

BUILT HERITAGE STATEMENT

Cambridge Gateway, Boxworth, Cambridgeshire

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Built Heritage Statement
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April 2021

Quality Management

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Prepared by:

RPS

Prepared for:

Newlands Developments

EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared by RPS for Newland Developments. It addresses built heritage considerations in relation to the proposed commercial development of a c.85-ha site located to the south-west of Junction 24 of the A14, near Boxworth, Cambridgeshire.

The assessment provides a description of the built heritage assets potentially affected by the proposed development and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.

Archaeological heritage assets have been considered separately in the accompanying Archaeological Desk-Based Assessment (RPS, April 2021, ref: JAC27083).

There are no designated or non-designated built heritage assets located within the site.

This assessment has identified four Listed Buildings and four non-designated built heritage assets located within a 1km radius search area around the site. The report has also considered built heritage assets within a Zone of Theoretical Visibility (ZTV). Within a 5km radius from the site, there are a further 251 Listed Buildings, 8 Conservation Areas and a Registered Park and Garden within the TZV. An additional Listed Building outside of this 5km radius is also visible from site.

The report has established that only two Listed Buildings and two non-designated built heritage assets might be affected by development within the site, through changes within their settings:

- Church of St Mary, Church End, Over, (Grade I Listed Building);
- Hale Windmill, Taylors Lane, Swavesey, (Grade II Listed Building);
- Manor House Farm, Manor Lane, Boxworth, (Non-designated built heritage asset); and
- Gardens of Manor House Farm, Manor Lane, Boxworth, (Non-designated built heritage asset).

The assessment concludes that the site comprises a neutral element within the settings of both the Church of St Mary and Hale Windmill and makes no contribution to the significance of these Listed Buildings. The proposed development will result in a slight visual change within their settings, but this change will not result in any harm to the significance of either Listed Building.

The assessment also concludes that the site comprises a neutral element within a small part of the settings of Manor House Farm and its Gardens that makes no contribution to the significance of these non-designated built heritage assets. The proposed development will result in a small visual change within some areas of pasture within the Garden which aren't in themselves significant and do not contribute to Manor House Farm's significance. Consequently, the proposed development will result in no harm towards the significance of either Manor House Farm or its Gardens.

The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with respect to built heritage.

Contents

EXECUTIVE SUMMARY	I
1 INTRODUCTION	1
2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK	2
Legislation	2
National Planning Policy	2
National Guidance	3
Local Planning Policy	5
3 HISTORIC BUILT ENVIRONMENT APPRAISAL	7
Introduction	7
Historic Development	7
Identification of Heritage Assets	8
4 ASSESSMENT OF SIGNIFICANCE AND NATURE OF IMPACT	11
Assessment of Significance	11
Proposed Development	14
Nature of Impact	15
5 CONCLUSION	16
References	17

Plates

- Plate 1: From the Site's north-western corner of the western field (adjacent to the A14) looking south-east across the Site in the direction of Boxworth Road.
- Plate 2: From the north-east boundary of the central western field looking south-east across the Site and in the direction of Boxworth.
- Plate 3: From the eastern corner of the eastern field looking west across the Site.
- Plate 4: From the southern corner of the eastern field looking north-west across the Site.
- Plate 5: Looking from the Site's south-western boundary of the central eastern field looking north-east towards the Site's north-east boundary with the A14.
- Plate 6: From the western field's north-west boundary looking south-east across the Site.
- Plate 7: From the Site's south-west boundary and close to the field boundary splitting the central fields looking north-east. The purple arrow identifies the upper tower of Hale Windmill (Grade II), the blue arrow identifies the embattlements of Parish Church of St Michaels at Swavesey (Grade I) and the red arrow identifies the spire of Church of St Mary at Over (Grade I).
- Plate 8: From the Site's north-west boundary looking north-west. The red arrow identifies the upper tower and spire of Parish Church of St Peter and St Paul (Grade I) in Fenstanton and the blue arrow identifies the spire at Parish Church of St Mary (Grade II*) in Fen Drayton.
- Plate 9: Church of St Marys (tower and spire), Over (Grade I Listed Building, NHLE entry: 1317811) from the western end of the churchyard.
- Plate 10: Hale Windmill (Grade II Listed Building, NHLE entry: 1226282) looking from the east on Taylors Lane, near Swavesey.
- Plate 11: View looking south from field adjacent (west of) Hale Windmill. The approximately location of the Site is identified by the red arrow. The purple arrow identifies the road overbridge for Junction 24 of the A14 and the blue arrow identifies overbridge of New Barn's Lane over the A14.
- Plate 12: Manor House Farm (western elevation), Manor Lane, Boxworth from the west
- Plate 13: Looking north-west and in the direction of the Site, across part of the gardens (as defined by the HER) associated with Manor House Farm.

Figures

- Figure 1: Site Location
- Figure 2a: Summary of the cultural heritage assets (Data from the Cambridgeshire HER)
- Figure 2b: Designated Heritage Assets within 5km Zone of Theoretical Visibility (ZTV)
- Figure 2c: Assessed Designated and Non-Designated Built Heritage Assets
- Figure 3: Bedford and Huntingdonshire Ordnance Survey Old Series 1-inch Mapping c.1805-1836
- Figure 4: Boxworth Tithe Map 1841
- Figure 5: Ordnance Survey 1886-1887
- Figure 6: Ordnance Survey 1903
- Figure 7: Ordnance Survey 1927
- Figure 8: Aerial Photography 1945
- Figure 9: Ordnance Survey 1951-1952
- Figure 10: Ordnance Survey 1982-1983
- Figure 11: GoogleEarth 1999
- Figure 12: GoogleEarth 2020
- Figure 13: Illustrative Masterplan

Appendices

- Appendix A: National Heritage List for England entries for assessed Listed Buildings and HER entries for assessed Non-Designated Built Heritage Assets.
- Appendix B: Gazetteer of Cambridgeshire Historic Environment Record within a 1km radius search of the Site.

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS on behalf of Newland Developments.
- 1.2 It addresses built heritage considerations to support an application for the commercial development of c.85-ha of land located to the south-west of Junction 24 of the A14, near Boxworth, Cambridgeshire. The land (hereafter referred to as the 'Site') is centred at National Grid Reference TL 3496 6561 (Figure 1).
- 1.3 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably The Setting of Heritage Assets (2017) and Conservation Principles (2008) has been consulted to inform the judgements made. Information, including the listing citations for the relevant heritage assets and the data held in the Cambridgeshire Environment Record (HER), has also been consulted in preparing this Built Heritage Statement (Figures 2a, 2b and Appendices A & B).
- 1.4 The archaeological potential of the Site and the likely impact on archaeological assets is considered in the accompanying Archaeological Desk-Based Assessment (RPS, April 2021, ref: JAC27083).
- 1.5 A site visit and walkover of the surrounding area was undertaken on 6th April 2021. The weather conditions and levels of visibility were excellent.
- 1.6 The conclusions reached in this report are the result of historic research, the walkover, map studies and the application of professional judgement. Owing to Covid-19 restrictions, access to the Cambridgeshire Archives was prohibited at the time of writing, and therefore historic research is limited to available online and inhouse resources. The findings of this report are based on the known conditions at the time of writing and all maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)

- 2.7 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.8 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.9 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.
- 2.10 For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be

proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

- 2.11 Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.12 Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.
- 2.13 Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

- 2.14 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.15 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

- 2.16 Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.
- 2.17 The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

- 2.18 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of Heritage Assets* replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage*

Assets (February 2016), HEA3: *The Historic Environment and Site Allocations in Local Plans* (October 2015), and HEA4: *Tall Buildings* (December 2015).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.19 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:
1. Understand the significance of the affected assets;
 2. Understand the impact of the proposal on that significance;
 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 4. Look for opportunities to better reveal or enhance significance;
 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
 6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.20 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: *The Setting of Heritage Assets* (March 2017) and *Seeing History in the View* (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.21 As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.22 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.23 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further

weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.24 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.25 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

Local Planning Policy

2.26 In considering any planning application for development, South Cambridge District Council will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.27 The South Cambridgeshire Local Plan was adopted in September 2018. It sets out the planning policies and land allocations to guide the future development of the district up to 2031.

2.28 The Site is not located within an area designated as covered by a Neighbourhood Plan.

2.29 The Local Plan policies relevant to the Site in respect of built heritage are copied below; some text has been omitted (“[...]”) in order to focus on the heritage-related policy content.

South Cambridgeshire Local Plan (Adopted September 2018)

Policy S/2: Objectives of the Local Plan

The vision for the Local Plan will be secured through the achievement of 6 key objectives:

a. [...]

b. To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.

c. – f. [...]

Policy HQ/1: Design Principles

1. All new development must be of high-quality design, with a clear vision as to the positive contribution the development will make to its local and wider context. As appropriate to the scale and nature of the development, proposals must:

a. [...]

b. Conserve or enhance important natural and historic assets and their setting;

c. – o. [...]

Policy NH/14: Heritage Assets

1. *Development proposals will be supported when:*
 - a. *They sustain and enhance the special character and distinctiveness of the district's historic environment including its villages and countryside and its building traditions and details;*
 - b. *They create new high quality environments with a strong sense of place by responding to local heritage character including in innovative ways*
2. *Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:*
 - c. *Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;*
 - d. *Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;*
 - e. *The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;*
 - f. *Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;*
 - g. *Historic places;*
 - h. *Archaeological remains of all periods from the earliest human habitation to modern times.*

Supplementary Planning Documents (SPDs)

Listed Buildings – Works to or affecting the setting... (Adopted 2009)

- 2.30 This SPD was adopted to support the former Development Plan but is still a material consideration when making planning decisions having regard to its consistency with national planning guidance and the adopted South Cambridgeshire Local Plan 2018.
- 2.31 The Listed Buildings SPD provides broad guidance and good practice on works to Listed Buildings, but its guidance on setting relates more to dwellings than other forms of development.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The 85-ha Site is located to the south-west of Junction 24 of the A14, c.750m to the north/north-west of the village of Boxworth, Cambridgeshire. The Site comprises mostly arable farmland and a portacabin depot located within the Site's eastern corner. The farmland is split into four fields orientated on a north-east to south-west alignment which are subdivided by drainage ditches and hedgerows, and feature two small ponds (Figure 1 and Plates 1-6).
- 3.2 The topography of the Site gradually rises south-west across the site from c.15m Above Ordnance Datum (AOD) at its north-eastern boundary (close to the A14) to c.30m AOD at the Site's south-western boundaries. Outside of the Site, the topography continues to rise to the south-west to a summit height of 40m AOD.
- 3.3 The Site's north-east boundary with the A14 is relatively open; they are separated by new planting, a drainage ditch and an access road for farms which are located on the southern side of the A14. The eastern corner of the Site is occupied by a portacabin depot, which is currently being dismantled. Access to the depot is from Boxworth Road which forms the remainder of the Site's eastern and south-eastern boundaries. There are a further two gated entrances off Boxworth Road into the Site.
- 3.4 The Site's south-western field boundaries lie mostly adjacent to an area of farmland. The field located immediately adjacent to the Site and Boxworth Road has been subject to recent deep excavations (likely related to recent A14 alterations) albeit this area is undergoing remedial works including planting. A small area of mature woodland is also located adjacent to part of the Site's south-western boundary and contains a derelict agricultural building and several ponds.
- 3.5 The Site's north-western boundaries are bound by farmland separated by drainage ditches and hedgerows; the latter screens Friesland Farm which comprises a modern farmhouse and several metal agricultural sheds.

