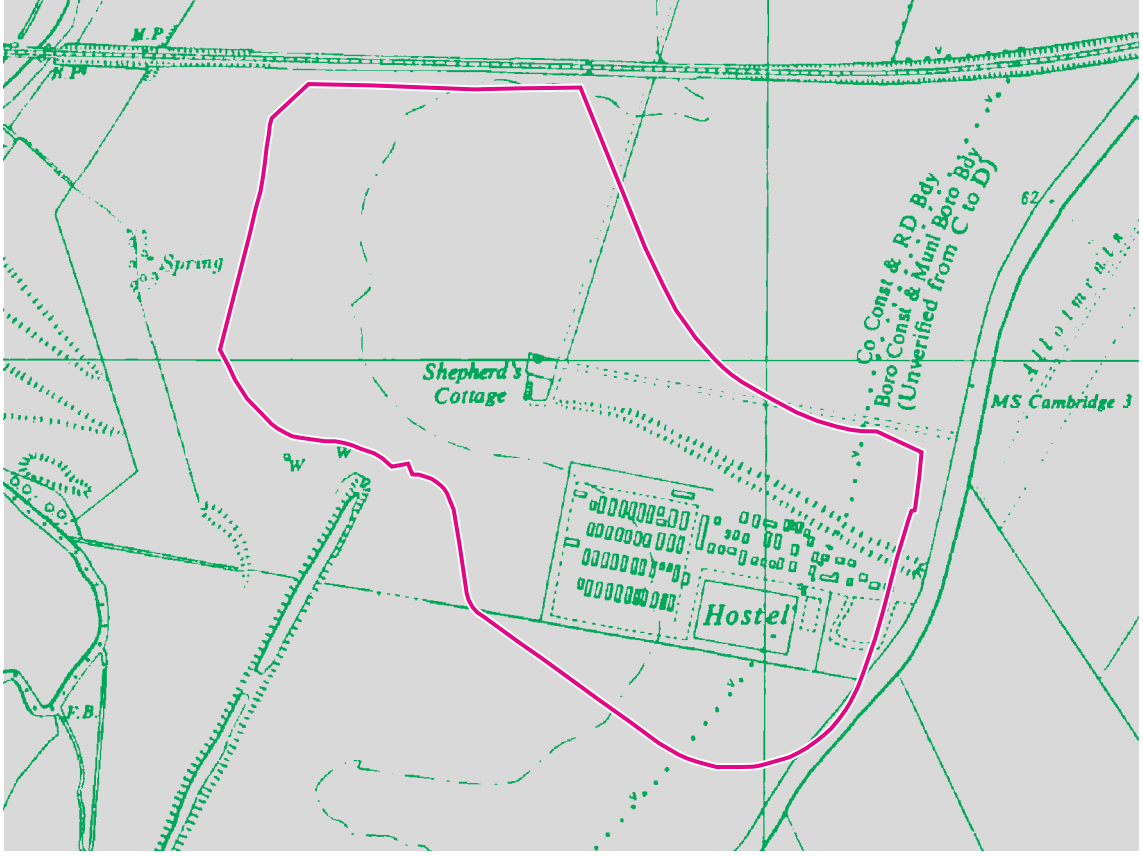

SOUTH TRUMPINGTON
Cambridge
CB2

County of Cambridgeshire

Heritage Statement

February 2025

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Museum of London Archaeology
Mortimer Wheeler House
46 Eagle Wharf Road, London N1 7ED
tel 020 7410 2200 | fax 020 410 2201
https://www.mola.org.uk
general enquiries: enquiries@mola.org.uk

South Trumpington
Cambridge CB2

Heritage Statement

NGR 543792 253954

14/01/2026

MOLA code: P24-227 V5

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Tel: 0207 410 2200 fax 0207 410 2201 email: enquiries@mola.org.uk
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Registered in England and Wales
Company registration number 07751831 Charity registration number 1143574
Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

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Executive summary

British Land has commissioned MOLA to prepare a Heritage Statement to inform opportunities for the site known as South Trumpington, Cambridge in the County of Cambridgeshire. The purpose of this report is to support British Land's response to the Regulation 18 Consultation as part of the emerging Local Plan process. This Heritage Statement has been prepared in line with the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan 2018 and takes into consideration the emerging Greater Cambridge Local Plan.

The Site comprises a single parcel of agricultural land separated into smaller parcels by existing hedgerows and extends to approximately 74.25 acres (30.05 hectares). The Site is also dissected by a cycle path that links Trumpington to the village of Harston to the south.

The Site is located to the southwest of Cambridge City Centre. Land to the west of the Site forms Trumpington Meadows Country Park. To the south is the M11, beyond which is currently agricultural but is the site of the South West Travel Hub (SWTH) facility. To the east is the A1309 Hauxton Road, and land further east is also in agricultural use. To the north is the development of Trumpington Meadows, which continues to be developed. Part of the Site is currently used as construction welfare/ logistics associated with Trumpington Meadows.

This Heritage Statement assesses the potential impacts of future development at the Site and considers the Illustrative Development Option on above ground designated heritage assets, comprising 26 Listed Buildings and non-designated heritage assets, comprising 6 Locally Listed Buildings, near the site. Although the Illustrative Development Option will take place on a relatively large scale, the impact on the Listed Buildings will be very low.

1 Introduction

1.1 Introduction

1.1.1 This Heritage Statement has been prepared on behalf of British Land in support of the Greater Cambridge Local Plan 'Sites Submission Consultation' exercise.

1.1.2 The promoter, British Land, owns the Site at South Trumpington, Cambridge and are committed to promoting the Site through the emerging Greater Cambridge Local Plan.

1.1.3 British Land have a strong reputation of delivering state-of-the-art developments, in the best strategic locations, built and managed to British Land's industry-leading standards. They do this by bringing together their unique expertise in the delivery of complex developments, as well as their award-winning sustainability practices.

1.1.4 The submission, which this document forms part of, demonstrates that the Site is suitable, achievable, and deliverable for allocation and, ultimately, development, subject to future planning permission(s)."

1.1.5 This submission replaces all technical information provided to Greater Cambridge by the previous landowner (Grosvenor).

1.2 Purpose of the report

1.2.1 The purpose of this report is to support British Land's response to the Regulation 18 Consultation as part of the emerging Local Plan process. The report:

- examines the existing above ground heritage baseline;
- describe the significance of such assets, as required by National and Local Planning Policy;
- explains and sets out the potential implications for above ground heritage;
- proposes recommendations for further assessment where necessary, and/or potential mitigation that may need to be addressed as part of the ongoing development of the Opportunity and a strategy for achieving this.

1.2.2 This list is not exhaustive but establishes a robust and evidenced baseline to support the future promotion and vision for the Site.

1.2.3 This report concludes that the potential impacts of the Illustrative Development Option on above ground designated heritage assets will be very low.

1.3 The Vision for South Trumpington

1.3.1 The Vision is to provide an exemplar and deliverable growth proposition for Cambridge, offering a rich mix of uses to potentially include, floorspace for a wide range of jobs (Offices, Life Sciences R&D, Mid-Tech), a range of housing types including affordable and/or essential worker housing, community facilities, mobility hubs and complementary retail and workspace. There is an opportunity to extend the Country Park and provide routes through, connecting into the neighbouring Trumpington Meadows local centre.

1.4 The Opportunity

1.4.1 The opportunity is to provide a deliverable growth proposition for Cambridge: a mixed-use urban extension comprising a range between 400-1,000 homes and up to 260,000 sq. m (GEA) of other floorspace including flexible employment uses. The Illustrative Development

Option as shown on drawing ref. [23149_00_01_024] represents a commercially led, mixed-use proposal for the Site (approximately 186,000 sq.m GEA and c.400 homes). The proposals have the scope to change up to the maximum range subject to viability and/or securing additional grant funding. The opportunity seeks to promote the Site for Use Classes B, E, F, C1, C3 and Sui Generis.

1.5 The Site

1.5.1 The Site comprises a single parcel of agricultural land separated into smaller parcels by existing hedgerows and extends to approximately 74.25 acres (approximately 30 hectares). The Site is also dissected by a cycle path that links Trumpington to the village of Harston to the south (Fig 1).

1.5.2 The Site is relatively flat, with a gentle fall west to east, but can appear to raise when looking eastwards from the west/northwest edges of the site.

1.5.3 The Site is located to the southwest of Cambridge City Centre. Land to the west of the Site forms Trumpington Meadows Country Park. To the south is the M11, beyond which is currently agricultural but is the site of the South West Travel Hub (SWTH) facility. To the east is the A1309 Hauxton Road, and land further east is also in agricultural use. To the north is the development of Trumpington Meadows, which continues to be developed. Part of the Site is currently used as construction welfare/ logistics associated with Trumpington Meadows.

1.6 Policy Framework

1.6.1 The local, regional and national planning policy framework is set out in Section 8 of this report.

2 Methodology and sources consulted

2.1 Baseline Sources

2.1.1 The baseline for this assessment has been determined primarily through desk-based research into designated heritage assets near the Site and within the study area and a site walk over. The site walk over was carried out on the 2 September 2024 in order to determine the topography of the Site and the nature of the existing historic buildings near the site, and to provide further information on general historic environment potential. Observations made on the Site visit have been incorporated into this report.

2.1.2 The following are the principal sources consulted:

- Historic England's *National Heritage List for England* (NHLE)
- The Local Heritage List for Cambridgeshire
- Historic England's *The setting of heritage assets: historic environment good practice advice in planning note 3* (second edition) (HE 2017)
- Internet – GoogleEarth satellite imagery

2.2 Methodology

2.2.1 A setting assessment was undertaken to evaluate the potential impact of future development at the Site considering the Illustrative Development Option on the settings of nearby designated heritage assets. The methodology for assessing the significance and setting of designated heritage assets within the study area follows best practice as covered in GPA3 (HE 2017b). The basis for this methodology is set out below:

> All heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies.
>
> Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e., the capacity of the setting to accommodate change without harm to the heritage asset's significance) or of views of the asset. This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

2.2.2 The setting of a heritage asset is defined in GPA3 (HE 2017b) as the surroundings in which a heritage asset is experienced. Setting is not itself a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. Where that experience is capable of being affected by a proposed development (in any way) then the Illustrative Development Option can be said to affect the setting of that asset. The 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, they may affect the ability to appreciate that significance or may be neutral (NPPF glossary, MHCLG 2023).

