th century as ‘Great Green’.

- 5.32. Thus, the Moated site at Pond Farm derives its significance from its evidential and historical (illustrative) values embodied by its physical form (i.e. extant and visible earthworks as well as buried archaeological remains) contributing to understanding the development of the medieval settlement of Eltisley as a cluster of settlement foci centred around greens.

Physical surrounds – ‘what matters and why’

- 5.33. The moated site at Pond Farm is situated at the eastern extent of the settlement of Eltisley and to the east of the village green (Photos 19 and 20). It is set back from the green behind a wide grassed verge which is raised slightly above the road level (Photo 19). The access to the moated site is currently from the village green to the west which provides access into the front gardens and driveway of the 16th century farmhouse, a Grade II Listed Building. This is also likely to have been the case historically with a causeway likely leading over the western arm of the moat which suggests that the focus of the moated site was westwards towards the settlement. The position of the Scheduled Monument on the edge of the green and within the surrounding built form of Eltisley contributes to the understanding of the origins of the site at Pond Farm as a manorial settlement focus of the medieval village. This understanding is further reinforced by the proximity of the Site to and its intervisibility with the Parish Church of St Pandinonia and St John the Baptist which is situated 400m to the west of the moated site at the western extent of the village green (Photo 20).



Photo 19: A view of the Grade II listed Pond Farmhouse and the Scheduled Monument of the moated site from Eltisley village green.



Photo 20: A view across the village green towards the Parish Church.

- 5.34. The moated site at Pond Farm is situated to the rear of the extant farmhouse and is bound by dense vegetation to the east resulting in the site being enclosed and lending a sense of privacy and isolation. The Grade II Listed 16th century within the confines of the moated enclosure forms part of the setting of the Scheduled Monument which

contribute to its significance as their proximity to one another provides an understanding of the long-lived and ongoing occupation of the site and the development of the site from the manorial focus of the medieval settlement of Eltisley to a relatively small farm positioned within close proximity of the open fields to the east of the village. The privacy allowed by the dense vegetation to the east of the Scheduled Monument suggests that over time there was a shift between the relationship between the site and the agricultural land to the east from a desire to display the status of the occupants to a desire of having a private dwelling.

5.35. To the immediate east of the Scheduled Monument lies a relatively flat landscape of large open agricultural fields (the southern extent of the Site) (Photos 21 and 22). These fields formerly comprised the open field system of the Parish of Eltisley which were not enclosed until the late 19th century, The proximity of the moated enclosure to the medieval open field landscape provides an understanding of the location of the moated site as occupying the eastern extent of the settlement of Eltisley. This position would have allowed for commanding views across the agricultural landscape to the east and towards the Parish of Caxton and suggests that the moated site was deliberately constructed in a location where it could project and display the wealth and status of its occupants to the villagers within Eltisley parish. The 1886 Tithe Map of Eltisley records the southern part of the former Middle Field open fields as being divided into six plots all of which were owned by George Onslow Newton and were occupied by various individuals and in various uses including arable allotments and under grass. George Onslow Newton is also recorded as owning the moated homestead at Pond Farm and thus by the late-19th century there was a functional relationship between the moated site and the fields to the east which were being farmed from the moated site.



Photo 21: A view westwards towards the Scheduled Monument across the agricultural fields (the Site) to the east of the village



Photo 22: The settlement of Eltisley and the Scheduled Monument are bound to the east by dense vegetation.

Experience – ‘what matters and why’

- 5.36. The Scheduled Monument of Caxton Moats is best experienced from within the Scheduled Monument boundary, in views to the west, from where the earthworks of

the moated site can be appreciated alongside the later structures within the site which contribute to an understanding of the development and continued occupation of the site into the post-medieval period. This appreciation will not be changed as a result of development within the Site. The Scheduled Monument is typically appreciated in views eastwards from the village green which allow for an appreciation of the location of the moated site at the eastern extent of the village and its role as a manorial settlement focus, which together with the Parish Church lead to the development of the settlement of Eltisley around the village green.

- 5.37. The dense vegetation which encloses the Scheduled Monument to the east restricts views towards the moated site from the surrounding agricultural hinterland but the presence of the spire of the Parish Church in these views reinforces the position and role of the moated site at the historic core of the village.

Contribution of the Site

- 5.38. Area 3 of the Site comprises an area of 201ha, the western extent of which is situated approximately 50m to the east of the Scheduled Monument. The part of the Site within proximity of the Scheduled Monument comprises of a largely open area of agricultural land which up until the mid-19th century formed part of the open-field system occupying the eastern extent of the Parish of Eltisley.

- 5.39. The position of the Scheduled Monument forming the eastern extent of the settlement of Eltisley and within proximity of the former open field system forms part of the setting which contributes to the significance of the Scheduled Monument as it allows for an appreciation of the historic position of the moated site which would have had commanding views across the agricultural landscape to the east and towards the Parish of Caxton and which indicate that the moated site was deliberately constructed in a location where it could project and display the wealth and status of its. There appears to have been a historic functional relationship between the Scheduled Monument and the south-western extent of Area 3 with tithe map recording the moated site as being owned by George Onslow Newton along with the parcels of land to the north and south of the Eastern Brook, within the southern part of Area 3.

- 5.40. Thus the land which formed part of the open field system within the south-western part of Area 3 is considered to form part of the setting which makes some limited contribution to the significance of the Scheduled Monument as a result of the historic land ownership association between this part of the Site and the moated site. The

agricultural land within Areas 1 and 2 formed part of the wider agricultural hinterland at the northern extent of Eltisley Parish and does not form part of the setting of the Scheduled Monument which contributes to its significance.

- 5.41. Development within the south-western extent of Area 3 of the Site will result in change to the open character of the agricultural landscape to the east of the Scheduled Monument and has potential to erode the intelligibility and understanding of the intentional position of the moated site forming the eastern extent of Eltisley.