Historic Development

- 3.6 This Section of the Statement provides an overview of the historic development of the Site and the surrounding area through a map regression exercise and a review of online and inhouse resources.
- 3.7 Ordnance Survey Old Series 1-inch mapping (Figure 3 - c.1805-1836) shows that the Site was split into four fields bound by the extant roads to the north-east (Turnpike now the A14) and south-east (Boxworth Road) and farmland to the south-west at this time. Several streams are shown within the eastern and south-eastern areas of the Site. A road or trackway is also shown running adjacent and mostly inside of the Site's south-western boundary before heading north, crossing through the edge of the Site and towards a barn situated within the Site and onto the Turnpike Road.
- 3.8 Except for the tree plantation, the 1841 Boxworth Tithe map (Figure 4) doesn't depict any of the features shown within the Site on the Ordnance Survey Old Series mapping (Figure 3). Instead, the Tithe map shows the Site comprising an altered four field system (Plots 16, 18, 19 and 24) and a very small part of the plantation (Plot 17). The accompanying Tithe Apportionment records that all these plots were owned by George Thornhill of Diddington Hall, Huntingdonshire, who was the largest landowner within the Parish of Boxworth. Plots 16-19 were tenanted to Robert Underwood of Manor House Farm and Plot 24 was tenanted to Samuel Cawcutt of Church Farm. Collectively, the Manor House and Church farms accounted for all of the farmland within the northern half of the Boxworth Parish (VCH, 1989).
- 3.9 The 1884-1886 Ordnance Survey map (Figure 5) shows the subdivision of the Site into part of thirteen fields with two small ponds located within the north-western portion of the Site. Located immediately outside of the Site are two areas of buildings; the extant Friesland Farm situated

adjacent to the north-western boundary and a brickworks situated adjacent to the south-western boundary. The brickworks which included kilns and excavation pits remain shown on Ordnance Survey mapping until 1976 (not reproduced); it is now covered by woodland, ponds and a derelict agricultural building.

- 3.10 The internal arrangement of the Site undergoes no significant changes until the second half of the twentieth century. By 1983, many of the field divisions running on a north-west to south-east alignment had been removed reducing the Site to part of six fields (Figures 5–10). The construction of the Site's existing depot (c.2015–2020) situated within the Site's eastern corner reduced the Site to four fields.
- 3.11 With the exception of the brickworks, other changes outside of the Site within the twentieth century mostly related to road alterations. Between 1951 and 1983 (Figures 9–10), the A604(T) road (now the A14 and Junction 24) to the north-east of the Site was widened and roundabouts constructed. Similar alterations within this area (new slipways, roundabouts and overbridges) were undertaken between 2015–2020 (Figures 11–12). These later alterations coincided with the construction of the depot within the eastern corner of the Site and excavations commenced on the fields located immediately to the south-west of the Site.
- 3.12 At the time of the site visit (April 2021), the depot located within the Site appeared to be in the process of being dismantled and areas of new planting are being undertaken on the excavated areas outside of the Site (south-west).

Identification of Built Heritage Assets

Designated Built Heritage Assets

Within the Site:

- 3.13 Data obtained from Historic England and the Local Authority confirms that there are no Designated Heritage Assets (World Heritage Sites, Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Battlefields or Parks and Gardens) within the Site.

Designated Built Heritage Assets within a 1km radius of the Site:

- 3.14 There are four Listed Buildings located within a 1km search radius of the Site;
- A Grade II Listed Building of *Mile Post to the west of Scotland Drove* (NHLE entry: 1127245) is located c.165m north of the Site, and on the northern side of the A14.
 - The Grade II* Listed Building of *Parish Church of St Peter* (NHLE entry: 1331352) is located c.750m south of the Site.
 - The Grade II Listed Building of *Church Farmhouse* (NHLE entry: 1127250) is located c.800m south of the Site.
 - The Grade II Listed Building of *6 School Lane* (NHLE entry: 1226268) is located c.875m south of the Site.
- 3.15 There are no other designated built heritage assets within this 1km search area (Conservation Areas, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields).
- 3.16 None of the above Listed Buildings have any inter-visibility with the Site; in relation to the Mile Post the intervening development of the A14 prohibits any visibility and in relation to the other Listed Buildings, the intervening topography and woodland located to the south-west of Site and surrounding Boxworth screen views between them.
- 3.17 In respect of historic associations, at the time of the Tithe map (1841) the north-west portion of the Site (Plot 24) was tenanted by Church Farm. However, there are no associative views between this area of the Site and Church Farmhouse owing to the intervening topography and vegetation. Consequently, this historic ownership association provides no contribution to appreciation of the significance of Church Farmhouse.

- 3.18 The Site is therefore not considered to form part of the settings of these four Listed Buildings and does not contribute to their significance. The development of the Site will not affect the significance of these Listed Buildings and they require no further consideration within this report.

Within Zone of Theoretical Visibility (ZTV):

- 3.19 Figure 2b shows the ZTV of the proposed development. A 5km search radius from the Site within the ZTV is considered reasonable of the Site; this has identified 251 Listed Buildings, 8 Conservation Areas and 1 Registered Park and Garden located in the TZV.

- 3.20 Of the above designated heritage assets, only five Listed Buildings are visible from the Site. These Listed Buildings comprise a capped windmill and the towers/spires of four churches (Plates 7 and 8) as listed below;

- Parish Church of St Mary. Grade II*. NHLE entry: 1127229. Located c.2.1km north-west of the Site in Fen Drayton.
- Parish Church of All Saints. Grade II*. NHLE entry: 1127241. Located c.2.3km south-east of the Site in Lolworth.
- Hale Windmill. Grade II. NHLE entry: 1226282. Located 2.7km north of the Site.
- Parish Church of St Michael. Grade I. NHLE entry: 1226375. Located c.3.5km north-east of the Site in Swavesey.
- Parish Church of St Peter and St Paul. Grade I. NHLE entry: 1330754. Located c.3.8km north-west of the Site in Fenstanton.

- 3.21 Only Hale Windmill has any return views from ground level towards the Site (Plate 11). Owing to the height and visibility of the windmill, it has a wide setting which includes the Site. Further assessment is required in Section 4 to establish whether the Site as part of this wider setting contributes to the significance of this asset, and any impact from the proposed development within the Site.

- 3.22 From the Site, the visibility of the four churches is very marginal and focused on the upper-most elements of their respective spires and towers (Plates 7 and 8). There are no ground level return views from these churches to the Site owing to intervening development. Given their distance from the Site and the limited visibility, no understanding or appreciation of the significance of these churches is possible from the Site. The Site therefore forms a negligible element within the wider settings of these churches but does not contribute to their respective significance. Development of the Site will not affect the significance of these churches and they require no further consideration within this report.

Outside 5km search area:

- 3.23 The Church of St Mary (Grade I Listed Building. NHLE entry: 1317811) is located c.5.2km north-east of the Site. However, its entire spire is visible from most of the higher central and south-western areas of the Site (Plates 8 and 9) and from c.350m to the south of the Site along a footpath leading from Boxworth to Conington. Owing to the height and visibility of this element of the church, it has a wide setting which includes the Site. Further assessment is required in Section 4 to establish whether the Site as part of this wider setting contributes to the significance of this asset and any impact from the proposed development within the Site.

Non-Designated Built Heritage Assets

Within the Site:

- 3.24 South Cambridgeshire District Council has no adopted list or register of non-designated (built) heritage assets whilst a search of the Cambridgeshire Historic Environment Record shows no non-designated built heritage assets located within the Site.

Non-Designated Built Heritage Assets within a 1km radius of the Site:

- 3.25 Within a 1km search radius of the Site, the Cambridgeshire Historic Environment Record has identified forty-five monument entries. Of these, two relate to extant non-designated buildings located within the village of Boxworth and have separate entries for their respective gardens.
- Manor House Farm (03509) and the Gardens of the Manor House (MCB19346);
 - Vicarage (MCB28648 – now Boxworth House) and the Gardens of Rectory/Boxworth House (12029).
- 3.26 There is no inter-visibility between the Rectory/Boxworth House and its gardens with the Site owing to intervening topography and planting. Additionally, there is no evidence of a historic functional association between these areas. The Site is not considered to form any part of the setting to the Rectory/Boxworth House and its gardens and their respective significance will not be affected by the development of the Site. They are not considered further in this report.
- 3.27 There is a historic ownership association between the Site and Manor House Farm, although this is of limited weight with there being no visibility between the Site and the house itself. However, the Gardens, at their closest point to the Site are located c.120m to the south (Figure 2a). Although, there is limited visibility between these areas owing to the Site's undeveloped state and intervening vegetation, the proposed development has the potential to be visible from the Gardens. Given that Manor House Farm and the Gardens are closely associated with one and other, it is reasonable to collectively assess whether the Site, as part of this setting to these non-designated built heritage assets contributes to their significance; and any impact from the proposed development.

4 ASSESSMENT OF SIGNIFICANCE AND NATURE OF IMPACT

4.1 Paragraph 189 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets affected by the proposed development, and states that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

4.2 This Built Heritage Statement has identified above that there are two designated heritage assets and two non-designated built heritage assets whose significance is potentially affected by the proposed development of the Site (Figure 2c):

- **Church of St Mary**, Church End, Over, (Grade I Listed Building);
- **Hale Windmill**, Taylors Lane, Swavesey, (Grade II Listed Building);
- **Manor House Farm**, Boxworth, (Non-Designated Built Heritage Asset); and
- **Gardens of Manor House Farm**, Boxworth, (Non-Designated Built Heritage Asset).

4.3 This Section describes the significance of these built heritage assets and assesses the nature of any impact resulting from the proposed development.

Assessment of Significance

Church of St Mary, Church End, Over. Grade I Listed Building. NHLE entry: 1317811.

Historic Interest:

4.4 The Church of St Mary comprises a western three-staged tower with broach spire (Plate 9), clerestoried nave with north and south aisles, south porch, and chancel. The NHLE entry for the church describes the building as having thirteenth century origins but it is mostly fourteenth and fifteenth century in date. These periods of the building have high-levels of embellished carving, which suggests that the settlement or persons involved in the erection of the church were prosperous during the medieval period. The church underwent several periods of restoration in the 1840s with the chancel and north aisle rebuilt in 1841 and 1847 (Gardner, 1851), followed by further alterations in 1857 along with repairs to the spire and tower between 1858 and 1864. The architects or craftsman responsible for the nineteenth century restorations of the church are unknown.

Architectural Interest:

4.5 The church is built mostly in Barnack limestone ashlar albeit the exterior walls are mostly rendered. The window tracery and ornamentation of the church's southern elevations facing onto the road and towards the settlement are greater than on the northern side. The southern aisle and porch are embattled and feature a cornice of ballflower and vine tendrils carvings and large gargoyles. The visual prominence of the southern porch is also accentuated by the use of tall pinnacled buttresses flanking the main entrance. A similar use of cornice decoration is found on the tower which also features banding between the tower stages and belfry windows, and there are gabled lucarnes to the spire. The overall height of the tower and spire is c.47m, but its size is also accentuated by the use of buttressing, the form of its broach spire and the shallow-roof profiles of the clerestory to the nave and chancel.

Summary of Significance:

4.6 The significance of St Mary's is derived from the evidential, historic illustrative and aesthetic values shown in the survival, quality and craftsmanship of its medieval fabric, in particular its southern elevations and tower and spire. The church also has communal value as a place of worship, spirituality, and memorial, and on a broader level as an element of the village of Over's identity.