2.2.3 A setting assessment was undertaken to evaluate the potential impact of the Illustrative Development Option on the settings of nearby designated heritage assets. The setting assessment follows GPA3 (HE 2017b) which assists local authorities, planning and other consultants, owners, applicants and other interested parties in the management of change within the settings of heritage assets. It will also provide information on implementing historic environment policy in the NPPF.

2.2.4 Historic England recommends the following broad approach to assessment, undertaken as a

series of steps that apply proportionately to complex or more straightforward cases. The process involved a site visit to inspect the views towards, from and through the proposed development. Photographs were taken to illustrate the presence or absence of setting issues from various positions within the vicinity. For this specific study, the five-stage approach as set out below was adopted.

2.2.5 GPA3 sets out this methodology in stages, or steps:

Step 1 – Identify which heritage assets and their settings are affected

Step 2 – Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3 – Assessing the effect of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it.;

Step 4 – Explore ways to maximise enhancement and avoid or minimise harm

Step 5 – Make and document the decision and monitor outcomes

2.2.6 Where the heritage assets are not physically affected by development proposals, impacts are those actions associated with the Illustrative Development Option with potential to affect the significance of a heritage asset through altering its setting and thereby affecting the values that contribute to its significance.

3 The Baseline Position: Cultural heritage assets within the study area

3.1.1 Historic England's National Heritage List for England (NHLE) is a register of all nationally designated (statutorily protected) historic buildings and sites in England, such as listed buildings, scheduled monuments, and registered parks and gardens. The NHLE includes no designated heritage assets within the site, but a range of designated and non-designated heritage assets within a study area extending 1km from the Site boundary. There are 26 Listed (Designated) Buildings which comprise two at Grade I, one at Grade II* and 23 at Grade II within the 1km study area of the site. There are also six Locally Listed Buildings (non-designated) within the 1km study area in Trumpington recorded on the Local Heritage List for Cambridgeshire

3.1.2 There are no designated or undesignated cultural heritage assets within the Site boundary and therefore there will be no physical impacts upon cultural heritage. Any impacts would be the result of changes to the setting of such heritage assets outside the site.

3.1.3 One Listed asset, a milestone south of the junction with Shelford Road, lies *c.*76 metres to the north-east of the eastern boundary of the Site but no others lie in close proximity.

3.1.4 The study area considered for this report was set at 1km as an appropriate size to assess the historic character of the area, taking into account the scale of the development and the generally open topography. Although the landscape is relatively open, few of the heritage assets within the study area have intervisibility with the Site because of their distance from it and the nature of the intervening landscape and vegetational form. The cultural heritage assets within 1km of the Site are listed in Table 1 below and those which are relevant to the study are discussed in further detail. There are two built heritage assets relevant to the assessment whose settings and significance have potential to be affected by the Illustrative Development Option.

3.1.5 The locations of the cultural heritage assets within 1km of the Site boundary are identified in Fig 1 and are shown in the tables below. A gazetteer with the official list descriptions as recorded with Historic England can be found in Section 8

Table 1: Designated built heritage assets within 1km of the Site

NHLE Ref.	Description	Grade	Location	Distance	
1331095	Yew Garth	II	Grantchester	1km	N
1162891	Ivy Deane	II	Grantchester	1km	N
1127790	Old Vicarage	II	Grantchester	900m	N
1127791	Garden building at the Old Vicarage	II	Grantchester	900m	N
1309403	Mill House	II	Grantchester	850m	N
1111859	Trumpington Hall	II	Trumpington	910m	NE
1331832	Forecourt screen, gatepiers and gates at Trumpington Hall	II	Trumpington	910m	NE
1081493	Anstey Hall Farmhouse	II	Trumpington	820m	NE
1126219	Dovecote at Anstey Hall Farm	II	Trumpington	750m	NE
1081497	Barn at Anstey Hall Farm	II	Trumpington	780m	NE
1331860	Garden wall at Anstey Hall Farmhouse	II	Trumpington	850m	NE
1081526	Church of St Mary and St Michael	I	Trumpington	850m	NE
1126218	Churchyard Wall of the church of St Mary and St Nicholas (at the above)	II	Trumpington	880m	NE
1331861	Nos. 20 & 22 Grantchester Road	II	Trumpington	900m	NE
1081504	Nos. 16 & 18 Grantchester Road	II	Trumpington	900m	NE
1126220	Nos. 10, 12 & 14 Grantchester Road	II	Trumpington	910m	NE
1126220	The School House	II	Trumpington	950m	NE
1331859	The Vicarage	II	Trumpington	870m	NE
1331876	Anstey Hall	I	Trumpington	840m	NE
1126169	Gateway of Anstey Hall	II	Trumpington	900m	NE
1478099	Lodge and gatepiers at Anstey Hall	II	Trumpington	900m	NE
1111864	The Old House	II*	Trumpington	970m	NE
1101728	Maris House	II	Trumpington	920m	NE
1099185	No. 52 High Street	II	Trumpington	1km	NE
1331850	Nos 60 & 62 High Street	II	Trumpington	940m	NE
1126190	Milestone, south of junction with Shelford Road	II	Trumpington	76m	NE

1127840	Milestone, Hauxton Mill Bridge	II	Hauxton	1km	SW

Table 2: Non-designated (Locally Listed) Buildings within 1km of the Site

Ref	Description	Location	Distance	
BLI0150	The Red House, 50, High Street	Trumpington	990m	NE
BLI0154	87, High Street	Trumpington	1km	NE
BLI0155	91-93 High Street	Trumpington	1km	NE
BLI0156	105-107 (odd) High Street	Trumpington	970m	NE
BLI0068	17, 18 & 19 Church Lane	Trumpington	970m	NE
BLI0132	2,4,6 & 8, Grantchester Road	Trumpington	900m	NE

3.1.6 The site visit took place on 2 September 2024, a time of limited visual permeability through intervening vegetation.

4 The Baseline Position: Built Heritage Background

4.1 Site and area history

4.1.1 The chronology of the area has been produced within the archaeological desk-based assessment for the Site (MOLA 2025) and is summarised below.

4.1.2 There is extensive evidence of prehistoric activity in the Site and study area. Flints of Mesolithic, Neolithic and Bronze Age date have been found during archaeological investigations to the north, north-east, east and south-west of the Site and Neolithic, Bronze Age and Iron Age pottery has been recorded from similar areas. The range of features, including burial mounds, recorded suggests that the study area was extensively utilised and settled throughout the Neolithic, Bronze Age and Iron Age.

4.1.3 The site lies within an area of extensive Roman activity located on the banks of the River Cam. A Roman road, known as the Margary route 240 lay c. 300m to the south-east of the Site (Margary 1967). The Site lies c. 35m to the south of a Scheduled Monument, Romano-British settlement site south-west of Trumpington. Artefactual evidence from this period was recovered within the Site during fieldwalking at Trumpington Meadows; the survey extended into the Site.

4.1.4 Although no evidence of early Medieval activity has been recorded within the site, there have been a number of features, including inhumations, suggesting a settlement were recorded at Trumpington Meadows, c.500m to the north of the site. Further settlement evidence was recorded over 700m to the north-east of the Site. Throughout the later medieval archaeological evidence suggests that settlement moved further away and although artefacts from this period were recorded, the only cut features recorded related to agriculture, i.e. ridge and furrow.

4.1.5 Documentary, archaeological and cartographic evidence suggests the Site lay within farmland throughout this period until a cottage was built at the centre by 1886 and the Cambridge and Bletchley branch of the London and North West Railway was established at the northern boundary (Figure 2 to Figure 7).

4.1.6 A Prisoner of War camp was constructed within the south-eastern part of the Site during the World War II, firstly for Italian prisoners and German prisoners later.

4.1.7 After the Prisoner of War camp was demolished at the end of the war, The Cambridge Plant Breeding Institute moved from Anstey Hall into Trumpington and the Site was used as a nursery until 1987, when the Institute moved to Norwich and the Site was returned to agriculture.

4.1.8 The M11 was constructed adjacent to the south-eastern boundary of the Site by 1984; development in Trumpington then encroached further south to the Site boundary and the cottage in the centre of the Site was demolished relatively recently.

4.2 Site description

4.2.1 The Site comprises a single parcel of agricultural land separated into smaller parcels by existing hedgerows and extends to approximately 74.25 acres (30.05 hectares) (NGR 543792 253954, Fig 1). The Site is also dissected by a cycle path that links Trumpington to the village of Harston to the south.

4.2.2 The Site is relatively flat, with a gentle fall west to east, but can appear to raise when looking eastwards from the west/northwest edges of the site.

4.2.3 The Site is located to the southwest of Cambridge City Centre. Land to the west of the Site forms Trumpington Meadows Country Park. To the south is the M11, beyond which is currently agricultural but is the site of the South West Travel Hub (SWTH) facility. To the east is the A1309 Hauxton Road, and land further east is also in agricultural use. To the north is the

development of Trumpington Meadows, which continues to be developed. Part of the Site is currently used as construction welfare/ logistics associated with Trumpington Meadows.

4.2.4 The site lies *c.*260m south-east of the River Cam.

4.2.5 The site lies at between *c.*14-18m above Ordnance Datum (aOD), rising to the south-east.

4.2.6 The underlying geology comprises West Melbury Marly Chalk Formation.

5 The Baseline Position: Significance and Setting Assessment

5.1 Introduction

5.1.1 The NPPF states that the significance of a heritage asset is based on an assessment of its value to present and future generations. Significance is judged on the basis of four main values (historic, evidential, aesthetic and/or communal) and is often interconnected with the asset's setting; the method of assessing significance is detailed in section 8 of this report.