Summary of potential development effects and design recommendations

- 5.42. As mentioned above, the north-eastern, south-eastern and south-western parts of Area 3 form part of the setting of the Scheduled Monuments of the moated sites at Caxton Pastures, Caxton Moats and Pond Farm which contribute to their significance as a result of the historic functional relationship between the Site as a former area of medieval open fields and the moated sites which were positioned to be visible on the boundaries of this open agricultural area. These elements contribute to the significance of the Scheduled Monuments and it would be preferable to retain a sense of the open , agricultural setting of the moated sites as well as the unintentional views across this space to the church tower of Eltisley, views and lines of sight as free of built form as possible. To maintain these aspects of setting which contribute to the significance of the Scheduled Monuments the following recommendations may apply:

- The preferred area to accommodate built form are Areas 1 and 2 of the Site, as these areas form part of the wider agricultural hinterland within Eltisley Parish and are not considered part of the setting which contributes to the significance of the Scheduled Monument; and
- Within Area 3 areas of green space should be retained within the north-eastern, north-western and south-western parts in order to maintain the isolated and rural position of the Scheduled Monuments. The massing of development should be kept to a small, residential style scale (2-3 storey blocks/ units interspersed with areas of green space to break the built form and creating extra lines of sight);
- undertake an LVIA (Landscape and Visual Impact Assessment) or a Viewshed study to accurately predict the likely impacts of proposals on the landscape and more specifically on the lines of sight and views between the three Scheduled Monuments and the settlement of Eltisley.

6. CONCLUSIONS

- 6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may form constraints and opportunities to development within the Site. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential constraints of development within the Site on the significance of identified heritage assets, including the potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets are outlined below. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

Archaeological Constraints and Opportunities

- 6.2. A review of information held by the Cambridgeshire Historic Environment Record has identified the presence of cropmarks within Areas 2 and 3 of the Site which have been interpreted as the remains of settlement and agricultural activity dating from the Bronze Age to Roman periods. Excavations undertaken in proximity of the Site, to the east of Area 3 have recorded evidence of identified at least two significant and complex settlement sites which originated at the start of the Middle Iron Age and were in use until at least the Early Roman period. Other areas of activity recorded during the excavation comprised associated enclosures and field systems and this pattern of discrete enclosed settlements dating from the Middle to Late Iron Age can be paralleled with other sites within the western claylands of Cambridgeshire including at Lower Cambourne and St Neots. The proximity of this excavated evidence of Prehistoric settlement and field systems combined with the favourable location of Area 3 within proximity of a watercourse suggests that the cropmarks identified within the southern parcel of the Site form part of a wider pattern and system of enclosed settlements dating from the Iron Age. Such remains are likely to be of regional value and whilst they do not necessarily represent a constraint to development within the Site a programme of further archaeological works (possibly comprising aerial photograph analysis, geophysics and excavation) would likely be required to identify the origins of the cropmarks and mitigate against any development effects through the recording of archaeological remains.

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- 6.3. Excavations to the north of Area 2 revealed evidence of funerary activity of mid to late Bronze Age date comprising a cremation cemetery of 41 cremations some of which were contained within urns. The excavation also revealed other features associated with the cremations including ash dumps and post holes within which were the remains of burnt wooden posts. The cemetery was situated in an unusual location with few parallels, situated at the bottom of a river valley and close to the river itself and at a point in the landscape where it was overlooked on all sides by surrounding hills. The excavation also recorded remains of a substantial field system of mid to late Iron Age date with the density and location of finds recorded indicating that the field system was located near to its associated settlement to the north-east of the cemetery. There is no evidence to suggest that the cremation cemetery extended within the Site but the proximity of the Site to the recorded evidence of an Iron Age field system would suggest that the recorded cropmarks within Area 2 also relate to a wider pattern of enclosed settlements and associated field systems.
- 6.4. These remains are likely to be of regional value and whilst they do not necessarily represent a constraint to development within the Site a programme of further archaeological works (possibly comprising aerial photograph analysis, geophysics and excavation) would likely be required to identify the origins of the cropmarks and mitigate against any development effects through the recording of archaeological remains.

Built Heritage and Setting Constraints and Opportunities

- 6.5. As discussed in Section 5, paragraph 5.43, the assessment has identified that development within Area 3 has potential to result in harm to the significance of the Scheduled Monuments at Pond Farm situated against the western extent of Area 3 and at Caxton Pastures and Caxton Moats situated to the immediate east of Area 3. The northern part of Area 3 historically formed part of the Medieval open field system of the Parish of Eltisley and the moated sites appear to have been positioned on the edge of this field system at the eastern extent of Eltisley and the north-western extent of Caxton Parish with the flat agricultural landscape allowing for the visibility of the moated sites and allowing a projection of the wealth and status of the occupants. This forms a component of the setting of these designated heritage assets which contributes to their significance and the historic functional relationship between Pond Farm and the southern half of Area 3 around Eastern Brook and the importance of the long ranging views across the Site between the moated sites and the Parish Church of Eltisley form constraints to development within Area 3. The sense of

expansive open space of the former open field system and the long ranging views allowed by this space should be maintained in order to mitigate against harm to the significance of these Scheduled Monuments through alteration of their setting.

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Cartographic Sources

1841 Tithe Map of Eltisley

1888 Amended Tithe Map and Apportionment of Eltisley

1887 1:10,560 Ordnance Survey Map

1903 1:10,560 Ordnance Survey Map

1952 1:10,560 Ordnance Survey Map

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of ‘special architectural or historic interest’ and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’). Under Section 7 of the Act ‘no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.’ Such works are authorised under Listed Building Consent. Under Section 66 of the Act ‘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 feature of special architectural or historic interest which it possesses’.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the ‘curtilage’ of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of ‘heritage significance’ both as defined within the NPPF (2019) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution, it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the ‘Listed Building’ (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2019) also clarifies in [Paragraph 201](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise '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' (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It 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.’ It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2019), Annex 2). Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes 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'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

Paragraph 196 clarifies that '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'.

Development Plan

The relevant policy within the South Cambridgeshire Local Plan comprises Policy NH/14: Heritage Assets. The policy states that:

1. Development proposals will be supported when:
 - a. They sustain and enhance the special character and distinctiveness of the districts 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 innovatory 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;

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- 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.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for

the purposes of Step 1 this process will comprise heritage assets ‘where that experience is capable of being affected by a proposed development (in any way)...’.