Setting:

- 4.7 St Mary's is located off the main road through the settlement of Over which lies to the south and east of the building and it is on this villagescape approach where the church's significance is principally experienced from. A small area of woodland and mostly fields turning to fenland surrounds the church to the north and north-west of its churchyard. Except for the tower and spire, the woodland obscures most of the church in return views from these directions. Owing to the spire's height and few tall competing structures, this element of St Mary's is visible above the villagescape and across a much wider area.
- 4.8 From the Site, most of St Mary's spire is visible from the central and higher areas along the Site's south-western boundary and at a distance of approximately 5.3km to the north-east (Plate 7). In these views, the church is experienced within a settlement context, rising above the intervening villagescapes of both Over and Swavesey and with only a small band of farmland between Swavesey and the A14. The A14 also provides a physical detachment between the farmland to the north of the A14 and the farmland of the Site.
- 4.9 The wide visibility of St Mary's spire is the result of its design; however, at the distance of the Site an appreciation of its significance is severely diminished and therefore, it is more its historic visibility within the Parish of Over and to a lesser extent the landscape immediately surrounding the Parish which is of importance. As such, the Site forms a negligible element within the church's wider setting and its visibility is incidental rather than forming part of any designed vista. The distance between the Site and the church and intervening development also results in the Site not forming part of any return views from the church at ground level or in other wider associative views of the church.
- 4.10 Consequently, the Site is considered to form a neutral element within the wider setting of St Mary that makes no contribution to understanding or appreciating the significance of this Listed Building.

Hale Windmill, Taylors Lane, Swavesey Grade II Listed Building. NHLE entry: 1226282.

Historic Interest:

- 4.11 A windmill is shown in the location of the present Hale Windmill on the Bedford and Huntingdonshire Ordnance Series Old Series 1-inch mapping of c.1805-1836 and the Swavesey Tithe map of 1841 (neither reproduced). The accompanying Tithe Apportionment and the 1841 England Census records the occupier of the mill as Mr James Radford, whose initials are identified on the tower mill along with the date of 'A.D. 1866'. This date relates to the destruction of the original post-mill in January 1866 following strong winds (CCJ, 1866). The windmill was rebuilt with a brick tower superstructure to provide better resistance against bad weather. James Radford continued to occupy the windmill until the 1880s. It is not known when the windmill ceased operation, but the tower is now capped by a modern habitable structure associated with a dwelling attached to the north of the windmill.

Architectural Interest:

- 4.12 Only the brick tower of the 1866 windmill survives, and this has been capped by a modern structure for domestic accommodation (Plate 10). Despite the partial survival of the windmill, it remains recognisable because of its brick tower.

Summary of Significance:

- 4.13 The significance of Hale Windmill relates to its historic rarity and also has evidential value reflecting mechanized farming processes in nineteenth century. The iconic shape of the tower mill also gives the asset some aesthetic value, albeit this is reduced by its incompleteness.

Setting:

- 4.14 Hale Windmill is located c.0.6km to the west of Swavesey village off Taylors Lane (a bridleway) and except for a few neighbouring buildings is surrounded by arable farmland. The windmill is located at a distance of c.2.7km to the north of the Site but by virtue of its height, the windmill's upper tower

and modern cap are visible from the higher central parts of the Site. From the Site, the windmill is appreciated within an isolated position surrounded by fields and woodland (Plate 7).

- 4.15 In return views from the fields adjacent to the windmill, the Site is visible on the horizon where it rises slightly above the intervening A14 and is seen within the context of nearby road infrastructure including two large overbridges (Plate 11). In these views, the Site is experienced as a negligible element within the wider setting of the windmill and this is anticipated to remain the same for views available from the tower itself. The fields surrounding the immediate setting of the windmill and to a lesser degree the expanse of agricultural land running south towards the A14 forms a small part of the total farmland surrounding the Listed Building; these areas provide the windmill with a rural context that complements its historic functional character. The Site forms part of the wider setting of the windmill beyond this immediate setting but the inter-visibility between them is incidental and disrupted by the physicality and character of the A14. Therefore, the Site forms a small neutral element of the windmill's wider setting and makes no contribution to understanding or appreciating the significance of this Listed Building.

Non-Designated Built Heritage Assets

Manor House Farm (HER ref: 03509) and Gardens of the Manor House (hereafter the 'Gardens' (HER ref: MCB19346)

Historic Interest:

- 4.16 The HER entry for the Manor House (Plate 12) dates the earliest part of the building to the seventeenth century, but states that the house predominately dates from the eighteenth century onwards and has several modern alterations. The early ownership of the property is unclear but by c.1785 it had been purchased by the Thornhill family of Diddington Hall, Huntingdonshire who kept on the tenant farmers (Underwood family) until the 1860s. During the nineteenth century, the farm amounted to 590-acres and along with Church Farm accounted for all of the land farmed within the northern half of the Boxworth Parish (BHO, 1989). The Thornhill family took direct possession of Manor House Farm from c.1882.
- 4.17 Ordnance Survey Old Series 1-inch mapping (Figure 3) shows various plantations spanning an area of land from near to Manor House Farm north and east towards the Turnpike Road (now the A14). The relationship (if any) of these plantations to Manor House Farm is unclear but could be evidence of an earlier park. However, the extent of the gardens as defined by the HER (Figure 2a) encompass approximately four parcels of land which are surrounded by plantation belts running from the "L-Grove" plantation (located to the east of the house) north-west until the Boxworth Road. The 1841 Tithe map and Apportionment shows that this area was held under separate tenancies (Plot 14 by Samuel Cawcutt and Plots 11 and 9 by Robert Underwood) and therefore, the gardens for the current Manor House Farm must have developed after this date.
- 4.18 The HER's description of the garden's particular interest relates to flower and kitchen gardens laid out from c.1882 by Mr Petfield, the head gardener of Diddington Hall and based on the Hall's gardens. The HER also describes the creation of a maze in 1902 but this was lost after 1945 along with most of the original garden's planting, with only specimen trees and herbaceous borders remaining. The HER notes that later garden developments have resulted in a smaller vegetable garden and a lawn enclosed by low brick walls and piers created to the south of the house.

Architectural Interest:

- 4.19 The Manor Farm House has an irregular shaped floorplan owing to successive alterations but is principally of two-storeys with attics and is built in red brick with pin-tiled roofs with mostly sash windows. The general style of the house is Georgian although its elevations showcase several phases of development. Historically, the western elevation was likely the principal entrance and features a porticoed doorcase with a possible coat of arms below. However, a later three-bay gabled projection (heading west) adjoins the northern end of the house. The southern elevation has five bays with pairs of sash windows split by a central projection gabled bay with likely Victorian

alterations of a surbased Gothic arched entrance, a first-floor triplicate casement window and decorative bargeboards. The eastern elevation is also of a symmetrical design featuring a central two-storey canted-bay window with ground-floor French doors and a cone-shaped roof. The canted-bay is flanked by attics, first-floor sash windows and ground floor canted-bays. The northern elevation is screened from public view.

- 4.20 A walled garden surrounds the eastern, southern, and part of the northern elevations of the Manor Farm House, whilst several brick and slate outbuildings lying to the west of house are the remnants of its farmstead.

Summary of Significance:

- 4.21 The significance of the Manor House Farm and its gardens derives from their evidential, historic, and aesthetic values which reflect the post-1880 remodelling and gentrification of a large eighteenth century farmhouse for the incumbent gentry freeholders - the Thornhill family. The alterations made to the gardens at this time reflected designs established at Diddington Hall but have since been altered and lost.

Setting:

- 4.22 Manor House Farm is surrounded to the south, east and north by walled and formal gardens and the remains of its historic farmstead to the west. Less formal gardens and two large ponds flank the house to the north and east along with scattered trees. Beyond the gardens lie areas of pasture with scattered tree clumps, which are in turn enclosed by shelter belts which separate the pasture from the wider arable farmland.
- 4.23 Topographically, the house is situated on the side of a shallow valley which continues to fall to the north-east and rises towards Boxworth to the west and also to the north-west and south-east. The combination of the landscaped planting and the natural topography results in the house not commanding any particular visual prominence within the wider landscape and therefore, its significance is principally experienced within the close setting of its gardens and wider areas of pastured grounds.
- 4.24 The plantation shelter belts surrounding the wider areas of pasture identify the limits of the Gardens on the HER. The shelter belts are relatively dense and as per their design restricts inward and outward visibility. Some areas of thinning along Boxford Road provide limited views across the pasture, which in combination with the scattered trees reflects a common characteristic of a nineteenth century parkland. However, with no views of the main house possible from these limited roadside views, the areas of pasture within the grounds make no contribution to understanding or appreciating the significance of Manor House Farm and the surviving formal gardens located adjacent to the house (north, east and south).
- 4.25 At its closest point, the Site is located c.120m north of the plantation shelter belts. The Site is physically separated from the Site by this planting, the Boxworth Road and an area of excavation (undergoing remedial planting). Historically, the Site had a historic association as part of the farmland of Manor House Farm, but this is not appreciable owing to the lack of any visibility between the house and Site. Additionally, the physical characteristics of the Site now reflect modern farming practices (removal of field boundaries) and have no strong rural character owing to its proximity to the urbanising A14. As a result of this character, the Site provides no contribution to either the parkland or gardens surrounding Manor House Farm.
- 4.26 Consequently, the Site is considered to form a neutral element within a small part of the setting to Manor House Farm and its gardens that makes no contribution to understanding or appreciating the significance of these non-designated built heritage assets.

Proposed Development

- 4.27 Figure 13 reproduces the illustrative masterplan for the Site, which is proposing the construction of thirteen warehouses and associated infrastructure. The building heights of the proposed

warehouses are currently unconfirmed. However, the masterplan shows the warehouses orientated on various alignments and separated by areas of yards and parking, as to break up the massing of the buildings. Similarly, most of the larger warehouses are situated within the central and north-western areas of the Site, away from the approach to Boxworth village. Additionally, new areas of planting are proposed along the Site's south-western boundary and part of the south-eastern boundary with Boxworth Road.

Nature of Impact

- 4.28 The assessment of the designated built heritage assets of Church of St Mary and Hale Windmill and the non-designated built heritage assets of Manor House Farm and its Gardens has established that the Site, in its undeveloped state, forms a neutral element within their settings and makes no contribution to their respective significance. However, the development of the Site may still have an impact on the setting of these heritage assets, which will be assessed within this section.

Church of St Mary, Church End, Over, (Grade I Listed Building)

- 4.29 The proposed development will reduce some views of the spire of St Mary's from within the Site and to the south-west of the Site. However, it has been established that the asset's visibility from the Site does not contribute to its significance. Additionally, the proposed orientation and distribution of the warehouses across the Site should help to maintain some views of the asset within the wider landscape. Overall, the proposals will result in a negligible visual change within its wider setting, which will be seen in the context of existing development already experienced within this part of its setting. Consequently, the development of the Site will have no impact on the significance of this asset.

Hale Windmill, Taylors Lane, Swavesey, (Grade II Listed Building)

- 4.30 The proposed development is likely to screen the present views of Hale Windmill from the Site; however, this visibility is incidental and does not contribute to the significance of this heritage asset. In return views from the Listed Building and within its more immediate setting, the proposed development is anticipated to be seen as a negligible visual change in horizon views and will be seen in conjunction with the existing A14 and its associated infrastructure. This visual change will not reduce or impact on the immediate agricultural setting which contributes to the significance of the Listed Building and therefore, the development of the Site will not affect the significance of this Listed Building.

Manor House Farm and Gardens, Boxworth (Non-Designated Built Heritage Assets)

- 4.31 The proposed warehouses situated within the south-eastern area of the Site are likely to exceed the height of the existing shelterbelts which surround the Gardens (as defined by the HER) and therefore, will likely be visible from small areas of the wider pasture surrounding Manor House Farm. Given time, the proposed landscaping buffers along the Site's south-west and southern boundaries will reduce their visibility but is unlikely to entirely screen it. Whilst the warehouses will be an incongruous element within the setting of the Gardens, they will only be experienced from area of pasture within the grounds which aren't in themselves significant and they do not contribute to the significance of Manor House Farm. Consequently, the proposed development will result in a small visual change within part of the asset's setting but will have no impact on the how the significance of either Manor House Farm and its Gardens are understood or appreciated.