5.1.2 All heritage assets have a setting. Setting is not an asset in its own right, neither does it necessarily have its own significance but it makes a contribution to the significance of the assets. The assessment of this contribution is a critical factor when determining whether proposed works will have an impact on the significance of a heritage asset.

5.1.3 Maximum advantage can be secured if any effects on the significance of the heritage assets arising from development likely to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process (HE 2017b).

5.2 Setting assessment – Local built heritage

Step 1: Identify which heritage assets and their settings are affected

5.2.1 Four Scheduled Monuments, two Grade I, one Grade II*, 23 Grade II Listed Buildings and six Locally Listed Buildings lie within the 1km study area of the site. However, for this assessment, only upstanding built heritage is included.

5.2.2 Following the desk-based study, the walkover survey and an assessment of the prepared wireframe models of the proposed development within the landscape, a targeted list of two Listed (designated) Buildings has been compiled, the settings of which may be affected by the Illustrative Development Option. Although the Illustrative Development Option may appear within views of the designated heritage assets, the intervisibility is interrupted. The remaining 28 designated heritage assets and six undesignated heritage assets (Locally Listed buildings) within the study area have been scoped out of this assessment at this stage because they will not be affected by the Illustrative Development Option, for reasons of distance, intervisibility and the degree of change to their settings.

5.2.3 The list is ranked in order of potential to be affected, based on the following factors:

- The nature of the asset, its setting and topographical position
- Key views towards, from and across the asset, and
- The distance of the asset from the development area

Table 2: Designated heritage assets and the potential for their setting to be affected

NHLE Ref.	Description	Grade	Distance	Potential to be affected
1126190	Milestone, south of the junction with Shelford Road, Hauxton Road	II	76m north-east	Low – visible but low impact
1081526	Church of St Mary and St Michael	I	*c.*850m north-east	Low – possible intervisibility

5.2.4 The information on the designated heritage assets with the potential to be affected as recorded with Historic England as set out in the Gazetteer in Section 8.

Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

5.2.5 The second stage of the analysis is to assess whether the setting of an affected heritage asset makes a contribution to its significance and the extent and/or nature of that contribution. Both setting and views, which form part of the way a setting is experienced, may be assessed additionally for the degree to which they allow significance to be appreciated (HE 2017).

5.2.6 The fields within the agricultural landscape which make up the Site do not possess any heritage significance and are therefore not considered in this section. Instead, this section will focus on the nearby listed buildings and conservation area. The Site setting has remained basically rural but has changed since the late 19th century, owing to the expansion of Cambridge westwards, the construction of the railway (now disused) to the north and the M11 motorway to the west.

The milestone

5.2.7 The Grade II Listed milestone which stands c.76m to the north-east of the Site on Hauxton Road. It is the third of a series of 16 milestones placed beside the original road between Cambridge and London (which would become the modern A10), under the will of Dr. Mowse of Trinity Hall. The stone has been painted white and the lettering, benchmark, pointing hand and coat of arms of Trinity Hall are painted black. Since its restoration in 2000, the date of 1729 is now buried within the concrete plinth reducing its historical context to the passing readers.

Figure 8: The Grade II Listed milestone facing Hauxton Road, looking west

Figure 9: The milestone set within the context of Hauxton Road, looking south towards the proposed development (see Fig 2 for direction of view)

5.2.8 The milestone is set back several metres from the current Hauxton Road and separated by both the slip road to Trumpington Park and Ride and the footpath. According to historic mapping, the 19th-century Hauxton Road was less straight and the route has since been more or less adopted by the slip road that leads to Trumpington Park and Ride. Irrespective of the realignment of the roads, Hauxton Road provides the context and meaning through which the milestone can be read and understood. However, while a relationship between the two is still evident, in order to fully appreciate the milestone, one must be in close proximity to it; although painted black on white, its small size makes it less easy to see and understand from the east side of Hauxton Road. Therefore, the setting of the stone cannot be fully understood as such from more than a few metres away. Although the milestone belongs to a group of 16 along the A10, this is not evident on the ground because none are visible from the others.

5.2.9 The milestone was set within open countryside until relatively recently when large swathes of former meadow and agricultural land were developed as housing and now it lies on the boundary between town and country. Although no longer immediately ‘readable’, the stone still serves as a reminder of the distance to Cambridge from that point.

The Church of St Mary and St Michael

5.2.10 The second asset for consideration is the Church of St Mary and St Michael on the north-west side of Trumpington. The building is surrounded by a walled churchyard, which is planted with several trees and stands to the south of Grantchester Road with woodland and a private road into Trumpington Hall beyond to the north. The key views from where its setting can be appreciated are from within the churchyard and from the road. The neighbouring street scene is characterised by a ‘traditional’ idyllic village aesthetic, dominated by historic houses, trees and very few incongruent modern buildings or features. The Vicarage stands within the view to the south-east of the church but the buildings making up the large complex of Anstey Hall Farm are not clearly visible.

5.2.11 Only the top of the church tower is visible at points within the Site from the north-west and can be just seen above the treeline in the distance. The rest of the church is not particularly visible, unlike the open space in the foreground and the strong architectural rhythm of the recent development on the skyline.

Figure 10: View across Trumpington Meadows, looking east (see Fig 2 for direction of view)

Step 3: Assessing the effect of the proposed development, whether beneficial or harmful, on the significance or the ability to appreciate it.

5.2.12 The third stage of the analysis is to identify the range of effects a development may have on settings and evaluate the resultant degree of harm or benefit to the significance of the heritage assets (HE 2017).

Form and appearance of the Illustrative Development Option

5.2.13 The Illustrative Development Option proposes a rich mix of uses to potentially include, floorspace for a wide range of jobs (Offices, Life Sciences R&D, Mid-Tech), a range of housing types including affordable and/or essential worker housing, community facilities, mobility hubs and complementary retail and workspace. The introduction of the residential built form on the Site would be complementary to the development adjacent to the east (Trumpington Meadows), then transition into non-residential uses.

Effects of the Illustrative Development Option on the milestone

5.2.14 Any proposed development will not alter the setting of the stone, its significance is derived from its relationship with the road rather than the neighbouring architecture. While this relationship exists, the milestone will still be read and understood and this significance will not change as a result of the proposed development.

Effects of the Illustrative Development Option on the church

5.2.15 The Church of St Mary and St Michael stands within a typical rural village setting which will be unaffected by the development. The Illustrative Development Option will not affect visibility of the church and its significance will remain unchanged.

5.2.16 Any large buildings will have a minor impact on long-distance views of the church from the ponds in the country park at the north-western end of the site. Whist, no part of the Illustrative Development Option will interrupt the view directly, large buildings will impose on the

landscape to such an extent that the church tower will no longer form one of the taller components of the skyline.

Outcome

5.2.17 No change will take place within the setting of the milestone as its relationship to the road will not change. It will become part of an urban landscape but it will remain a milestone adjacent to its 'original' road.

5.2.18 No change will take place within the setting of the church but change will be introduced into the landscape views across Trumpington Meadows. Attention will be drawn away from the church, which was once dominant in the landscape before the recent development took place and will be focused on the Illustrative Development Option.

Step 4: Offsetting/Mitigation (Embedded/Additional)

5.2.19 Maximum advantage can be secured if any effects on the significance of the heritage assets arising from development likely to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of Development, reducing the potential for disagreement and challenge later in the process (HE 2017).

5.2.20 The design of Illustrative Development Option is currently at an early stage and the details of the individual buildings are not yet confirmed or available for comment. Based on the existing plans for the site, it is recommended that features which may draw attention to the Illustrative Development Option should be avoided as much as possible, such as reflective glass, exuberant branding and large signage.

Step 5: Monitoring of Step 4

5.2.21 This stage of the process focuses of a limited number of key attributes of the assets, their settings and the Illustrative Development Option. The assessment relies on a combination of plans, visualisations and drawings to judge the overall effect of the development on the identified assets.

How the setting of the heritage assets contributes to the significance of the asset and allows its appreciation

5.2.22 The setting of the milestone *c.*76m to the north-east of the Site has no aesthetic merit but it forms the current boundary between town and country. The relationship between the milestone and Hauxton Road is critical to how the stone is read and understood.

5.2.23 The immediate setting of the Church of St Mary and St Michael is aesthetically appropriate for a rural village and contains many historic features which are not contemporary but make valuable contributions to the typical village setting. A large recent development has been introduced to the wider setting of the church across Trumpington Meadows, from where the tower can be seen. The tower still stands as one of the tallest structures on the skyline and remains prominent within the view.

Anticipated effects of the Illustrative Development Option

5.2.24 The proposals will not compromise the significance of the milestone because any changes that may be require, e.g. to the junction, will not affect the Hauxton Road's context and meaning to the stone.

5.2.25 The proposals will not affect the immediate setting of the Church of St Mary and St Nicholas as they will not be visible within key views of the church. However, change will be introduced into the landscape views from the south across Trumpington Meadows. Attention will be drawn away from the church, which is unlikely to remain a significant feature on the skyline due to the size and massing of the Illustrative Development Option. The relative size of the church tower will appear reduced but direct views towards it will remain the same. Therefore, less than

substantial harm will be caused to the significance of the church.

Justification of harm

5.2.26 No harm is expected to be caused to the immediate settings of the designated heritage assets, which are both critical to the understanding of the milestone and the church.

6 The Likely Impacts of the Opportunity

6.1.1 The current assessment of the Illustrative Development Option is that it will not harm the significance of built heritage assets near the site.

7 The Approach at South Trumpington

7.1.1 The Site comprises a single parcel of agricultural land separated into smaller parcels by existing hedgerows and extends to approximately 74.25 acres (30.05 hectares). The Site is also dissected by a cycle path that links Trumpington to the village of Harston to the south.