Step 2 of the settings process ‘assess[es] 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’, with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires ‘assessing the effect of the proposed development on the significance of the asset(s)’ – specifically to ‘assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it’, with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

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- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
 - Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
 - Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
 - Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
 - Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford*

Borough Council v SoS for CLG and Nuon UK Ltd. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
A	Moated site at Pastures Farm	Scheduled Monument Medieval	529142 260029	1019177 MCB14170
B	Caxton Moats	Scheduled Monument Medieval	529465 258693	1015202 MCB15405
C	Moated site at Pond Farm.	Scheduled Monument Medieval	527274 259722	1019176 MCB1482
D	Moated site at Manor Farm	Scheduled Monument Medieval	527329 259325	1019638 MCB2561
E	Dovecote to the north-east of Caxton Pastures farmhouse	Listed Building	529159 260003	1163004
F	A house formerly a farmhouse situated within the moated site at Pond Farm	Listed Building	527625 259725	1163501
G	A farmhouse of late 15th century date situated within a medieval moated site.	Listed Building	527339 259300	1309206
H	The Parish Church of St John the Baptist and St Pandionia	Listed Building	526835 259665	1127179
1	A brownish-grey patinated, polished celt is	Neolithic	529396 260907	MCB3137
2	A possible prehistoric settlement comprising a series of cropmarks.	Early Bronze Age to Late Iron Age	538489 260003	MCB28250 MCB28249
3	Cropmarks comprising coaxial rectilinear enclosures interpreted as the remains of a probable Iron Age or Roman settlement.	Iron Age to Roman	527748 260037	MCB28793
4	Cropmarks were interpreted as representing later prehistoric settlement remains comprise of ditch defined enclosures.	Bronze Age to Iron Age	528346 261159	MCB28245
5	An excavation recorded a cremation cemetery comprising 41 cremations, 8 within urns in the river valley bottom. The cemetery was dated to the mid to late Bronze Age.	Bronze Age	528457 262058	MCB18083
6	Area of Iron Age to Roman activity. An evaluation following an aerial photograph assessment and geophysical survey recorded dense activity predominantly of Late Iron Age to Early Roman date.	Middle Iron Age to Early Roman	529991 260495	MCB19981 CRB15429 CRB15437 ECB4508 ECB1085

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
7	The projected course of the Roman Road of Ermine Street.	Roman		CB15034
8	A surface scatter of Roman Pottery recorded within a late 20th century journal.	Roman	526906 260596	MCB29529
9	An evaluation recorded a series of ditches on east to west and north to south alignments which were interpreted as the remains of a possible Roman field system.	Roman	530292 260810	MCB4320 ECB1827 ECB2087 ECB2935
10	Cropmarks show extensive areas of ridge and furrow which are indicated as strip fields on cartographic sources dating to the early 19th century.	Medieval	528761 259154	MCB2991 MCB23428
11	Evidence of medieval ridge and furrow cultivation activity documented by named furlongs depicted on early 19th century cartographic sources.	Medieval	527719 260585	MCB14776
12	A moated site comprising a trapezoidal ditch. A possible entrance lies within the eastern arm and a small mound in the south-east corner possibly represents the remains of a small building.	Medieval	527704 259230	MCB1522
13	A moated site at Papley Grove associated with the Manor of Papley mentioned in 1279. The settlement of Papley may have Saxon origins.	Medieval	527630 261388	MCB1325
14	The location of a large rectangular moated site formerly visible as an earthwork but now farmed for root crop.	Medieval	527398 259010	MCB1484
15	The site of a post-medieval windmill labelled as Mill Hill and surrounded by a wet moat on early 19 th century maps.	Post-medieval	527827 260433	MCB3190 MCB3091
16	A cropmark of a probable late prehistoric irregular curvilinear ditch-defined enclosure with evidence of a second incomplete outer ditch	Undated	527465 260133	MCB29263
17	A cropmark of a probable double-ditched enclosure with a small annexe visible on aerial photographs taken in 2006.	Undated	528712 261215	MCB24590

Ref	Description	Grade/Period	NGR	HE ref. HER ref.
18	Several linear cropmark features and a cluster of three sub-circular enclosures depicted in aerial photographs dating to 2009.	Undated	528424 261469	MCB24591
19	Two incomplete curvilinear enclosures with the eastern enclosure having two ditch circuits are visible on aerial photographs taken in 2006.	Undated	529145 260666	MCB27800
20	A cropmark of a large penannular ring ditch with a single entrance defined by turned out ditch terminals was identified on aerial photographs dating to 2009 and 2011 and interpreted as possibly representing the remains of a small henge.	Undated	527799 260533	MCB24588
21	A single enclosure visible as a cropmark on aerial photographs dating to 2009.	Undated	527353 260236	MCB24587

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		
	Bracken		Heath
	Rough Grassland		
	Marsh		Reeds
	Saltings		
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		
	Standard Gauge Single Track		
	Siding, Tramway or Mineral Line		
	Narrow Gauge		
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

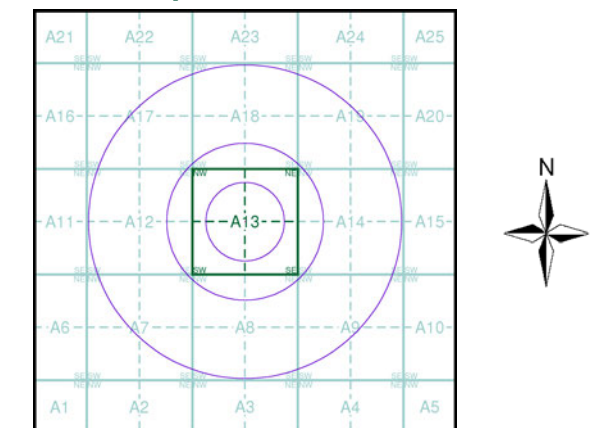
Envirocheck

LANDMARK INFORMATION GROUP

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cambridgeshire & Isle Of Ely	1:10,560	1887	2
Huntingdonshire	1:10,560	1903	3
Cambridgeshire & Isle Of Ely	1:10,560	1952	4
Ordnance Survey Plan	1:10,000	1958	5
Ordnance Survey Plan	1:10,000	1960	6
Ordnance Survey Plan	1:10,000	1969	7
Ordnance Survey Plan	1:10,000	1979	8
Ordnance Survey Plan	1:10,000	1982	9