5 CONCLUSION

- 5.1 This Built Heritage Statement has been prepared by RPS for Newland Developments in order to assess the built heritage impacts of the proposed commercial development of an 85-ha Site located to the south-west of Junction 24 of the A14 Cambridgeshire and north-west of Boxworth.
- 5.2 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.
- 5.3 The report has established that only two Listed Buildings and two non-designated built heritage assets might be affected by development within the site, through changes within their settings:
- Church of St Mary, Church End, Over, (Grade I Listed Building);
 - Hale Windmill, Taylors Lane, Swavesey, (Grade II Listed Building);
 - Manor House Farm, Manor Lane, Boxworth, (Non-designated built heritage asset); and
 - Gardens of Manor House Farm, Manor Lane, Boxworth, (Non-designated built heritage asset).
- 5.4 The assessment concludes that the site comprises a neutral element within the settings of both the Church of St Mary and Hale Windmill and makes no contribution to the significance of these Listed Buildings. The proposed development will result in a slight visual change within their settings, but this change will not result in any harm to the significance of either Listed Building.
- 5.5 The assessment also concludes that the site comprises a neutral element within a small part of the settings of Manor House Farm and its Gardens that makes no contribution to the significance of these non-designated built heritage assets. The proposed development will result in a small visual change within some areas of pasture within the Garden which aren't in themselves significant and do not contribute to Manor House Farm's significance. Consequently, the proposed development will result in no harm towards the significance of either Manor House Farm or its Gardens.
- 5.6 The proposed development of the site is therefore in accordance with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990 and conforms to the requirements of the NPPF and local planning policy with respect to built heritage.

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Cartography:

- c.1805-1836 Bedford and Huntingdonshire Ordnance Survey Old Series 1-inch mapping
- 1840 Swavesey Tithe Map
- 1841 Boxworth Tithe Map
- Ordnance Survey 1:10,560/1:10,000: 1886-1887, 1903, 1927, 1951-1952, 1982-1983 and 2020.
- Aerial photography: 1945.
- GoogleEarth Imagery: 1999, 2000, 2003, 2006, 2008, 2012, 2015 and 2020.

PLATES



Plate 1: From the Site's north-western corner of the western field (adjacent to the A14) looking south-east across the Site in the direction of Boxworth Road.



Plate 2: From the north-east boundary of the central western field looking south-east across the Site and in the direction of Boxworth.



Plate 3: From the eastern corner of the eastern field looking west across the Site.



Plate 4: From the southern corner of the eastern field looking north-west across the Site.



Plate 5: Looking from the Site's south-western boundary of the central eastern field looking north-east towards the Site's north-east boundary with the A14.



Plate 6: From the western field's north-west boundary looking south-east across the Site.

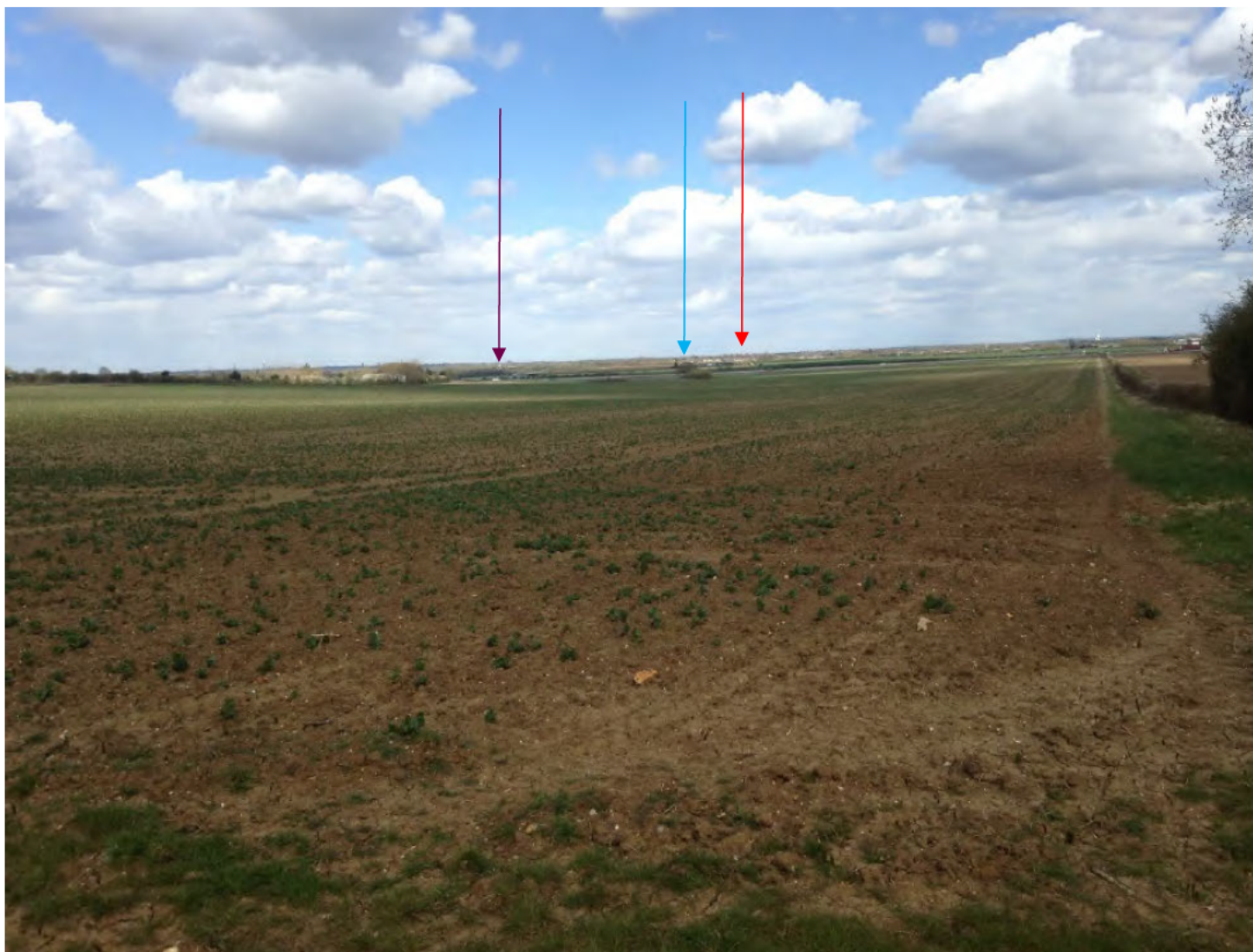


Plate 7: From the Site's south-west boundary and close to the field boundary splitting the central fields looking north-east. The purple arrow identifies the upper tower of Hale Windmill (Grade II), the blue arrow identifies the embattlements of Parish Church of St Michaels at Swavesey (Grade I) and the red arrow identifies the spire of Church of St Mary at Over (Grade I).



Plate 8: From the Site's north-west boundary looking north-west. The red arrow identifies the upper tower and spire of Parish Church of St Peter and St Paul (Grade I) in Fenstanton and the blue arrow identifies the spire at Parish Church of St Mary (Grade II*) in Fen Drayton.



Plate 9: Church of St Marys (tower and spire), Over (Grade I Listed Building, NHLE entry: 1317811) from the western end of the churchyard.



Plate 10: Hale Windmill (Grade II Listed Building. NHLE entry: 1226282) looking from the east on Taylors Lane, near Swavesey.



Plate 11: View looking south from field adjacent (west of) Hale Windmill. The approximately location of the Site is identified by the red arrow. The purple arrow identifies the road overbridge for Junction 24 of the A14 and the blue arrow identifies overbridge of New Barn's Lane over the A14.