7.1.2 The Site is located to the southwest of Cambridge City Centre. Land to the west of the Site forms Trumpington Meadows Country Park. To the south is the M11, beyond which is currently agricultural but is the site of the South West Travel Hub (SWTH) facility. To the east is the A1309 Hauxton Road, and land further east is also in agricultural use. To the north is the development of Trumpington Meadows, which continues to be developed. Part of the Site is currently used as construction welfare/ logistics associated with Trumpington Meadows. None of the designated and non-designated assets within the 1km study area are within the site. Further, of the total of 26 designated built heritage assets and six non-designated built heritage assets within 1km of the site, only two designated assets were considered to have settings that may be impacted by the Illustrative Development Option and have been assessed in this report, i.e. the milestone, south of the junction with Shelford Road, Hauxton Road (NHLE listing 1126190) and Church of St Mary and St Michael (NHLE listing 1081526),

7.1.3 However, while the full details of the Illustrative Development Option are yet to be determined, the current outline proposals will not affect the immediate setting of the Church of St Mary and St Michael, and the church's significance will not be harmed, although the less important long-distance views from the south-west may be impacted due to the scale and massing of the Illustrative Development Option. The setting of the milestone close to the north-east of the Site will not be altered and its significance will remain unchanged.

8 List of Designated and Non-Designated Heritage Assets

Table 5: List of designated heritage assets

Description	NHLE Reference
Yew Garth - GRANTCHESTER MILL WAY (East Side) 14/114 No 41. GV II. House of three building periods. Late C17, C18 and c.1830. Timber-framed and red brick, plaster rendered, to C17 house and yellow brick to C18 extension. Clay bat, rendered, to c.1830 front. Roofs of modern tiles and slate. Late C17 house timber-framed, rendered with red brick end walls and modern tiles to steeply pitched roof with end stacks, rebuilt in grey brick, and now internal. Plan of two bays on either side of narrower entry bay. Gable end to road. Two storeys. In C18 the house was extended at the rear. Brick, rendered, and tiled roof. In c.1830 the house was remodelled. At the road end a new entrance hall and parlour wing was added. Clay bat, rendered with brick surrounds to openings and hipped, slate roof. Deep boarded eaves, bracketted. Two storeys. Two recessed, twelve pane hung sashes at first floor. One similar window and doorway, now blocked and part glazed but with original doorcase. Side elevation has four sixteen-pane hung sashes at first floor and a verandah to the ground floor. Inside, late C17 main ceiling beams are exposed and an openstring, stick baluster staircase in c.1830 part. R.C.H.M. West Cambs., mon.(18) E Willmer: Old Grantchester 1666 Map of Grantchester by Skinner	1331095
Ivy Dene - GRANTCHESTER MILL WAY (East Side) 14/115 No. 43 (Ivy Dene) GV II House. c.1840. Clay bat roughcast rendered on brick plinth, painted and pyramidal roof of slate with central grey brick stack. Square plan. Two storeys. Two, twelve-pane hung sashes in flat arches. Segmental arch to similar window at ground floor. Doorway in reeded doorcase with narrow hood, and panelled door. Inside has original staircase. E Willmer: Old Grantchester	1162891
Old Vicarage - GRANTCHESTER MILL WAY (East Side) 14/116 No. 61 31. 8.62. GV II House. c.1684 and mid C20 restorations. Brick ground floor, timber-framed first floor, part replaced by brick, and original brick end walls. Painted. Tiled roofs. Original end stacks of red brick, each with rebuilt upper courses, a moulded brick cornice. The centre shaft is flanked by two diagonally set shafts. Original plan of two principal rooms with single storey kitchen to south end. Kitchen end altered C20 and now forms a crosswing. Two storeys and attic with brick band between storeys. Front wall had framing at first floor, replaced by brick probably in C19, and original late C17 brick to ground floor. Two dormers. Two recessed twelve- pane hung sashes at first floor. Original doorway probably to centre room, now blocked, and one canted bay and twelve-pane hung sash. Present doorway is to lobby entry. Early C19 flush panel door. Rear elevation has timber framing, roughcast rendered at first floor. Three casements, with some original fastenings and ironwork. The brick band is carried over an original window opening now with a C19 canted bay. The kitchen wing was originally of one storey and the roof was raised and first floor added in C20. In the garden is a sundial made up from carved medieval ecclesiastical limestone, probably Barnack and possibly originally part of a pinnacle. The upper part of the sundial is in the form of an open book and is of Ketton stone. Interior: Two original clunch fireplace surrounds at first floor, and another one of brick in an attic. There are abutting hearths to one ground floor room and the kitchen. The upper flights of both principal and service staircases are original. This is the Old Vicarage referred to by Rupert Brooke in his poetry. He moved there in 1910. R.C.H.M West Cambs., mon.(4) Rupert Brooke 1887-1915: Pamphlet Christopher Hassall: Rupert Brooke - A Biography (Faber and Faber) Sir Geoffrey Keynes (ed.): Letters of Rupert Brooke E Willmer: Old Grantchester	1127790
Garden buildings at The Old Vicarage - GRANTCHESTER MILL WAY (East Side) 14/117. GV II. Garden building, originally a theatre, photographic studio and a shim ruin. c.1855. Clay bat, and yellow brick with pantiled roof and side stack of two linked diagonally-set shafts. Irregular plan. Two storeys. Lancet windows with casements, with some reset stained glass, and a two bay loggia. Two-centred arch to doorway. Adjoining is a sham ruin of similar material. Inside, the sunken ground floor forms an undercroft below a first floor room used originally for theatrical productions. Built by Samuel Widnall who lived at the Old Vicarage, for theatrical productions and as a photographic studio. He was the author of several books including a local history. E Willmer: Old Grantchester	1127791
Mill House - GRANTCHESTER MILL WAY (East Side) 14/118 No. 79 (Mill House) 31. 8.62 GV II. House, originally house and cottage. House, early C18 and cottage probably contemporary, with C19 and later alterations. Timber-framed, plaster rendered and tiled, half-hipped roof. Original red brick ridge stack, repaired, with recessed panel between two shafts. Two storeys and attic. Two hipped dormers. Lobby entry plan. Three casements at first floor, C19-C20, and two at ground floor on either side of doorway, in later gabled porch to the lobby entry. Adjoining to the left is a cottage, probably of similar date. Timber-framed, rendered and tiled with red brick ridge stack and C19 flue added. One storey and attic. Three hipped dormers. E Willmer: Old Grantchester R.C.H.M. West Cambs. Mon (19 & 20)	1309403
Trumpington Hall - CHURCH LANE, TRUMPINGTON 1. 942 (North-west side) TL 4455 SW 11/231 26.4.50. II 2. Circa 1710. Heightened and re-roofed in the early C19. Various additions and alterations in C20. Half H-shaped. Red brick. 3 storeys, 11 bays, 2:7:2, the end wings being set slightly forward. Plat bands at 1st and 2nd floor levels. The ground floor windows have been altered, and all have sashes with glazing bars of 1826. The South end has a projecting 3 sided bay. Hipped slate roofs. The interior has many good features. The "Jutice Hall" has reset panelling of circa 1600 with an early C18 dado.	1111859