Historical Map - Slice A



Order Details

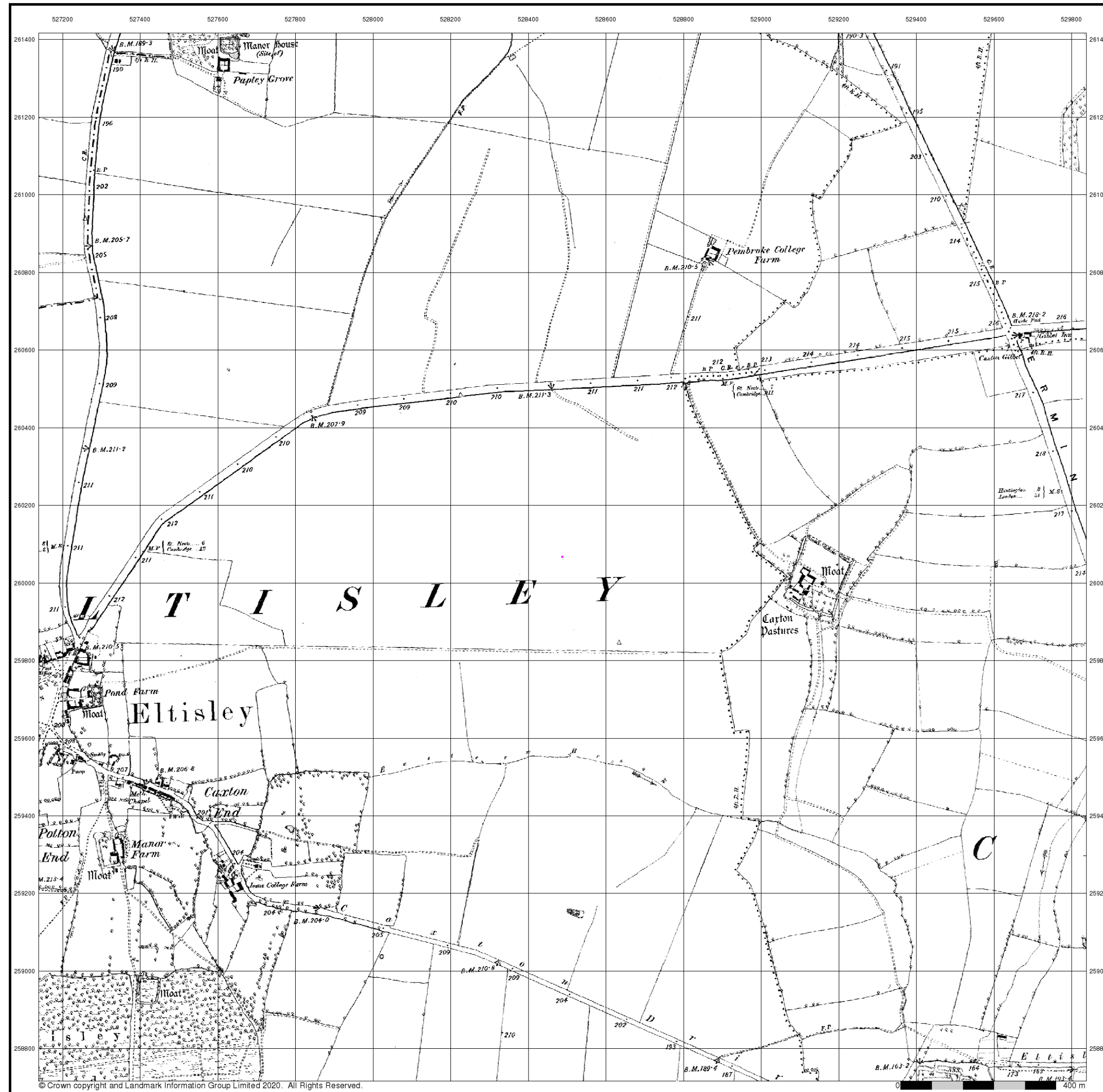
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 Customer Ref: PO1116
 National Grid Reference: 528490, 260070
 Slice: A
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 Search Buffer (m): 1000

Site Details

Site at 528240, 260060

Landmark
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Tel: 0844 844 9952
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 Web: www.envirocheck.co.uk



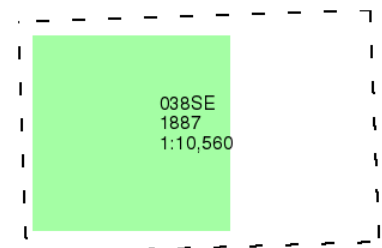
Cambridgeshire & Isle Of Ely

Published 1887

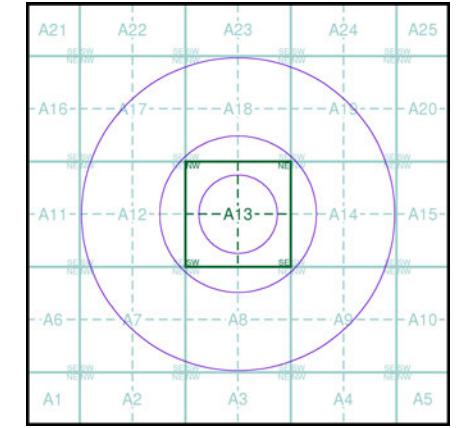
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

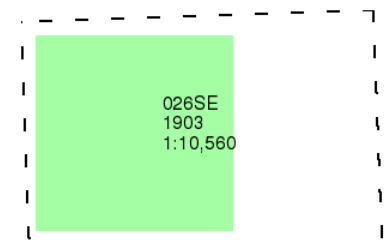
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Site Details