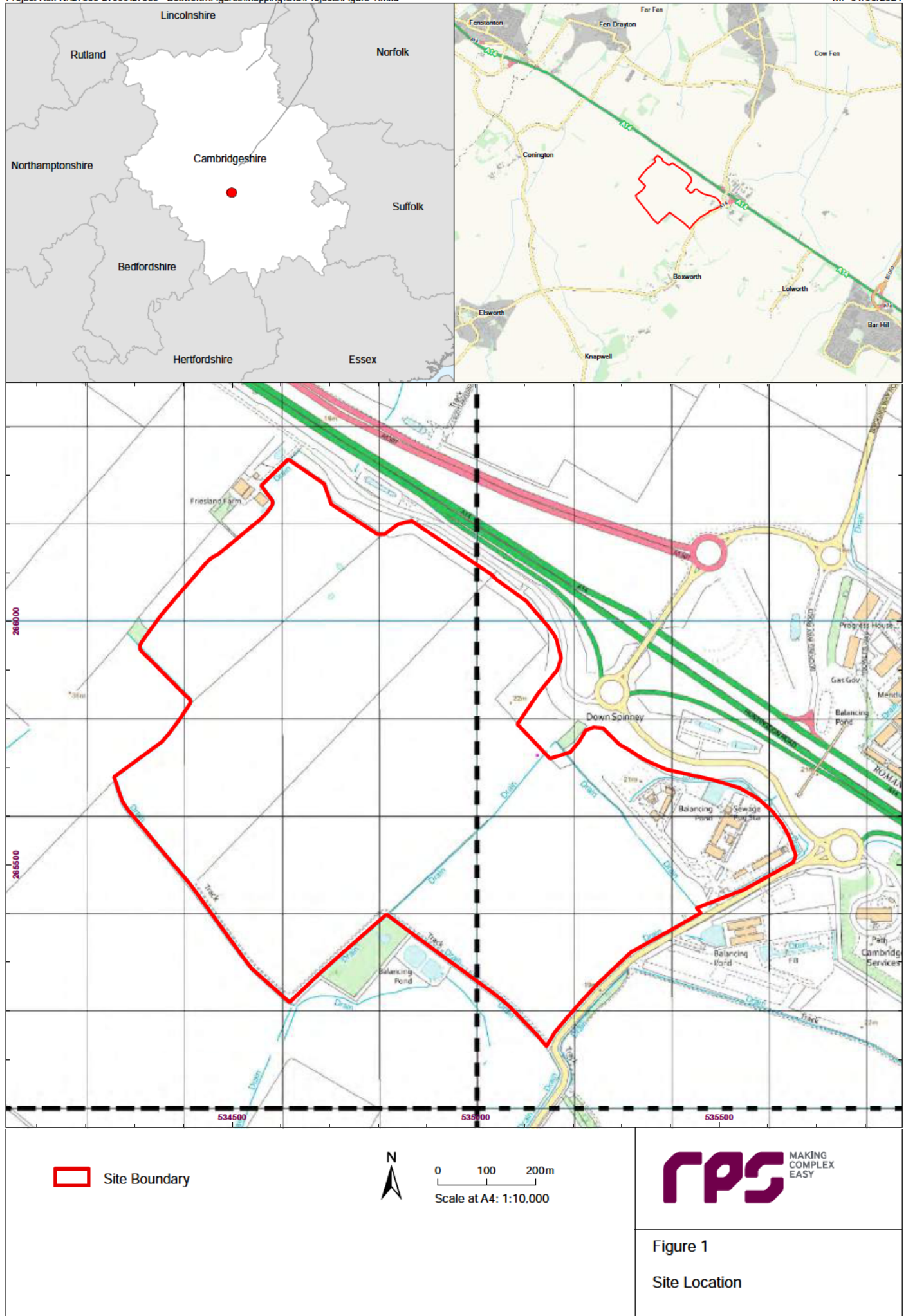


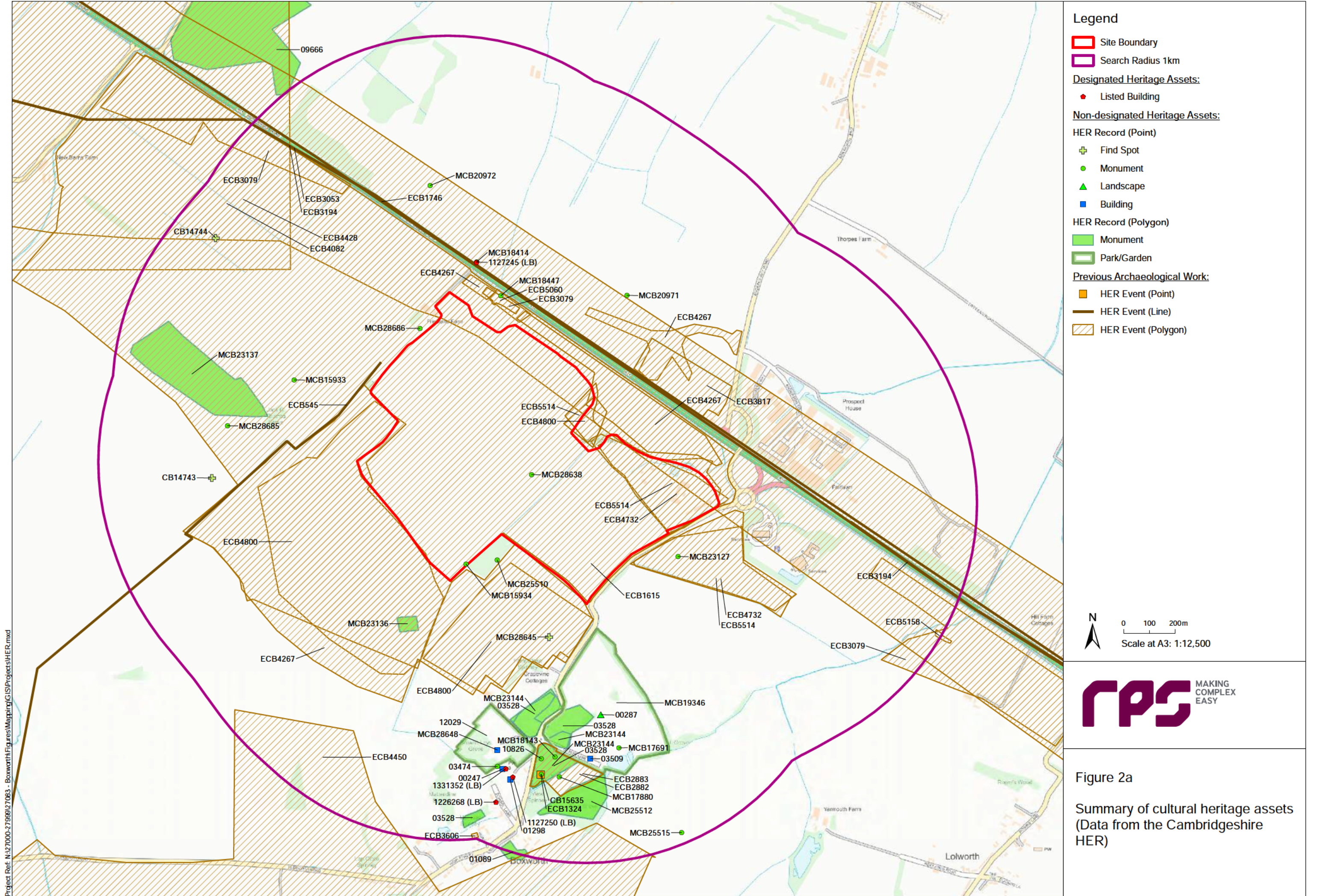
Plate 12: Manor House Farm (western elevation), Manor Lane, Boxworth from the west.



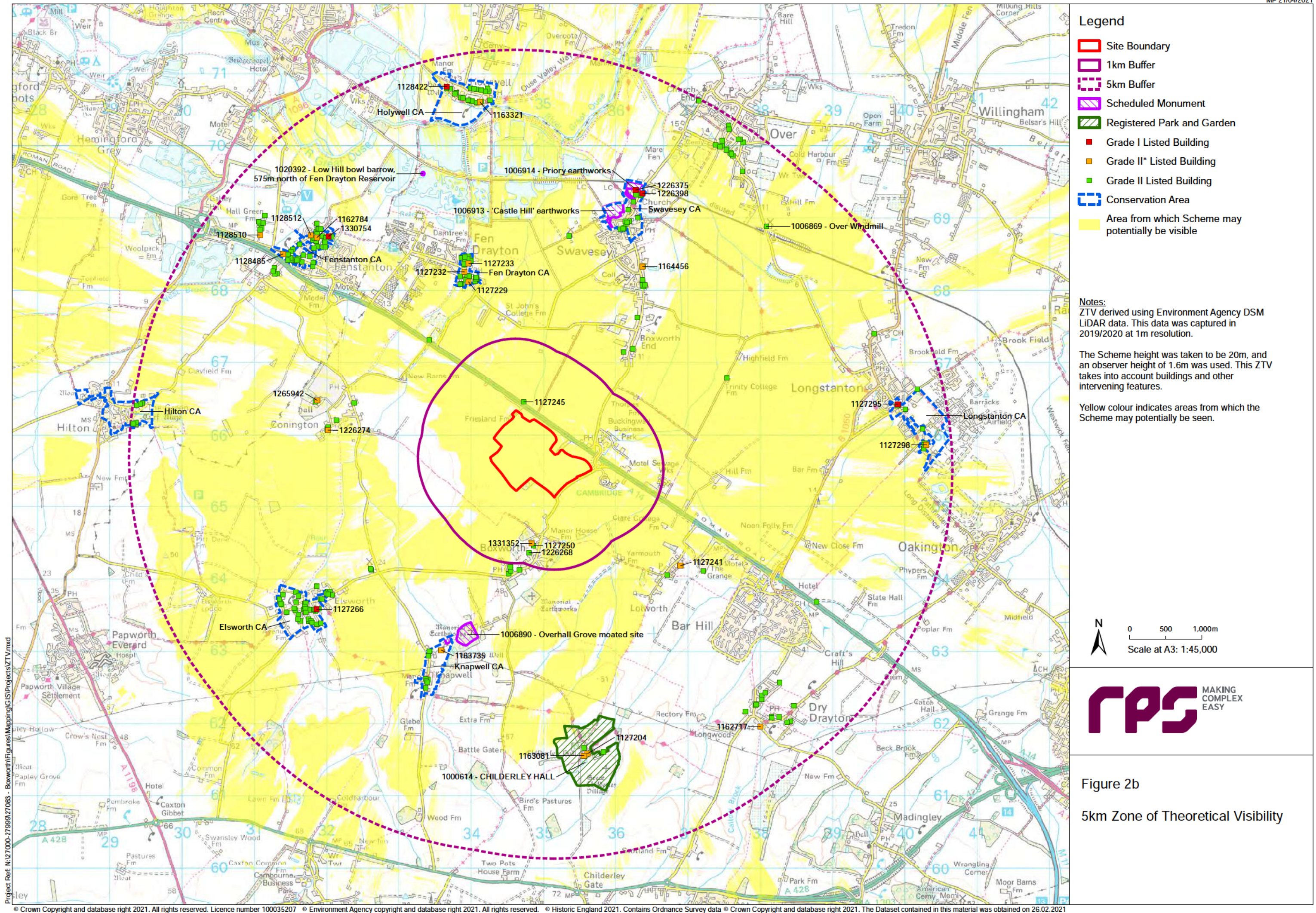
Plate 13: Looking north-west and in the direction of the Site, across part of the gardens (as defined by the HER) associated with Manor House Farm.