Good original staircase. Various other panelling of the C18 and C19 century, also fireplace surrounds of differing dates. (RCHM 324).	
Forecourt screen, gatepiers and gates at Trumpington Hall - CHURCH LANE, TRUMPINGTON 1. 942 (North-west side). TL 4455 SW 11/231A 26.4.50 II 2. Circa 1710. Red brick dwarf wall separated by 10 square piers set diagonally. Tall red brick gate-piers with gadrooned urn finials. Double wrought-iron gates. (RCHM).	1331832
Anstey Hall Farmhouse - TRUMPINGTON, GRANTCHESTER ROAD (South Side), (Formerly listed under GRANCHESTER ROAD) GV II. The main north-south range is of the early C19 in appearance, but probably has a core of the Cl7. The north-west wing is late C18; the south-west wing late C19. Plastered timber-framing and brick. The entrance front is 2 storeys, 3 windows, sashes with glazing bars. Central door. The north gable has a Gothic window with traceried 2-centred head and leaded lattices. West wing on road of 1 storey with 2 sliding sashes. Slate roof, (RCHM 327).	1081493
Dovecote at Anstey Hall Farm - NW 13/232A 942 TRUMPINGTON, GRANTCHESTER ROAD (South Side), (Formerly listed under GRANCHESTER ROAD) GV II. Cl7 / C18. Timber-framed and plastered walls on a gault brick plinth. 2 storeys. Half-hipped tiled roof. (RCHM 327.)	1126219
Barn at Anstey Hall Farm - TL 4454 NW 13/232 942 TRUMPINGTON GRANTCHESTER ROAD (South Side), (Formerly listed under GRANCHESTER ROAD) GV II Cl7 / C18 timber framed barn with weatherboarded walls on a brick plinth. 4 bays with aisle on West side. Modern pantiled roof. (RCHM 327).	1081497
Garden wall of Anstey Hall Farmhouse - TL 4454 NW 13/499A 942TRUMPINGTON, GRANTCHESTER ROAD (South Side), (Formerly listed under GRANCHESTER ROAD) GV II Early C19 grey gault brick wall along street boundary of garden.	1331860
Church of St Mary and St. Michael - GRANTCHESTER ROAD TRUMPINGTON (South side) (Formerly listed as: GRANTCHESTER ROAD TRUMPINGTON CHURCH OF ST MARY AND ST NICHOLAS) GV I DATES/ARCHITECTS: There was a large church here by the late C12 or early C13 as the base of the tower and parts of both aisles are of that date. The chancel, with a now demolished NE sacristy, was rebuilt in the late C13, and the rest of the church, including the nave, clerestory, aisles, chapels, porches and upper part of the tower, was rebuilt c.1330. The NW vestry was apparently added in the C16. There were repeated restorations in the C19, most notably in 1858 and 1876-7 by Butterfield, who renewed the windows and reclad the exterior in new Bath stone. The vestry was rebuilt on old foundations in 1912. MATERIALS: Limestone, mainly Barnack in the lower parts, with some Ketton and Ancaster. The nave, aisles and tower were largely refaced externally in Bath stone in the C19. Chancel roof tiled, all else has lead roofs.PLAN: Chancel; nave with 5-bay N and S aisles having further 2-bay N and S outer aisle chapels and N and S porches; W tower. EXTERIOR A large and handsome church of the C14, very smooth externally as a result of renewal in the C19. The nave is significantly larger than the chancel, which has no projections in contrast to the nave with its aisles and chapels. The chancel is late C13, but was partially remodelled in the early C14 when it was given an exceptionally fine 5-light E window with intersecting cusped tracery. There is a quatrefoil window in a richly moulded roundel like those in the nave S clerestory in the apex of the chancel gable. The N chancel wall has towards the west two late C13 windows with trefoiled lights and trefoils in the heads. Further east in this wall is archaeological evidence (roof corbels, piscina and blocked doorway) for a former sacristy or chapel of the C13. The S chancel wall has three late C13 windows, including two similar to those on the N, and a further C14 low-side window. A C13 door apparently displaced by the low-side window was reset further east under a window in the C14, and there is also a restored recess, possibly a tomb recess, below the central window. The nave has quatrefoil clerestory windows on the S side and trefoiled ogee-headed lights on the S side. The N and S aisles and outer aisle chapels are buttressed with angle buttresses at the NE and SE corners and 2- and 3-light Decorated windows in a range of intersecting and reticulated patterns, all renewed in the C19. The porches are tucked into the western angles between the chapels and aisles, and have lean-to roofs and two-centred openings with hood moulds over restored C14 doorways. That on the N also has a C14 door into the N chapel. The lowest part of the W tower is C13, but it was completed or rebuilt above this in the C14 at the same time that the rest of the church was rebuilt. It has a SW stair turret and an embattled parapet with gargoyles. The W door has two moulded orders and a hood mould with head stops. There is a large three-light W window, and trefoiled statue niches in the N and S walls. Above these are trefoiled lancets like those in the N nave clerestory, and the bell stage has two light Y-tracery openings. INTERIOR The interior is lofty, with rich C14 arcades, small clerestory windows, and a high, C19 roof. The view towards the E is dominated by the enormous early C14 E window with excellent Decorated tracery. The chancel E window has an elaborate rere-arch with shafts on the splays. A C13 door in the chancel N wall formerly led to the N sacristy. The chancel arch is of two moulded orders that die into the walls, and the E wall of the nave may have been rebuilt slightly further E in the C14 as the NE part of the chancel arch partly covers the head stop on the westernmost window in the chancel N wall. The chancel has a canted, plastered ceiling that was redone in the early C19, but retains C15 ribs and bosses. The tall, C14 nave arcades are of 5 bays with complex orders of many fine mouldings on equally complex piers with numerous, tiny, attached shafts. There are hood moulds with headstops towards the nave on either side. The W responds of both arcades are C13, and that on the S may be slightly earlier as it has a late C12 waterholding base. The aisle windows have nook shafts, and the string course at sill level rises around the doorways. At the W end of the N aisle is a C16 door to the vestry below a blocked C14 window opening. There is also a blocked window opening at the W end of the S aisle, partly cut by the present S wall, suggesting that the late C12 or C13 aisle was rebuilt narrower in the C14. The two bay arcades to the chapels are similar to, but slightly less complex than, the nave arcades. The E bays of the N chapel arcade is partially blocked by the Trumpington tomb. The tower arch has	1081526

three continuously moulded orders to the E and two to the W. The lower part of the tower arch stands on C13 responds similar to the W respond of the N arcade, but above this it is entirely C14. The tower arch is partly filled by a W organ gallery. The door to the tower stair is C14 and has wrought iron strapwork hinges. PRINCIPAL FIXTURES The church was refurnished in the C19, but some medieval fittings survive, including a late C13 double piscina in the chancel, and another on the exterior N wall of the chancel to serve the former sacristy. There are C14 piscinas in the N and S chapels. The lower part of the C15 rood screen stands in the chancel arch and has panels with flowing, blind tracery. It was recoloured in the C19. There is also a late C15 octagonal font with quatrefoil panels on the bowl, tracery panels on the stem, and carved heads. It may have been recut in the C19. The pulpit was formerly in Emmanuel College, Cambridge and was given to the church in 1677 by Thomas Allen. The panelled, octagonal top part is early C17, and it was re-set on a new base in the late C19. The E wall of the chancel is lined in alabaster and tiles to a design by Butterfield, with lozenges on the N and S and a more elaborate geometric scheme on the E. The probably mid C19 nave benches, some of which have doors, have simple tracery on the ends. The simple choir stalls are early C20. There is also some good re-set medieval glass, including a C13 heraldic panel, probably for Edmund Crouchback, Earl of Lancaster (1245-96), a number of C14 panels including figures and heraldry, and a little C15 glass. There is also some C19 glass, including two windows by Gibbs. There are numerous fine monuments in the church, the most important of which is the Trumpington tomb of c.1330, set into the N arch of the N chapel arcade. A table tomb, it has a Purbeck marble slab and brass under an elaborate ogee arch. The brass, one of the finest in the country, is of a man in chain mail with his helm beneath his head and his feet on a dog, and was long said to have been made c.1300 for the crusader Roger de Trumpington, d.1289. More recently, however, it has been argued that it was made c.1326 for a later member of the same family, and so is contemporary with the tomb. The chest, which has ogee arched panelling, has two post-medieval memorial tables inserted in to it, one for Thomas Pytcher, d.1577, the other for William Pytcher, d.1614. There are also a number of excellent wall tablets of the late C17 to the C19, a hatchment of c.1800, and several C13 or C14 coffin lids. There are two C17 benefaction tables, one of 1681 for Thomas Allen, the other of 1679 for William Austin, and the base of the late C15 village cross now stands inside the church. There is some medieval graffiti in the tower, and an unusual scratched drawing of Ely Cathedral on the tower leads by Dobson Clarke, 1731. SUBSIDIARY FEATURES (IF APPROPRIATE) Three C14 windows, removed when copies were installed in the C19, survive in the churchyard, but are overgrown. Separately the C17/C18 churchyard S wall is also listed (LBS 47441) at Grade II. HISTORY Trumpington is mentioned in the Domesday book of 1086, and while the church itself is not mentioned, a substantial estate in Trumpington then belonged to the Abbey of Ely. By the C13 Trumpington was a wealthy rectory often held by absentee rectors, including the royal minister Peter des Rivaux, d. 1258, Alan of Rokeland, an official to the bishop of Ely, and also by Nicholas of Hegham, during the period in the 1280s when he was dean of Lincoln. Their patronage may explain the richness of the late C13 work in the chancel. The Trumpington family commemorated by the C14 tomb in the N chapel was one of several families who held substantial manors in the parish, and it is likely that they were significant patrons of the contemporary rebuilding of the church. The chancel glass was apparently destroyed during the reign of Edward IV, and further destruction was ordered by William Dowsing in 1643, although the churchwardens refused to level the chancel steps at that time. Some work was carried out in the C18, including re-pewing and re-flooring, but little of this now remains. There was some work in the early C19, including repair of the roofs, and the church was extensively repaired and refurnished in the mid to late C19 by the well-known church architect William Butterfield. There were two phases of work by him, the first c.1849-54 included the restoration of the chancel and stripping off plaster, exposing external clunch ashlar facing in poor condition. This was replaced in Bath stone in 1876. There was further work in the early C20, including rebuilding the vestry. SOURCES John Coales (ed.), The Earliest Monumental Brasses, (1987) RCHME: City of Cambridge II (1959) Buildings of England: Cambridgeshire (1970) REASONS FOR DESIGNATION The church of St Mary and St Michael, Cambridge is designated at Grade I for the following principal reasons: * An architecturally outstanding example of an ambitious and very high quality early C14 church. Although extensively restored by Butterfield in the C19, the architectural quality of the building has not suffered. * Superb early C14 Trumpington tomb with an outstanding brass, one of the finest in the country. * Excellent medieval fittings including the base of the late medieval rood screen. * Many good wall tablets of the C17, C18 and C19.	
Churchyard wall of the Church of St Mary and St Nicholas - GRANCHESTER ROAD, TRUMPINGTON 1. 942 (South Side) TL 4454 NW 13/230A II 2. C17/C18 red brick retaining wall to churchyard capped by a triangular stone coping.	1126218
20 and 22, Grantchester Road TL 4454 NW 13/233A 942 TRUMPINGTON, GRANTCHESTER ROAD (North Side), Nos 20 & 22 (Formerly listed under GRANCHESTER ROAD) II GV Late C17 / Early C18. Timber-framed, weatherboarded below, plastered above. 1 storey with attic. Modern windows, 3 sliding sashes, 3 casements. 3 plain doors. 3 gabled dormers. Thatched roof with tiles beneath. Nos 10, 12, 16 to 22 (even) form a group.	1331861
16 and 18, Grantchester Road - TL 4454 NW 13/233 942 TRUMPINGTON, GRANTCHESTER ROAD (North Side), Nos 16 & 18 (Formerly listed under GRANCHESTER ROAD) II GV. Dated 1654 on front, modernized timber-framed and plastered. 2 storeys with tiled roof. Modern windows. Chimney stack at	1081504