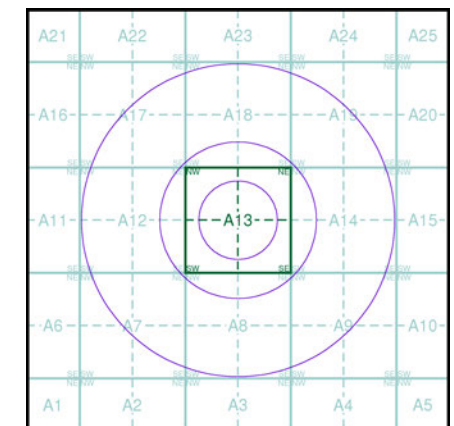
Site at 528240, 260060

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



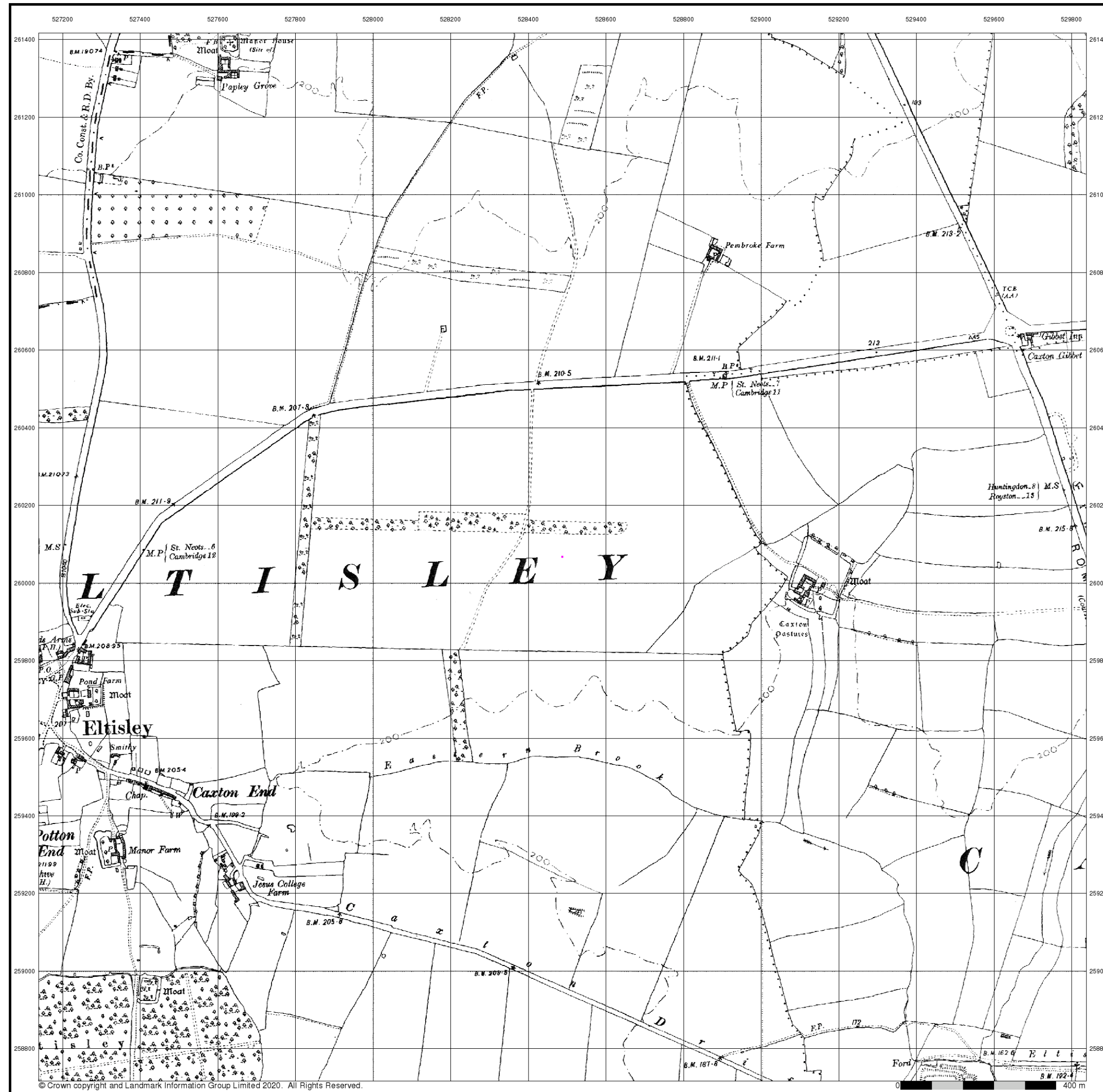
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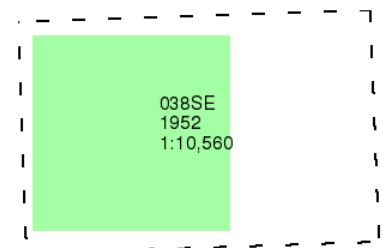
Cambridgeshire & Isle Of Ely

Published 1952

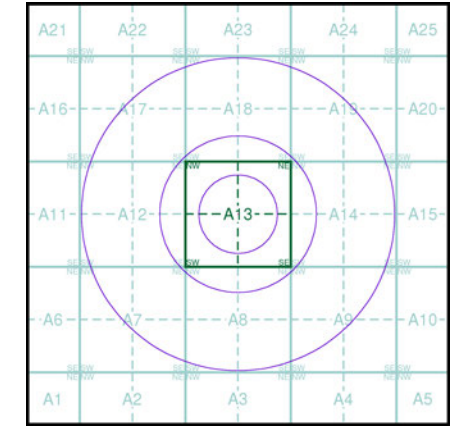
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Map Name(s) and Date(s)