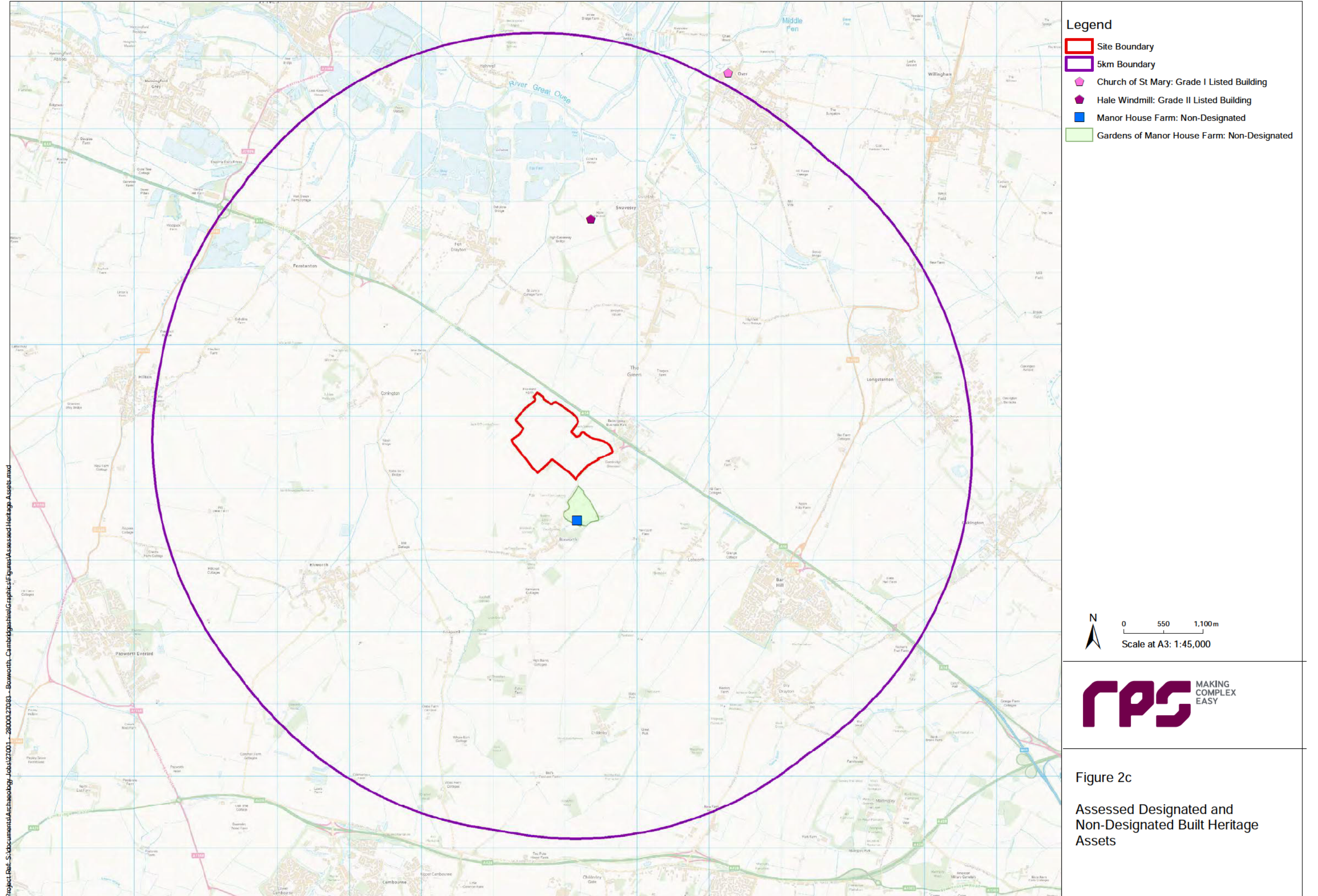
FIGURES





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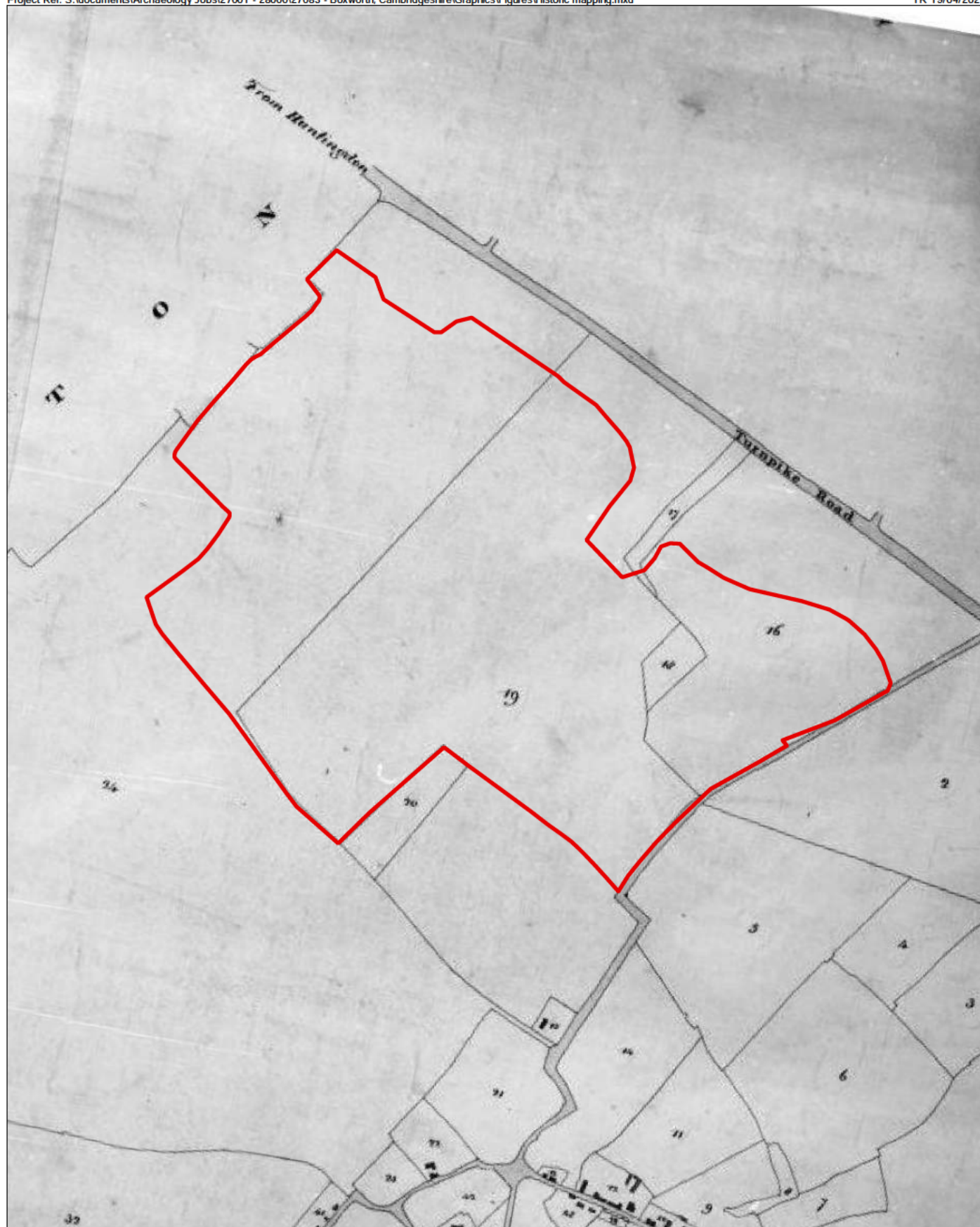
 Site Boundary



0 100 200 300m
Scale at A4: 1:10,000

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COMPLEX
EASY

Figure 3
Ordnance Survey
(Old Series) 1-inch Mapping
Bedfordshire and Huntingdonshire
c.1805-1836



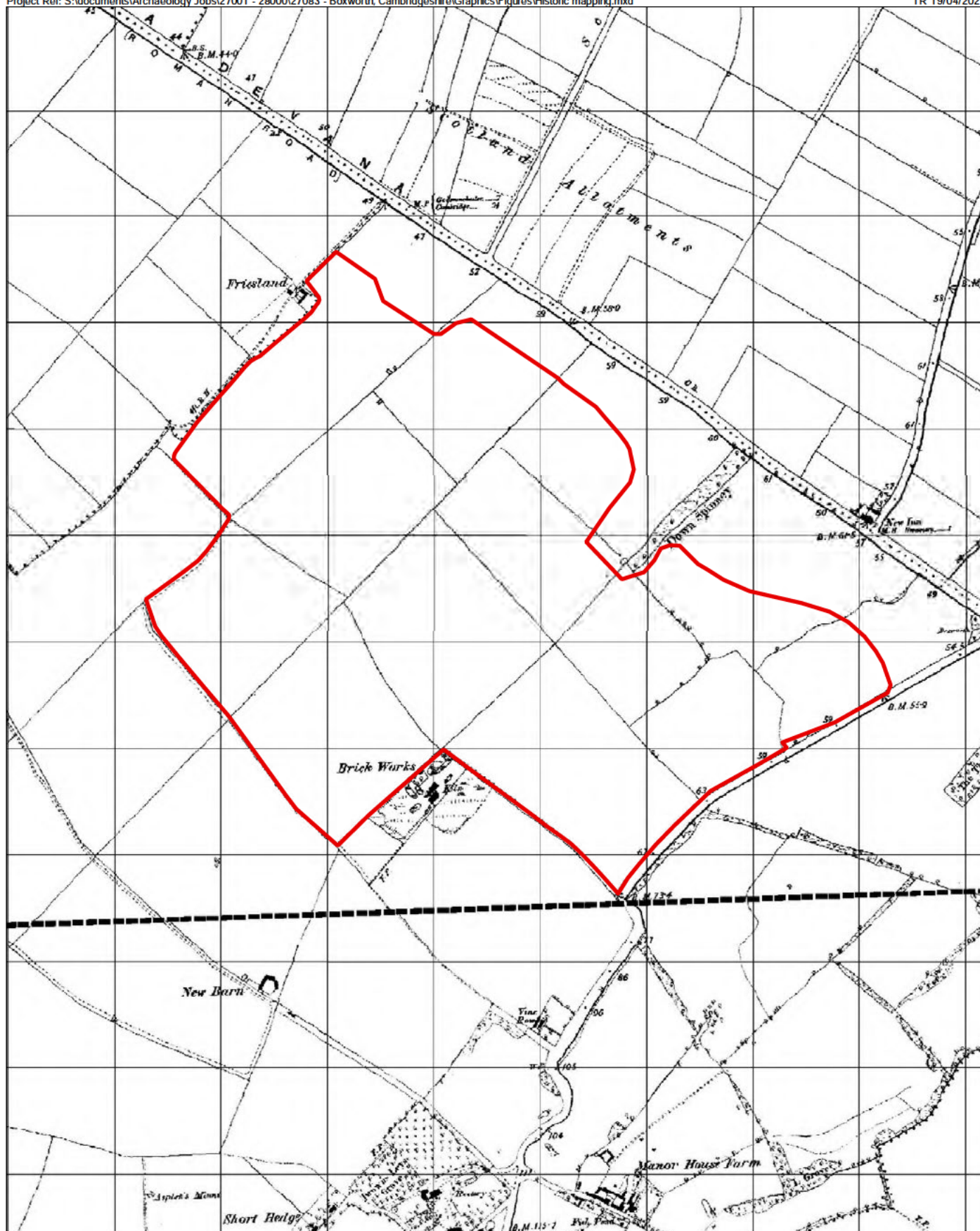
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Figure 4
Boxworth
Tithe Map
1841



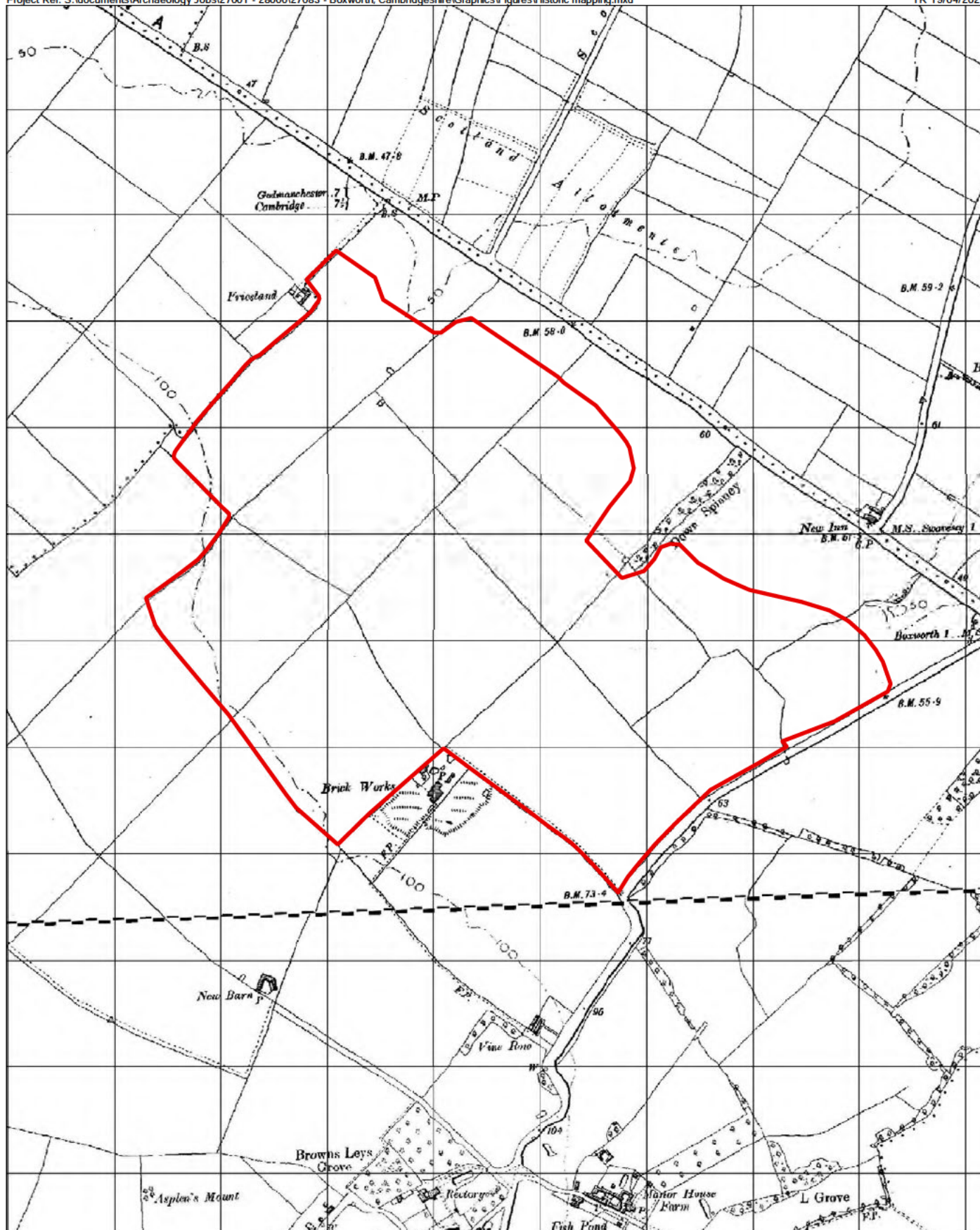
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Figure 5
Ordnance Survey
1886-1887