rear with grouped diagonal shafts. The exterior was completely re-modelled in 1969 and bears little relation to its original appearance. Nos 10, 12, 16 to 22 (even) form a group.	
10, 12 and 14, Grantchester Road - TL 4454 NW 13/500 TRUMPINGTON GRANTCHESTER ROAD (north side), Nos 10, 12 and 14 (Formerly listed as Nos 10 & 12, previously listed under GRANCHESTER ROAD) GV II Early C19. Grey gault brick. Two storeys and attic; three windows below, six above to the pair, sashes with glazing bars. Carriage arch between the two houses. Panelled doors with rectangular lights over. Slate mansard roof, that of No 10 at a slightly higher level. Nos 10, 12, 16 to 22 (even) form a group.	1126220
The School House - CHURCH LANE (formerly listed as CHURCH STREET), TRUMPINGTON 1. 942 No 21 (The School House) TL 4454 NW 13/469 II 2. Circa 1857. William Butterfield, architect. 2 storeys of grey brick with yellow tiled roofs. L-shaped plan. To the roof a half-hipped gable and a 2 storeyed timber-framed bay windows. To the right a gabled porch. Mullioned windows with sashes and glazing bars. Cusped heads to upper windows of the bay. Brick chimney stacks.	1126241
The Vicarage- TL 4454 NW 13/234 942 TRUMPINGTON, GRANTCHESTER ROAD (South Side), No 1 (The Vicarage) (Formerly listed under GRANCHESTER ROAD) GV II. Circa 1733. Buff brick, parapetted walls, tiled roof. Two storeys with attics and cellars; six windows, sashes with glazing bars, four gabled dormers. Continuous parapet band. Internally there is much original panelling, fireplace surrounds and a good original staircase. Alterations and additions included an early C19 two storeyed semi-octagonal bay window at rear. (RCHM 326).	1331859
Anstey Hall – Summary - Country house built about 1685, extended in the 1860s, and remodelled in 1909 by W C Marshall with internal work by Lawrence Turner, Robert Weir Schultz and F R Leach & Sons. Reasons for Designation: Anstey Hall, a country house built about 1685, extended in the 1860s, and remodelled in 1909 by W C Marshall with internal work by Lawrence Turner, Robert Weir Schultz and F R Leach & Sons, is listed at Grade II* for the following principal reasons: Historic interest: * it has a multi-phase history retaining notable elements from each phase, amounting to a country house of considerable architectural distinction. Architectural interest: * the principal façade demonstrates the harmonious proportions and symmetrical composition typical of a late C17 house, enhanced by the central entrance bay (modified in the first half of the C19) with its lofty engaged Ionic columns and finely moulded stone dressings; * in contrast, the rear garden elevation conveys a sense of movement with its series of gables and the recessed centre which is partly infilled by the elegant double-height bow window added by W C Marshall in 1909; * the 1909 scheme was carried out by some of the most accomplished architects and craftsmen of the period, befitting the status and distinction of the Hall and respecting its C17 origins in the style of the panelling and plasterwork; * the joinery and ornate plaster ceilings are meticulous in their detailing and execution, demonstrating the very fine quality of craftsmanship for which this period of architecture and interior design is justly celebrated. Group value: * it has group value with the Grade II listed lodge which, along with the other (unlisted) associated outbuildings, form an important architectural and historic context for the Hall. History: Anstey Hall was rebuilt on the site of a medieval manor house around 1600 by Edmund Bacchus who died about 1609. It was inherited by his son who sold it in 1637 to James Thompson, the son of a Cambridge tailor. The house was then rebuilt about 1685 by Anthony Thompson, Deputy Lieutenant for Cambridgeshire (1698-1701). Although the hall and cross-wings plan was rather old-fashioned for this date, in the opinion of David Watkin, Fellow of Peterhouse, Cambridge, the newly built Hall did not incorporate any of the earlier C17 manor house. Around 1750 the estate came into the hands of the Anstey family, who renamed it Anstey Hall, but they did not live there after the 1770s, instead letting the Hall with 85 acres to Nathaniel Wedd from the 1790s to around 1805, and to John Hemington of Denny Abbey between 1814 and 1836. Sale particulars produced in 1829 show that by this time Anstey Hall had five bedrooms, numerous reception rooms including a hall, dining room, drawing room, breakfast room, conservatory, gentleman's room/ library, and a range of domestic offices. An engraving shows the nine-bay north front with a slightly projecting central bay with engaged Corinthian columns and small dormer windows to the pitched roof. It was again put up for sale in 1837 by which time the north façade had been modified with a pediment above the door and segmental pediments to the dormer windows. The Corinthian columns had also been changed for engaged Ionic columns. From the 1840s the Fosters, a family of non-conformist bankers, resided in Anstey Hall. In the 1860s they built a large range of red brick stabling to the east, a water tower and a small lodge with ornate Ruskinian Gothic details. Later the Hall itself was extended eastward by three bays to a design matching that of 1685. This is shown on the first edition Ordnance Survey map of 1886. In 1909 Anstey Hall was extensively remodelled for Charles Finch Foster by William Cecil Marshall (1849-1921), a founder member of the Art Workers' Guild who had worked in the offices of Basil Champneys and T G Jackson. Marshall carried out many commissions in Cambridge, including Leckhampton House in Grange Road (1881) and numerous university buildings. He designed the clubhouse and real tennis court in 1890 for the Real Tennis Club in Cambridge which is Grade II listed, and has numerous other listed buildings to his name, including the Art School in Harrow-on-the-Hill which he designed in 1896 (Grade II). Working with Marshall at Anstey Hall were Laurence Turner (1864-1957) and Robert Weir Shultz (1860-1951). Turner established an outstanding reputation as a craftsman in the use of stone, wood and plaster, and he wrote the authoritative Decorative Plasterwork in Great Britain (Country Life, 1927). He is associated	1331876

with six buildings on the National Heritage List for England (the List), including two Grade II listed war memorials and the Grade I listed War Cloister at Winchester College for which he did the coloured heraldry and symbols, lettering and stone carving. The Arts and Crafts architect Robert Weir Schultz worked in the offices of Norman Shaw and George & Peto, and his most important client was the Marquess of Bute. He has many listed buildings to his name, almost half of which are Grade II*. According to Pevsner, Schultz designed the gardens at Anstey Hall, although very little, if any, of his layout now survives. The main contractor for the building work was William Sindall who had established his building firm in the 1860s. A list of Turner's commissions on the website 'Mapping the Practice and Profession of Sculpture in Britain and Ireland 1851-1951' includes 'decoration in plaster, wood and stone for Anstey Hall, Cambs (with William Cecil Marshall and Robert Weir Schultz, 1909-10)'. According to the current owner of Anstey Hall (2021), bills and accounts for the remodelling also includes work carried out by the Cambridge firm of decorative painters, F R Leach, one of the many firms that rose to national prominence as a result of the renaissance of crafts encouraged by the Gothic Revival. Frederick Leach banked with the Fosters and did a variety of work over many years for different members of the family at their various homes. He had died in 1904 so it was his three sons who were subcontracted by William Sindall. F R Leach worked in partnership with some of the country's best known designers and architects, and the firm was responsible for some of the most accomplished ecclesiastical design and domestic decoration being carried out in Britain at the time. The firm's pocketbooks and diaries for the early C20 were unfortunately destroyed in a fire in the 1970s so any evidence of exactly what work they carried out at Anstey Hall is no longer available from this source. The remodelling work at Anstey Hall included the removal of the Victorian conservatory which had filled the recess between the two south wings on the garden front and its replacement with a double-height bow window. The main staircase was removed from the west projection on the south front and reconstructed in its current position; partition walls were removed to create the entrance hall out of two rooms; and the north-east ground-floor rooms were rearranged. The panelling in the ground floor study was designed and made by the Cambridge firm Rattee and Kett out of a walnut tree which had fallen in the garden. Founded by James Rattee in 1843, Rattee and Kett did some notable work in Cambridge, including the chancel screen in the Grade I listed All Saints Church by Bodley (1860s), and the base of the lectern in the Grade I listed King's College Chapel. Anstey Hall continued to evolve in the C20. By the 1927 Ordnance Survey map, a single-storey extension had been added to the east of the Hall to create a billiard room. It was then sold by P G C Foster to the government in 1941 and the partly derelict interior was converted into offices. During the Second World War, soldiers were stationed in Nissan huts within the grounds. In 1950 Anstey Hall was acquired by the Ministry of Agriculture for the Plant Breeding Research Institute which developed new plants, notably the Maris Piper and Maris Peer potatoes, named after the location of the Hall on Maris Lane. In 1998 Anstey Hall was purchased from the government by the current owner who runs it as a hotel and wedding/conference venue (2021).

Details: Country house built about 1685, extended in the 1860s, and remodelled in 1909 by W C Marshall with internal work by Lawrence Turner, Robert Weir Schultz and F R Leach & Sons.

MATERIALS: handmade red brick laid in English bond with stone dressings and a roof covering of red plain tiles.

PLAN: Anstey Hall consists of the long principal range of around 1685 with two south wings forming a half H-shaped plan, the recess infilled in 1909, and a two-storey east extension added in the 1860s, further extended in the early C20. The single-storey extension to the east dates to the early C21.

EXTERIOR: the two-storey house has an attic and basement. The hipped roof is surmounted by tall red brick chimney stacks with oversailing dentilled brick courses and square clay pots. The north entrance front is symmetrical, in nine bays, with the middle bay projecting slightly and elaborated with rusticated stone quoins and inset lofty engaged Ionic columns on rusticated pedestals supporting a pediment with a modillion-cornice; in the tympanum is a cartouche carved with the arms of the Thompson family. The wall continues up above the pediment as an attic with two pedestals on the face surmounted by pineapple finials. The central six-panelled door, approached up steps, has a stone surround and scroll-brackets supporting a segmental pediment enriched with egg-and-dart. The rest of the front flanking the centrepiece has a plinth with moulded weathering, rusticated quoins, a platband at first-floor level and a modillion-cornice all of stone with lead-covered box guttering simulating a blocking-course. The window-openings are uniform throughout, with stone architraves and sills, and contain double-hung sashes with thick glazing-bars, nine-over-six panes on the ground floor and nine-over-nine panes on the first floor. On the roof are six dormer-windows with segmental and triangular timber pediments alternating outwards from the centrepiece, dating to the Marshall alterations. Adjoining the left (east) side is a C19 four-bay extension of two-storeys plus an attic in a similar style. It has a hipped roof at the east end with three dormer windows, the central one with a triangular pediment flanked by segmental ones. The six-over-six pane horned sash windows have slender glazing bars, gauged brick arches and stone sills. A small single-storey projection under a hipped roof extends at right angles from the fourth bay and is lit by three sash windows. It has been extended by a further two bays in the C20. The south (garden) front has a continuous brick plat-band at first-floor level, and the two-bay wings have coved eaves-cornices and hipped roofs. The three-bay recessed centre, added in 1909, has a double-height bow window with a window to the left and a panelled, partly glazed door to the right. This is set within a semi-circular stone surround, framed by a triangular pediment supported by attenuated square pilasters with Ionic capitals. At first-floor level, the bow widow is flanked by two sash windows. The fenestration on the south front, redone by Marshall in 1909, consists of six-over-nine pane sashes with wide glazing