Historical Map - Slice A

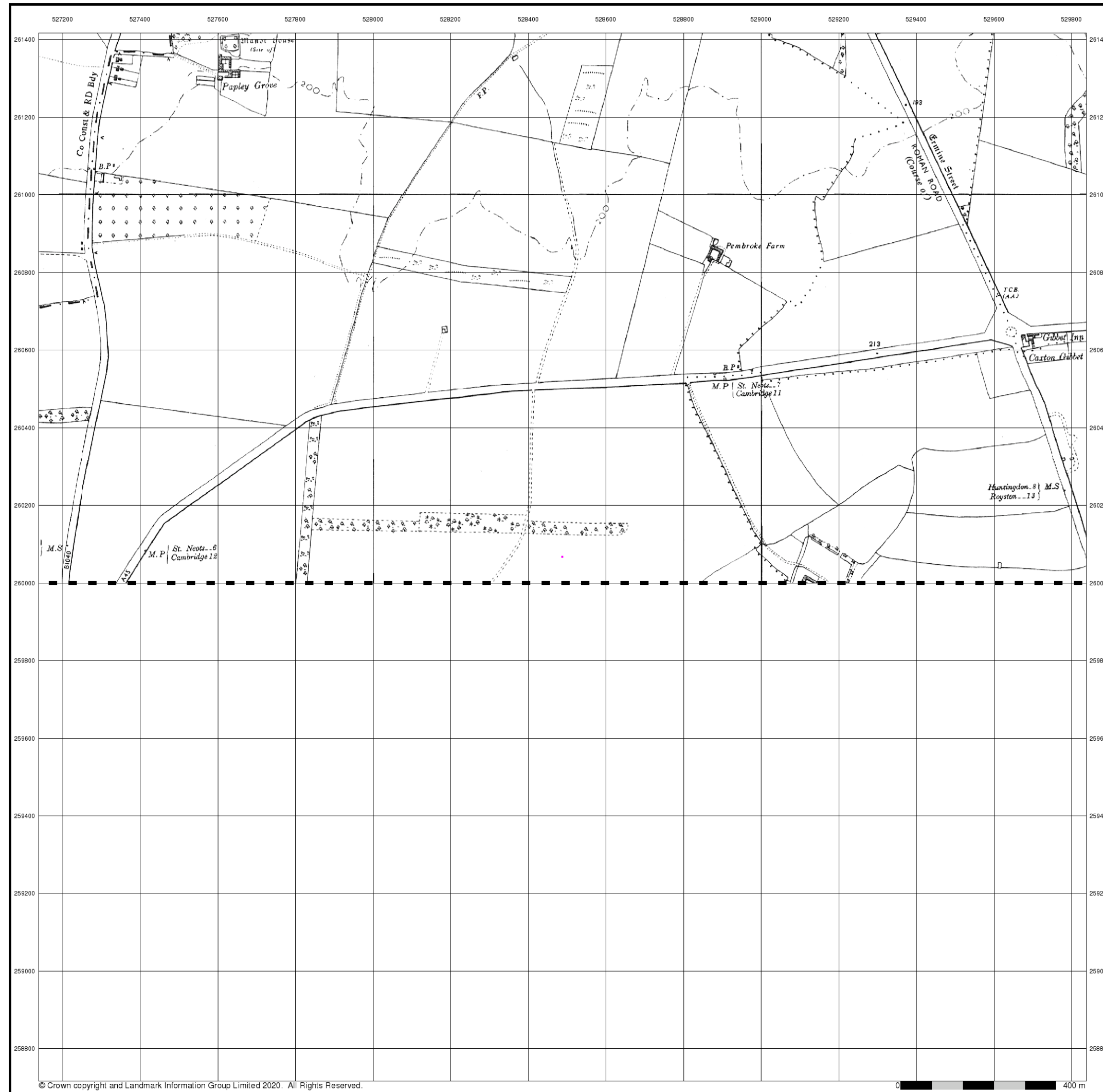


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Site Details

Site at 528240, 260060



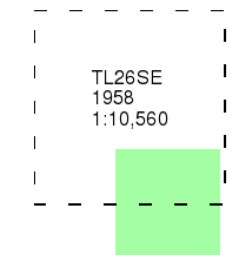
Ordnance Survey Plan

Published 1958

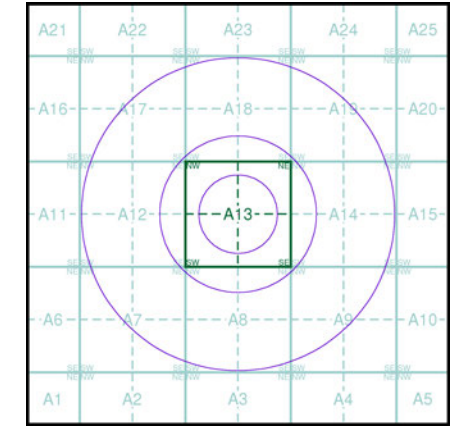
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Map Name(s) and Date(s)