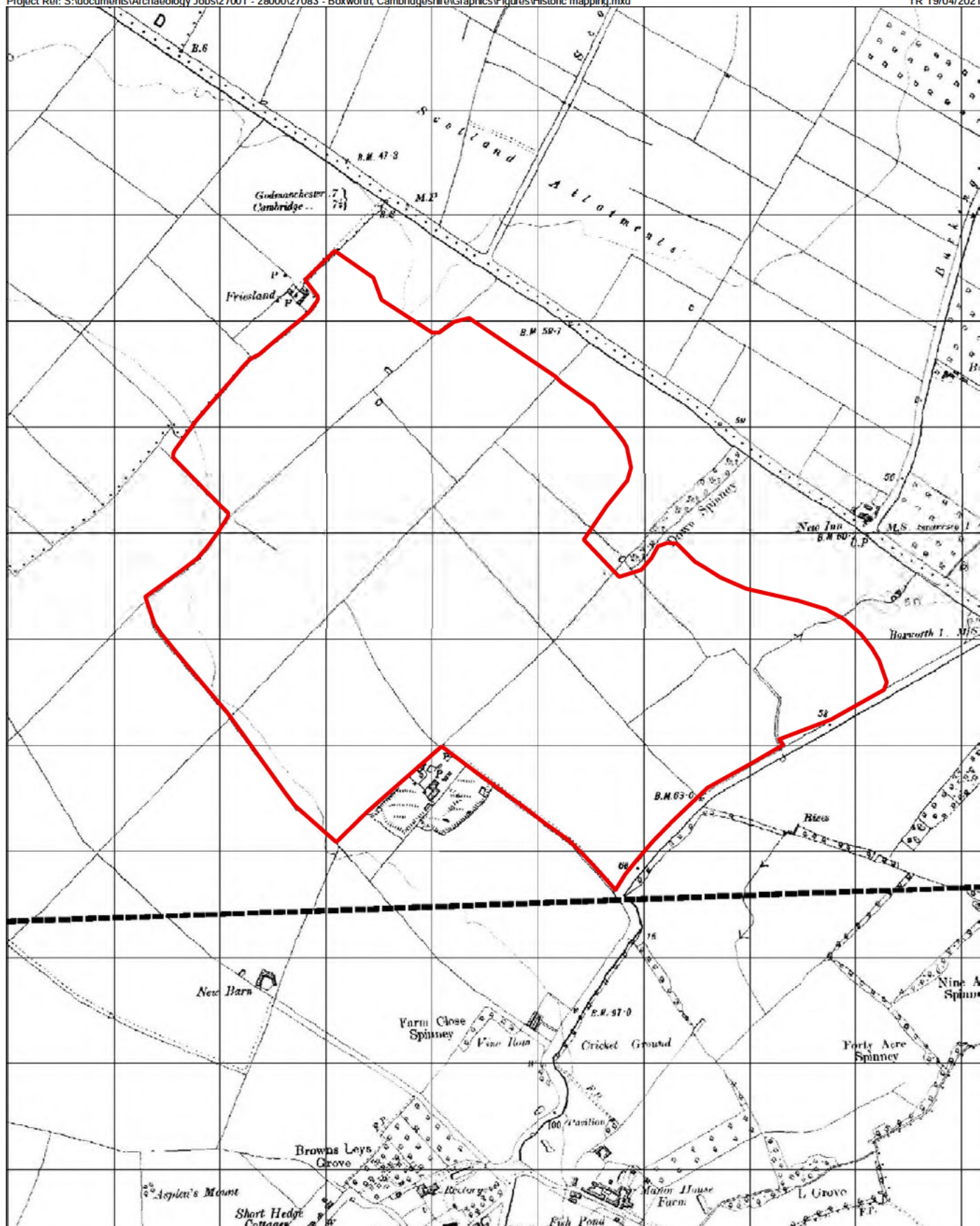
 Site Boundary



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Scale at A4: 1:10,000

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Figure 6
Ordnance Survey
1903



 Site Boundary



0 100 200 300m
Scale at A4: 1:10,000

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COMPLEX
EASY

Figure 7
Ordnance Survey
1927



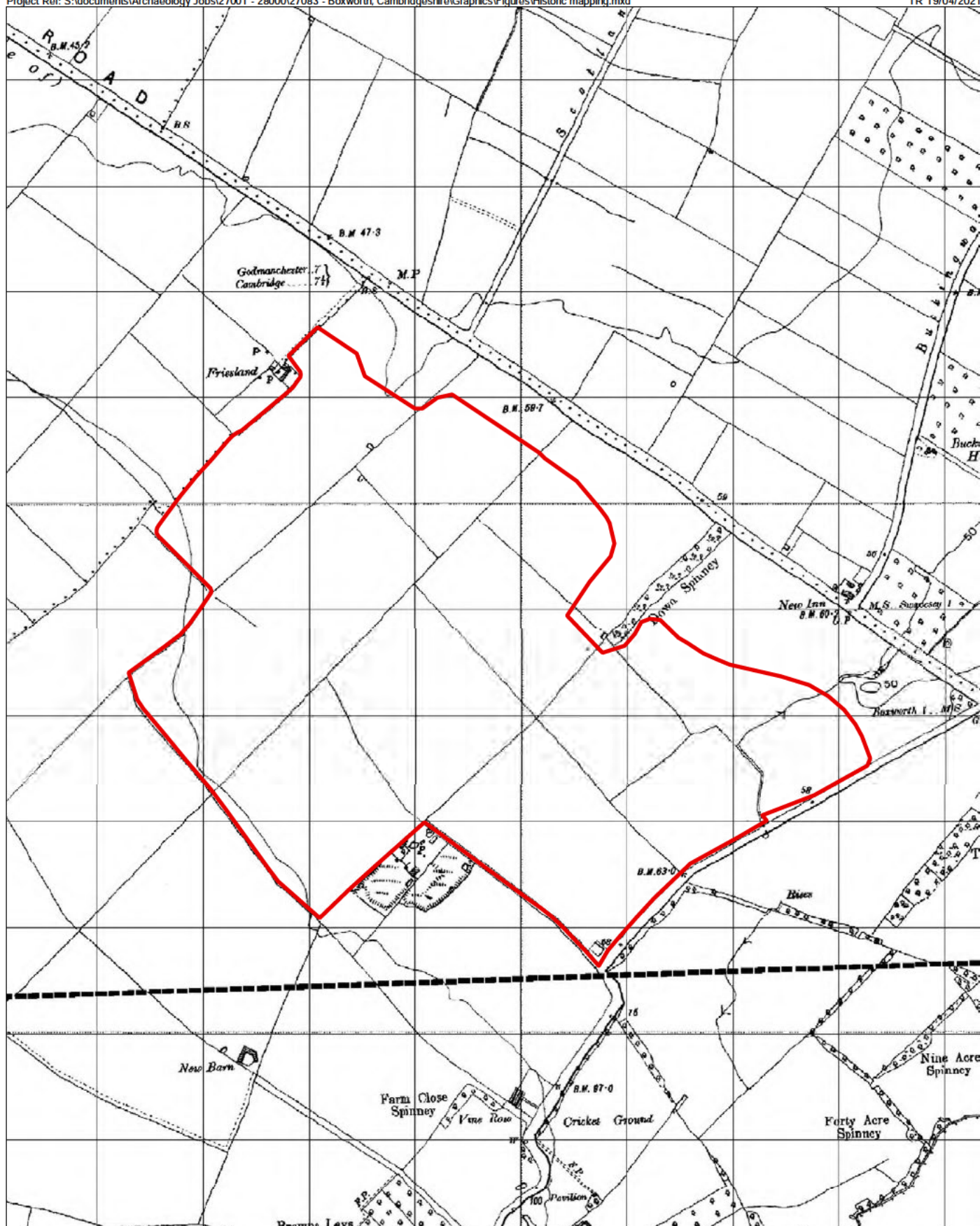
 Site Boundary



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Scale at A4: 1:8,500



Figure 8
Aerial Photography
1945



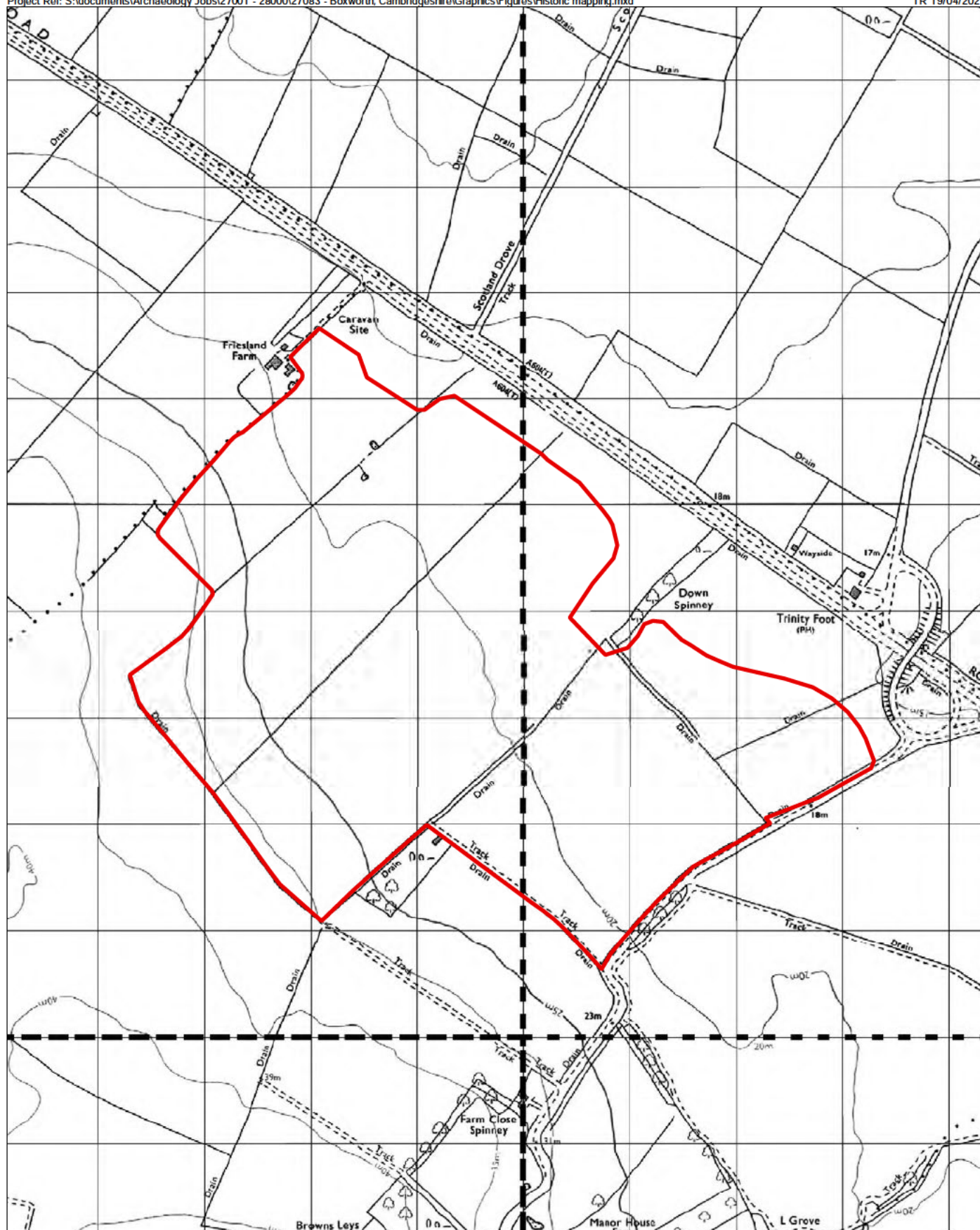
 Site Boundary



0 100 200 300 m
Scale at A4: 1:10,000

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COMPLEX
EASY

Figure 9
Ordnance Survey
1951-1952



 Site Boundary



0 100 200 300m
Scale at A4: 1:10,000

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COMPLEX
EASY

Figure 10
Ordnance Survey
1982-1983



 Site Boundary



0 100 200 300 m
Scale at A4: 1:10,000

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EASY

Figure 11
GoogleEarth
1999



 Site Boundary



0 100 200 300 m
Scale at A4: 1:10,000

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EASY

Figure 12
GoogleEarth
2020

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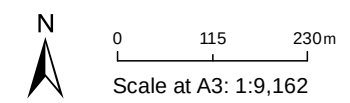


Figure 13
Illustrative Masterplan

APPENDICES

APPENDIX A

National Heritage List for England entries for assessed Listed Buildings and HER entries for assessed Non-Designated Built Heritage Assets.