bars, gauged brick arches and external blind boxes. Emerging above the recessed centre are the upper parts of the two original re-entrant projections; these have cornices and roofs similar to those of the wings. The two lofty chimney stacks rising in between these roofs are in part rebuilt. To the right (east), is the 1860s three-bay extension in a similar style with a hipped roof lit by two dormer windows with triangular pediments. The ground floor projects slightly forming a balcony with stone balustrades, an alteration dating to the early C20. The windows are multi-pane sashes, dating to 1935. The five highly ornate lamps attached to the south front are not original to the building. The plat-band and eaves-cornice continue from the south elevation across the west gable end. This is partly concealed by a small single-storey extension with a half-conical roof, added around the early C20. The projecting chimney stack, which is probably of the same date, links with an original stack at eaves level; the former impinges upon the stone architrave of a small casement window on the first floor; the upper courses of the latter have been rebuilt. Adjoining the east end is a single-storey, three-bay pavilion, added in the early C20, which has a hipped roof with exposed rafter feet. It is lit by six-over-six pane horned sashes. INTERIOR: the interior alterations have been extensive, and the panelling, doors and fireplace surrounds in many of the rooms, whilst of late C17 character, date to the 1909 refitting by Marshall, working with the assistance of Turner and Schultz. The painting was carried out by the firm F R Leach. The north entrance door opens into a large central hall, taking up five window bays, which has been created from two rooms. A carved wood panel above the door bears the date 1909. The marble floor is in the pattern carreaux d'octagones and the walls are lined with bolection-moulded panelling in two heights of panels with dado-rail and cornice, stripped of paint. The fireplace has a bolection-moulded wood surround with pulvinated frieze and cornice-shelf and an overmantel with a similarly moulded panel flanked by broad panelled pilasters under a deep panelled frieze and a return of the main cornice. It is temporarily covered by a salvaged fireplace and overmantel of early C18 date, added in the late C20. The library, which occupies the two western bays, is lined with bookcases made in 2005 and carefully pinned over the 1909 bolection moulded panelling. It contains two restored fireplace surrounds, also similar to that in the hall, but of marble and wood and without the panelled frieze. They have salvaged elaborate cast iron grates and blue-and-white tiled cheeks. The elaborate plaster ceiling, created by Turner in 1909, has deeply raised plasterwork of flowers and foliage forming a geometric pattern of semicircles and octagons, half the sides of which are concave. The ceiling roses have scrolled pendants from which to suspend light fittings. The library and the hall both retain window shutters. The ornate cast-iron radiators are modern reproductions installed in 2009. The room on the south front lit by the bow window (which replaced the conservatory between the south wings in 1909) is used as a bar. It has a dentilled cornice and is lined with square walnut panelling, designed and made by Rattee and Kent. It has been partly removed in one corner to create shelves. The bar counter itself is a reused hatmaker's bench. The stone surround of the dominant Jacobean-style fireplace is carved with flowing foliage and is flanked by pairs of fluted pilasters. The panelled overmantel has pairs of attached columns with Corinthian capitals supporting a dentilled cornice. The room in the south-east corner, formerly the dining room, has exposed intersecting moulded oak ceiling-beams and is lined in large part with reset early C17 panelling, seven panels high, fixed upside down. In the north wall is an early C18-style recess with an elliptical head flanked by round-headed doorways with panelled side-pilasters and moulded intrados with scrolled key-blocks, designed by Marshall in 1909. The early C18 fireplace has a flat panelled surround of stone with a key-block. In the corridor outside, the square panelling and Art Nouveau panelling are both salvaged, installed in the early C21. The east extension, added in the 1860s, retains some features from this date, including parquet floors, a butler's pantry with fitted shelves, deeply moulded ceiling cornices and several wood fireplaces, one with a carved frieze and an arcaded overmantel. The secondary dogleg stair has a panelled soffit, closed string and barley twist balusters. The principal staircase, dating to 1909, is accessed from the main hall through one of a pair of elliptical arches with keystones bearing the head of a horned beast and swags in the spandrels. The open well stair has a quarter-pace landing, winders at the first turn, and a panelled dado. It has a closed string with barley twist balusters and substantial square panelled newel posts with shallow pyramidal caps. The first floor has also had numerous alterations to its configuration, and much of the joinery, plasterwork and decorative finishes dates to the C20, some to the 1909 renovation. Numerous panelled window shutters and panelled doors survive, as well as three lugged doorframes with deeply moulded pulvinated friezes and broken pediments on the long, narrow landing, added in 1909. The long principal north-facing room (originally three rooms) is lined with C17-style panelling, made by the current owner, as are the two fireplace surrounds, although the inserts are older, one retaining an early C19 hobgrate. The corridor occupying the two eastern bays of the C17 house contains a small lobby in an elaborate classical style, added in 1909. Each corner is defined by panelled, square, attached columns with moulded architraves from which spring semi-circular fanlights. These are filled with geometric tracery and have a moulded intrados with scrolled keystones, and foliate plasterwork in the spandrels. From here, the corridor along the east range is lined with panelling forming a series of semi-circular arches, all painted black and gold by the current owner. This form of panelling has also been added to the room in the south-east wing which has a delicately enriched plaster ceiling created by Turner in 1909.	
Lodge and gatepiers to Anstey Hall –built in 1865. Reasons for Designation: The lodge and gate piers to Anstey Hall, built in 1865, are listed at Grade II for the following principal reasons: Architectural interest: * it is an excellent example of a picturesque estate building in the High Victorian Gothic style, characterised by an asymmetrical composition and meticulous detailing that lends distinctive aesthetic interest to each elevation; * equal attention is given to all elements of the design,	1478099

including the decorative walls and gate, and the carreaux d'octagone tiled porch, overall creating a visually arresting lodge that aptly heralds the Hall itself. Group value: * it has group value with the Grade II* listed Hall which, along with the other (unlisted) associated outbuildings, form an important architectural and historic context for the lodge. History: Anstey Hall was rebuilt on the site of a medieval manor house around 1600 by Edmund Bacchus who died about 1609. It was inherited by his son who sold it in 1637 to James Thompson, the son of a Cambridge tailor. The house was then rebuilt around 1685 by Anthony Thompson, Deputy Lieutenant for Cambridgeshire (1698-1701). Around 1750 the estate came into the hands of the Anstey family, who renamed it Anstey Hall, but they did not live there after the 1770s, instead letting the Hall with 85 acres to Nathaniel Wedd from the 1790s to c1805, and to John Hemington of Denny Abbey between 1814 and 1836. From the 1840s the Fosters, a family of non-conformist bankers, resided in Anstey Hall. They extended the Hall eastward by three bays to a design matching the 1685 house, and in the 1860s they built a large range of outbuildings to the east, including stabling, a water tower and lodge. Evidence from sales particulars and historic maps shows that there had been a range of outbuildings with similar functions on largely the same site but these were completely rebuilt by the Fosters. The identity of the architect of these outbuildings is unknown, although there is some speculation that it could be one of the three architects with whom Foster worked. Thomas Henry Wyatt (1807-1880) designed the Roman Baths in Jesus Lane, Cambridge for Foster in 1862; Alfred Waterhouse (1830-1905) designed Foster's Bank in Sydney Street; and William Butterfield (1814-1900) designed the school and school-house (Grade II) for Trinity College in Trumpington, just opposite Anstey Hall. Stylistically, the Gothic lodge is more akin to Butterfield's work but given the lack of evidence, any attribution can only remain speculative. During the Second World War, soldiers were stationed in Nissan huts within the grounds of Anstey Hall. In 1950 it was acquired by the Ministry of Agriculture for the Plant Breeding Research Institute which developed new plants, notably the Maris Piper and Maris Peer potatoes, named after the location of the Hall on Maris Lane. In 1998 Anstey Hall was purchased from the government by the current owner who runs it as a hotel and wedding/ conference venue (2021). PLAN: the lodge is situated in the north-east corner of the west courtyard, facing north onto Maris Lane. MATERIALS: red brick laid in Flemish bond with polychromatic dressings of red and gault brick and a slate roof covering. EXTERIOR: the highly decorative lodge is in the Ruskinian Gothic style. The asymmetrical building has one and a half storeys under a steeply pitched roof which is hipped on all sides and dominated by half-hipped gables on the north and west sides. These have bargeboards forming a wide trefoil arch punctuated by roundels of deeply carved floral motifs. Tall triple chimney stacks with oversailing brick eaves rise from the centre of the roof. The fenestration mostly consists of pairs of narrow casement windows with gault brick mullions and blocked jambs (echoing the quoins), and stone lintels and cills. Above the windows are polychromatic shallow pointed relieving arches. The principal north elevation is stepped back from Maris Lane behind a small entrance yard enclosed by a low brick wall and iron railings with banded brick square piers and an iron gate with a flower decoration. The entrance, laid in red and black tiles in a carreaux d'octagone pattern, is recessed behind a pair of wide semi-circular arches of banded brick, the central pier in the form of a stone column surmounted by a capital embellished with flowers carved in high relief. Above is a decorative stone roundel containing a carved foliate round-lobed trefoil bearing a shield with the date 1865 and initials AFF. Three single windows light the ground floor and pair of windows in the gable head light the floor above. Adjoining the right side is a door set within an archway, similar in style to the pair of arches already described. Attached is one of a pair of substantial square gate piers with moulded stone caps, leading into the west courtyard. The other gate pier is attached to the cart shed. A small yard on the west side of the lodge is enclosed by a low brick wall with a gault brick plinth, curved coping with a sawtooth cornice, and regularly spaced piers. The west elevation has an archway on the left side providing access from the front to the yard, and a pair of windows in the gable head. The rear (south) elevation has a pair of ground-floor windows and two hipped gable dormer windows (the gables of different sizes) with decorative bargeboards. On the right side is a projecting single-storey range under a pitched roof, probably originally housing the service rooms. The four-panelled door has blocked quoins, a chamfered lintel and relieving arch, flanked by a sash-window to the left and a casement window to the right with similar dressings as the door. On the east elevation is a tall single-storey projection of gault brick (as it faces into the secondary east courtyard) with a steeply pitched half-hipped roof, each pitch sweeping down very low. It has a plank door with a cambered brick arch and oculus above, flanked by very narrow openings which have been bricked up. INTERIOR: the lodge has been extensively modernised internally and is understood to retain no historic fixtures or fittings. It is in use as domestic accommodation.	
The Old House - CHURCH LANE, TRUMPINGTON 1. 942 TL 4454 NW 13/237 26.4.50 II* 2. Late Cl6 with C17 North-east wing. Restored 1924 when the South-west wing was built. Red brick; tiled roof; 2 storeys; crow-stepped gables to end walls surmounted by chimney-stacks, and twin crow-stepped gables to projecting wing at back; band between storeys and at foot of gables; upper windows have projecting labels and most windows retain old oak frames and mullions; later lower wing on South, single storey and attic, 2 dormers, modern casement windows, mansard roof. Early C17 staircase and some Cl7 doors with pedimented doorways. (RCHM 329).	1111864