Historical Map - Slice A

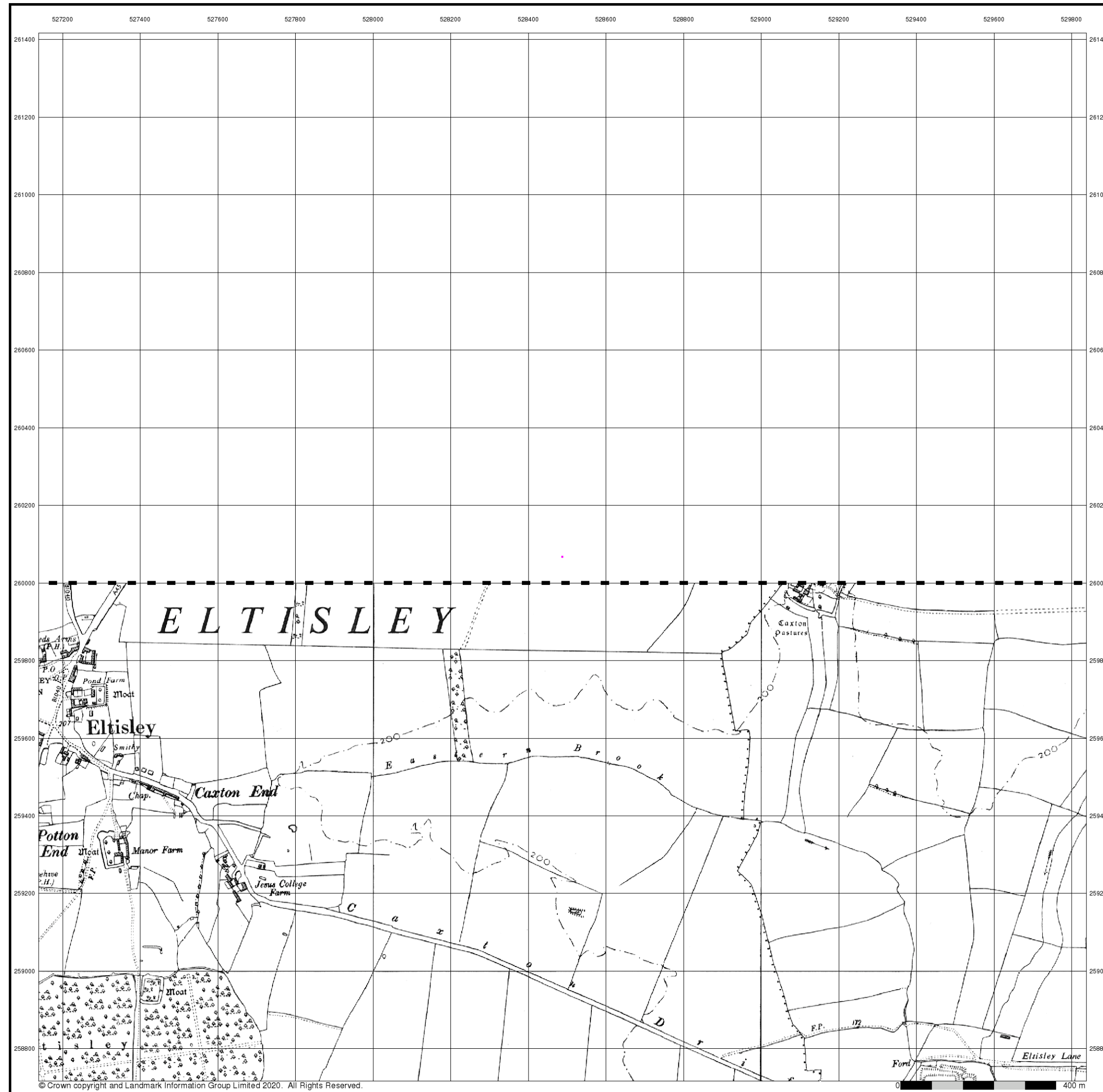


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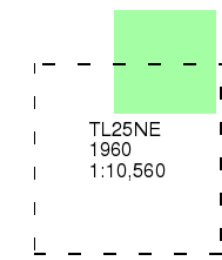
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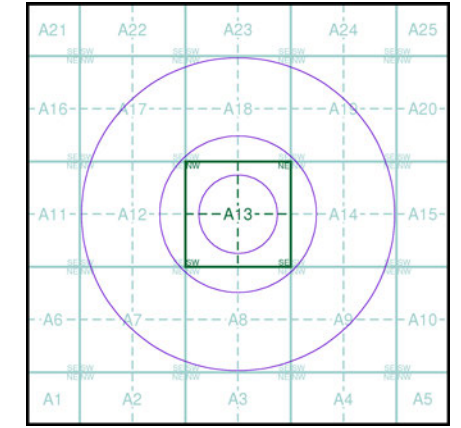
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

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Site Details

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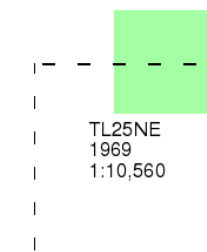
Ordnance Survey Plan

Published 1969

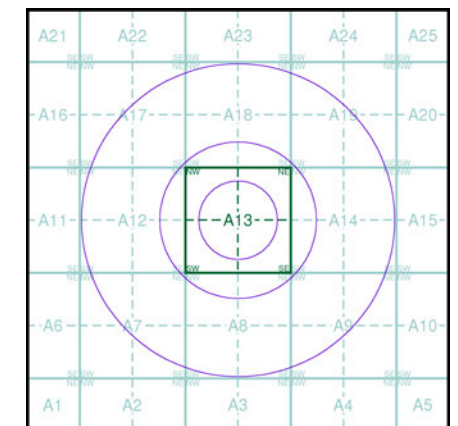
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Map Name(s) and Date(s)



Historical Map - Slice A

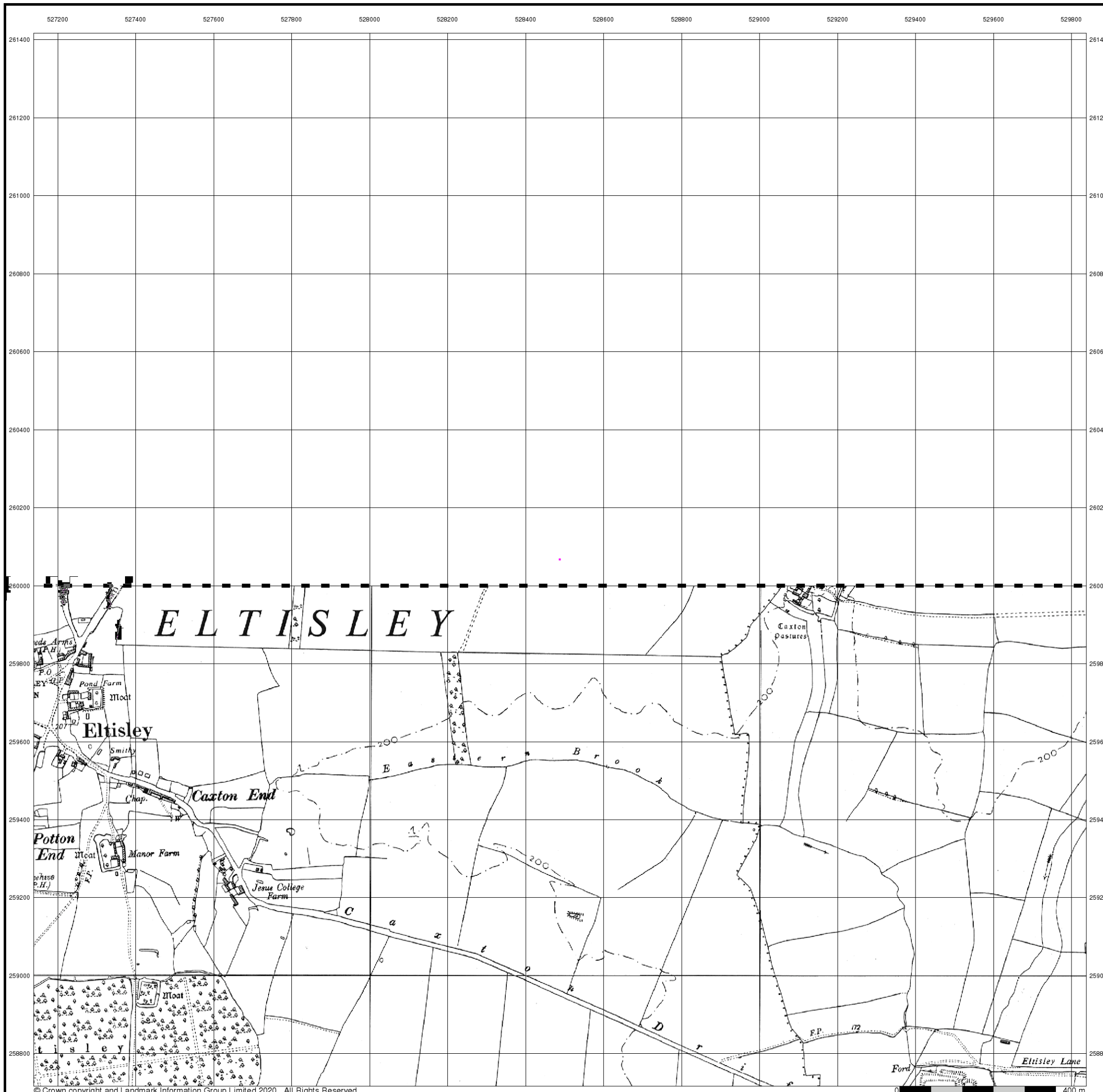


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Site Details

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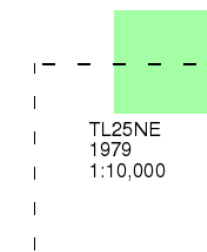
Ordnance Survey Plan