Church of St Mary, Church End. Grade I Listed Building. NHLE entry: 1317811. Listed: 31st August 1962. Parish church, with C13 origins but mainly early C14. Restored 1840. Barnack stone ashlar part rendered. West tower, nave with North and South aisles, South porch and chancel. West tower early C14, of three stages, on double splayed plinth with main cornice and boss enrichments. Three stage angle buttresses and newel staircase in South East corner. The West doorway and the West window are, however, C15. West doorway in four centred arch flanked by two vacant niches in ogee heads, between two continuous orders. Above the door is a relief of Our Lord in Glory flanked by two niches. Early C14 window openings to second and third stages. The broach spire is also covered with Barnack ashlar and is in three stages, each with gabled lucarne. Original gable of steeply pitched nave roof visible on each side of tower. The nave, early C14, reroofed. C15 and embattled. Each side of clerestory with six two light windows. South aisle, early C14, embattled with large grotesque gargoyles and frieze of ball flower ornament to main cornice. Three windows, all early C14, with reticulated tracery. Two windows of three lights in segmental arches, and one of four lights in a pointed arch. All have drip moulds with mask stops. The South porch is contemporary with the South aisle and the gargoyles and frieze of ball flower ornament are carried round from the aisle. Embattled parapet with corner turrets and pinnacles. Buttresses of grouped keeled shafts on high base flank the two centred outer arch with three hollow and roll moulded orders. The inner arch has similar moulding. The porch is in two bays, with two-light early C14 openings to each. The heads of the openings have pierced tracery. The roof is C15. The chancel was much restored in 1840 and has early 15 fenestration, but there are North and South doorways with Caernarvon heads which must be C13-C14. There is a low side window in the South wall with similar head. Interior: Nave arcade C15 in six bays. Two centred hollow chamfered arches on half-octagonal columns with hollow mouldings to the side. Each shaft is embattled and has a capital with mask enrichment and a high moulded base. The North and South aisles have blind arcading of early C14 to the walls. Crown-post roof in six bays, C15, restored. Hollow and roll moulded principals and tie beams, the jackposts on stone niches with figures, supported on corbels, some mutilated. Chancel arch, C13 origins. Two centred with one hollow and one chamfered order. The piscina has a similar Caernarvon head. Screen between chancel and nave, C15, with vertical tracery to upper bays. Vaulted coving preserved on each side. Stalls in cancel possibly from Ramsey Abbey, with misericords. Pulpit, early C17 with original vaulted tester and enriched ogee canopy. Seven sided pulpit with arcaded panels on original stem or possibly earlier. Font, C15, octagonal bowl and stem, enriched with cusping and blank shields of arms. Two chests, both C17 one in nave, part restored but with original iron fittings, the other in tower. Pevsner. Buildings of England p.446 R.C.H.M. record card

Hale Windmill. Taylors Lane. Grade II Listed Building. NHLE entry: 1226282. Listed 25th September 1984. Tower mill. 'J. Redford AD 1866' on plaque. Tarred brick tower with modern polygonal concrete dome. Mill now included in modern red brick and tile dwelling to north.

HER Number	Site Name	Record Type
03509	Manor House Farm	Building
Classification		
Monument Types and Dates		Building Materials/Evidence
Farmhouse	Post Medieval - 1540 AD to 1900 AD	Extant Building
Monument Status and Scores		
Associated Legal Designations - None recorded		
Other Statutes and Cross-References		
NRHE to HER HE HOD UID for Monuments - 369199		Active
SHINE Candidate (No)		Active
Original Record Number - 03509		Active
Ratings and Scorings - None recorded		
Location		
National Grid Reference	TL 3516 6452	
Administrative Areas		
Civil Parish	Boxworth, South Cambridgeshire, Cambridgeshire	
Address/Historic Names - None recorded		
Description		
1. Manor House Farm, C17 and later.		
2. Predominantly an 18th century and modern house, incorporates part of a 17th century brick-built dwelling.		
Sources		
(1)	Map: 1958. OS 6 inch map.	
(2)	Bibliographic reference: RCHM 1968. An Inventory of the Historical Monuments in the County of Cambridgeshire. Volume I. West Cambridgeshire. London: HMSO, 30	
(3)	Aerial Photograph: Wilson, S. 2010. Aerial photograph of Manor House Farm, Boxworth. TL35186454.	
(4)	Index: 1941. National Building Record Index. NRHE to HER Project, 10104	
Finds - None recorded		
Associated Events/Activities - None recorded		
Associated Individuals/Organisations - None recorded		

HER Number	Site Name	Record Type
MCB19346	Gardens of the Manor House, Boxworth	Park and Garden
Classification		
Monument Types and Dates		Building Materials/Evidence
Garden	19th century to Modern - 1882 AD to 2050 AD	Botanical Feature
Garden Wall	19th century - 1882 AD to 1900 AD	Documentary Evidence
Maze	19th century to World War II - 1882 AD to 1945 AD	
Vegetable Garden		Botanical Feature
Field Boundary	Medieval - 1066 AD to 1539 AD	Earthwork
Mound	Medieval - 1066 AD to 1539 AD	Earthwork
Mound	Medieval - 1066 AD to 1539 AD	Earthwork
Plough Headland	Medieval - 1066 AD to 1539 AD	Earthwork
Monument Status and Scores		
Associated Legal Designations - None recorded		
Other Statutes and Cross-References		
SHINE Candidate (Possible)		Active
Ratings and Scorings - None recorded		
Location		
National Grid Reference	TL 3521 6475	
Administrative Areas		
Civil Parish	Boxworth, South Cambridgeshire, Cambridgeshire	
Address/Historic Names - None recorded		
Description		
1. The Manor House was taken over in 1882 by Captain Edmund Henry Thornhill (d.1936) and his son Edmund Bacon Thornhill who together created the present flower and kitchen gardens. The gardens created in the late-19th century were based on those at the family home at Diddington, and Mr. Petfield, Head Gardener at Diddington, planned the work. By 1882, this was a small farmhouse garden and was enlarged eightfold and laid out by the head gardener. In 1902 the elder Thornhill planted a copy of the maze at Hatfield House south of the Huntingdon Road near the spinney called 'The Thicket'. By the end of 1914, the maze was overgrown and eventually it was grubbed out after the Second World War. Today the garden has fine specimen trees and herbaceous borders but many trees and shrubs were removed because of overcrowding. Immediately to the south of the road opposite is a small vegetable garden on the site of an earlier workshop, with lawns enclosed by low brick walls and piers. 2-3. Earthworks associated with the shrunken medieval village of boxworth were identified within the grounds of the gardens by the SW Cambridgeshire NAIS project in 2014. The earthworks consist of field boundaries and mounds.		
Sources		
(1)	Bibliographic reference: Cambridgeshire Garden Trust 2000. The Gardens of Cambridgeshire: A Gazetteer. , 125	
(2)	Aerial Photograph: SW Cambridgeshire project 2014 (NHPP) 2016. EHA 27909_020 11-JAN-2014. , 369254	
(3)	Geospatial data: SW Cambridgeshire project 2014 (NHPP) 2016. LIDAR TL3564 DSM 16-OCT-2010. , 369254	

APPENDIX B

Gazetteer of Cambridgeshire Historic Environment Record within a 1km radius search of the Site.

Listed Buildings

List Entry	Name	Grade
1127245	MILE POST TO WEST OF SCOTLAND DROVE	II
1331352	PARISH CHURCH OF ST PETER	II*
1127250	CHURCH FARMHOUSE	II
1226268	6, SCHOOL LANE	II

HER Features

MonUID	Name	RecordType	Period
00247	Saint Peter's Church, Boxworth	BLD	Medieval to Modern
00287	Ridge and furrow N of Manor House Farm, Boxworth	LND	Medieval
00290	Former evidence for ridge and furrow Boxworth	LND	Medieval
00480	Former ridge and furrow, Conington	LND	Medieval to 19th century
01089	Moated sites at Boxworth Experimental Farm	MON	Medieval
01298	Church Farm, Boxworth	BLD	Post Medieval
03474	Gravestone at Saint Peter's Church, Boxworth	MON	Medieval
03509	Manor House Farm	BLD	Post Medieval
03528	Boxworth shrunken village	MON	Medieval
09642	Earthwork remains of ridge and furrow, Boxworth	LND	Medieval
09666	Enclosures, St John's College Farm, Fen Drayton	MON	Roman
09669	Former Ridge and furrow, Lolworth	LND	Medieval
10826	Saxo-Norman and medieval remains at Spring Close, Boxworth	MON	11th century to Medieval
11437	Former ridge and furrow, Swavesey	LND	Medieval
12029	Gardens of Boxworth House, formerly the Rectory, Boxworth	PG	Medieval to Modern
00286a	Cropmark remains of Ridge and furrow, Boxworth	LND	Medieval
CB14743	Arrowhead find, Conington	FS	Unknown
CB14744	Blade find, Conington	FS	Unknown
CB15635	Late Roman/Saxon site off High Street, Boxworth	MON	Early Mesolithic to Early Saxon
MCB15933	Bronze Age ditches, Boxworth wind farm site	MON	Bronze Age
MCB15934	Bronze Age flints, Boxworth wind farm site	MON	Early Bronze Age to 19th century
MCB17691	Experimental pottery kiln, Boxworth	MON	21st century
MCB17880	Ladder enclosures, Spring Close, Boxworth	MON	Roman to Early Saxon
MCB18143	Pottery kiln, Spring Close, Boxworth	MON	1st century AD to 2nd century AD
MCB18414	Milepost, A14, Swavesey	MON	Post Medieval
MCB18447	Middle Iron Age pits and ditches, A14 Improvement Scheme, Boxworth	MON	Middle Iron Age
MCB19346	Gardens of the Manor House, Boxworth	PG	Medieval to Modern
MCB20971	Ridge and furrow, north of A14	MON	Unknown
MCB20972	Ridge and furrow, north of A14	MON	Unknown
MCB23127	Field boundary, Boxworth	MON	Medieval to 19th century
MCB23136	Rectangular enclosure, Boxworth	MON	Early Iron Age to 5th century Roman
MCB23137	Rectilinear enclosures, Conington	MON	Early Iron Age to 5th century Roman
MCB23144	Earthworks, Boxworth	MON	Medieval to 19th century
MCB25510	Brickworks, Boxworth	MON	Post Medieval
MCB25512	Medieval and post-medieval earthworks at Alice Grove, Boxworth	MON	Medieval to 19th century
MCB25515	Earthworks of Medieval field boundaries west of Yarmouth Farm, Lolworth and Boxworth	MON	Medieval to 19th century
MCB27320	Furlong boundaries in the parishes of Dry Drayton, Childerley & Lolworth	LND	Unknown
MCB27322	Furlong boundaries in the parishes of Conington & Boxworth	LND	Unknown
MCB27324	Furlong boundaries in the parish of Fen Drayton	LND	Unknown
MCB27325	Furlong boundaries in the parish of Swavesey	LND	Unknown
MCB28638	Post medieval field boundary, Boxworth	MON	Post Medieval
MCB28645	Roman coin, Boxworth	FS	Roman
MCB28648	The Rectory, Boxworth	BLD	19th century
MCB28685	Medieval to post medieval field boundaries, Conington	MON	Medieval to 19th century
MCB28686	Former searchlight battery, DXO 713 Friesland Farm, Conington	MON	World War II

Contact

Sherwood House, Sherwood Avenue
Newark, Nottinghamshire NG24 1QQ
T +44 1636 642 707