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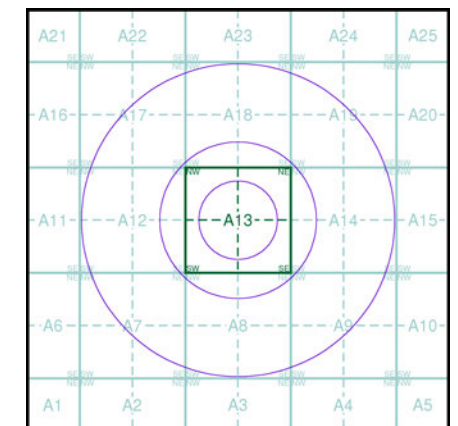
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Historical Map - Slice A



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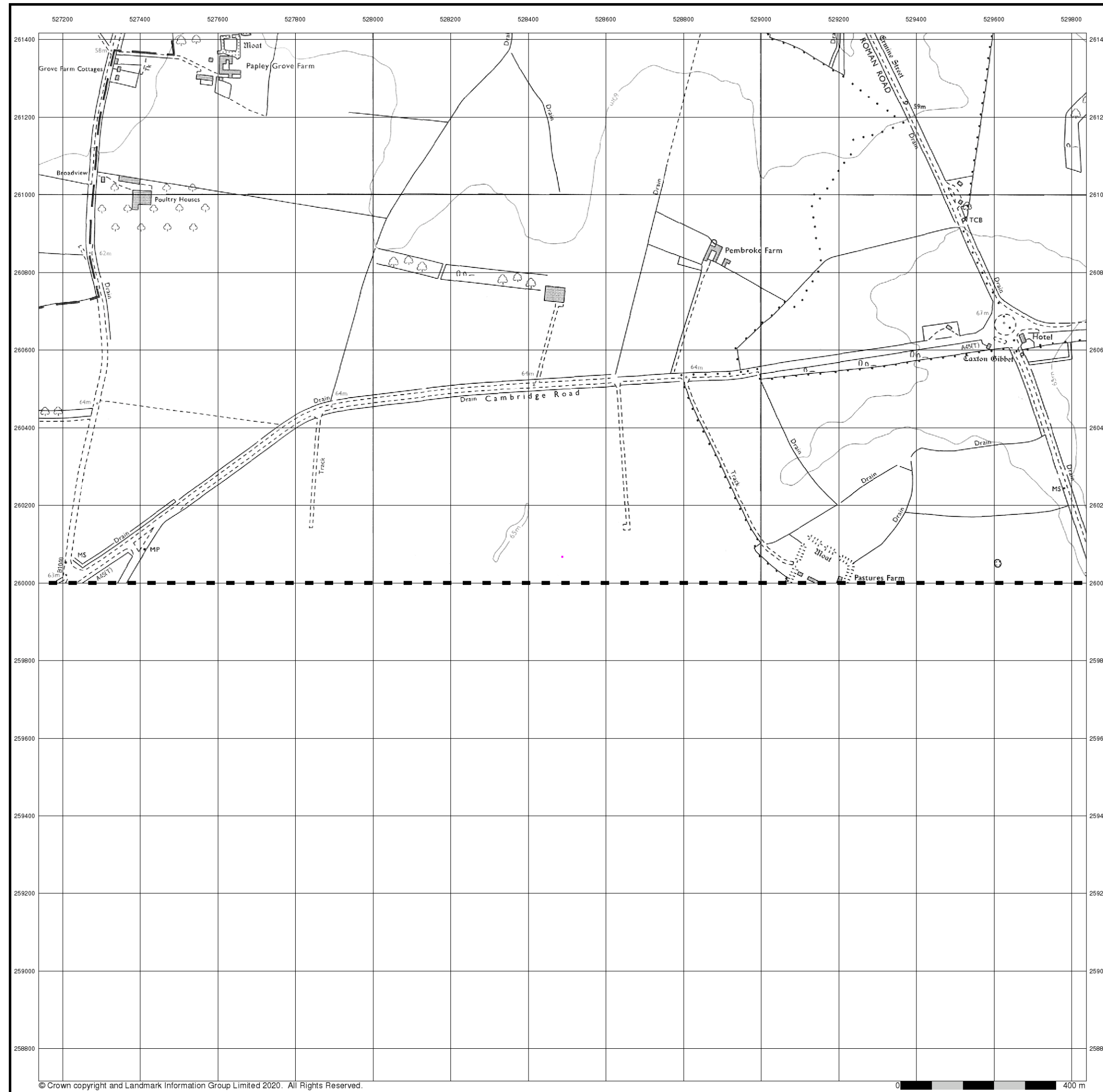
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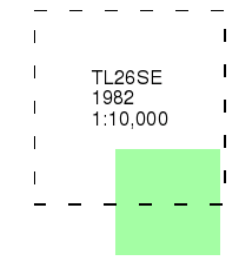


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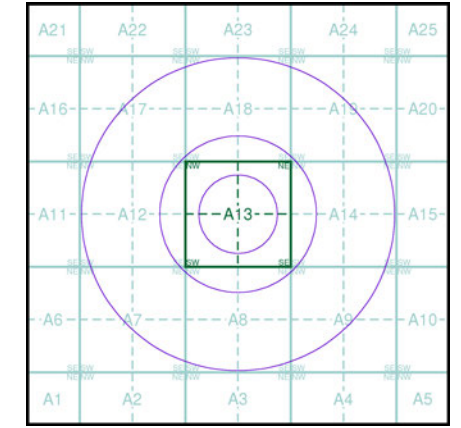
Ordnance Survey Plan Published 1982 Source map scale - 1:10,000

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Site Details

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