Maris House - MARIS LANE, TRUMPINGTON 1. 942 TL 4454 NW 13/236 II 2. Circa 1800. 2 storeys with attics; red brick; tiled roof; 3 casement windows and 3 gabled dormers; doorcase with reeded surround and small hood; end walls twin gabled. Altered interior. (RCHM 330).	1101728
52, High Street - HIGH STREET, TRUMPINGTON 1. 942 (West Side) No 52 TL 4454 NE 14/242 II 2. C18, 1 storey with attics; timber-framed and plastered; central chimney- stack. Leaded glazing in windows, end wall gabled.	1099185
60 and 62, High Street - HIGH STREET, TRUMPINGTON 1. 942 (West Side) Nos 60 & 62 TL 4454 NE 14/520 II 2. Early C19 with mid C19 additions. Probably a toll-house. Grey gault brick. 2 storeys, sash windows with glazing bars. The entrance to No 62 is canted forward onto the pavement. No 60 has a canted bay through both floors on the north wall, probably mid C19. Hipped slate roof.	1331850
Milestone about half a mile south of the junction with Shelford Road - HAUXTON ROAD, TRUMPINGTON 1. TL 455 SW 22/313 10.5.62. II 2. The 3rd stone in the series of 16 stones set up on the old London road under the will of Dr Mowse of Trinity Hall. It has the shield of the arms of Trinity Hall and the date (now buried) is 1729. See also Trumpington Road, and the church of St Mary-the-Great. (RCHM 83).	1126190
Milestone, Hauxton Mill Bridge - HAUXTON CAMBRIDGE ROAD (North West Side) 15/139 Milestone, Hauxton Mill 31.8.62 Bridge (formerly listed as milestone N of Hauxton Mill Bridge) II Milestone, 1729. Stone, painted white. Square with domed top. Black painted Roman lettering. Shield of arms of Trinity Hall, Cambridge above inscription "IIII miles to Cambridge A.D. MDCCXXIX" and hand with a point finger. One of the milestones set up under the Trust founded to administer a bequest from Dr Mouse, Master of Trinity Hall, Cambridge, 1552-3, for the upkeep of the highways in and about Cambridge.	1127840

9 Planning framework

9.1 National planning policy

9.1.1 The National Planning Policy Framework (NPPF, first published in March 2012) sets out the government's planning policies for England and how these are expected to be applied.

9.1.1 The NPPF was last revised in December in 2024 in response to the Proposed reforms to the National Planning Policy Framework and other changes to the Planning system consultation, and published by the Ministry of Housing, Communities & Local Government (MHCLG 2024). Minor text amendments (not intended to constitute a change to the policies set out in the NPPF) were made in February 2025.

Conserving and enhancing the historic environment

9.1.2 The NPPF section 16, "Conserving and enhancing the historic environment" (NPPF paragraphs 202–221) is reproduced in full below:

> **202**. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
>
> **203**. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
>
> > a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
> >
> > b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
> >
> > c) the desirability of new development making a positive contribution to local character and distinctiveness; and
> >
> > d) opportunities to draw on the contribution made by the historic environment to the character of a place.
>
> **204**. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
>
> **205**. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
>
> > a) assess the significance of heritage assets and the contribution they make to their environment; and
> >
> > b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
>
> **206**. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
>
> **Proposals affecting heritage assets**
>
> **207**. 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. As a minimum the relevant historic environment record should have been consulted and the

heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. 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.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) 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.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. 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.

216. 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.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. 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.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.1.3 Proposed reforms to the National Planning Policy Framework were published for pubic consultation in December 2025 and while the chapter number and style changes, they do not result in a material impact to how heritage assets are dealt with. The revised chapter is reproduced in full below; although should be afforded limited weight as the Framework is not yet adopted:

HE1: Planning for the historic environment

1. To support the conservation, enhancement and enjoyment of the historic environment, development plans should, at the most appropriate level:

a. Identify the main heritage features within the plan area, including those heritage assets at most risk through neglect, decay or other threats, set out the key issues facing them and create a positive strategy for their conservation and enhancement, including where these assets can be used to support sustainable growth;

b. Be informed by a proportionate heritage assessment and should consider the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c. Take opportunities, for example through design codes and masterplans, to draw on the contribution which the historic environment can make to the character and quality of development;

d. Be supported by a local list to identify non-designated heritage assets that are important to the local community.

HE2: Conservation Areas and World Heritage Sites

1. To conserve and enhance the significance of conservation areas and World Heritage Sites, development plans should:

a. Identify opportunities for new development affecting these assets to enhance or better reveal their significance, alongside any measures needed to safeguard their importance and long term future; and reflect these in policies for site allocations and/or accompanying design guides, design codes or masterplans; and

b. Include any locally-specific policies needed to preserve and enhance the significance and Outstanding Universal Value of World Heritage Sites and their settings (including any contribution made by their setting and any buffer zone). Those policies should encourage sustainable use and take into account relevant policies and objectives in World Heritage Site management plans.

2. Conservation areas should be reviewed periodically, and new or amended designations should be accompanied by an adopted appraisal and management plan. These documents should be aligned with the policies in the development plan. When considering a new or amended conservation area designation, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

HE3: Historic Environment Records

1. To support effective plan-making and decision making, local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a. Assess the significance of heritage assets and the contribution they make to their environment and inform the preparation of local lists; and

b. Predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

2. Local planning authorities should make information about the historic environment, gathered as part of plan-making or development management activities, publicly accessible.

National decision-making policies

HE4: Securing the conservation and enhancement of heritage assets

1. Heritage assets, as an irreplaceable resource, should be conserved and enhanced in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness;

b. Avoid harm to the significance of heritage assets, and instead preserve and enhance this significance.

2. If harm to the significance of heritage assets cannot be minimised or avoided, there should be a clear and convincing justification in accordance with the policies in this chapter.

3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.

HE5: Assessing effects on heritage assets

1. Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be consulted as a minimum, and appropriate expertise employed where necessary.

2. Assessments of the potential effects of development proposals on heritage assets and their setting should identify whether proposals would be likely to:

a. Have a positive effect, which is where a heritage asset would be enhanced, or its significance better revealed; or

b. Have no effect on the significance of the asset; or

c. Result in harm to the significance of the heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset's significance; or

d. Cause the total loss of the significance of the heritage asset.

3. In making this assessment it is the effect on an asset's significance rather than the scale of the development which should be considered.

4. Decision makers should be satisfied that this assessment accurately reflects the effects on heritage assets caused by the proposals.

5. Where a development proposal involves, or has the potential to involve, heritage assets with archaeological interest, an appropriate desk-based assessment should be employed and, where necessary, a field evaluation.

HE6: Proposals affecting designated heritage assets

1. When considering the potential effect of a development proposal on a designated heritage asset, substantial 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 effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

2. Development proposals which would have a positive effect on designated heritage assets should be approved.

3. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term re-use of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

4. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the development is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site; and

b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

5. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, 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.

HE7: Decisions on non-designated heritage assets

1. Development proposals which would have a positive effect on non-designated heritage assets should be approved.

2. Where a development proposal would cause harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

HE8: World Heritage Sites

1. To secure the long-term future of World Heritage Sites and support the preservation and enhancement of their significance and Outstanding Universal Value, development proposals that affect a World Heritage Site should:

a. Be designed in a way which pays particular regard to the significance and attributes of the Outstanding Universal Value of the World Heritage Site (including any contribution made by its setting and any buffer zone);

b. Take into consideration any relevant implications of the World Heritage Site management plan; and

c. Be supported by an assessment of the impact, including any potential cumulative impact, on the significance and Outstanding Universal Value of the World Heritage Site. This should include appropriate information such as visual impact assessments and natural environment, archaeological or historical data.

2. Not all elements of a World Heritage Site will necessarily contribute to its significance or Outstanding Universal Value. Where a development proposal would result in the loss of a building or other element which contributes to the significance or Outstanding Universal Value of a World Heritage Site, the assessment of impact should take into account the relative significance and Outstanding Universal Value of the element affected and its contribution to the significance of the World Heritage Site as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals that preserve those elements of the setting of a World Heritage Site that make a positive contribution to it (or which better reveal its significance) should be approved.

HE9: Conservation areas

1. Development proposals within or affecting the significance of conservation areas should:

a. Retain and restore buildings and other features which make a positive contribution to the character or appearance of a conservation area wherever possible; and

b. Consider the area's special architectural or historic interest (as identified as part of the designation of the conservation area) in the design of development.

2. Not all elements of a conservation area will necessarily contribute to its significance. Where a development proposal would result in the loss of a building or other element which contributes to the character or appearance of a conservation area that is desirable to preserve or enhance, the assessment of impact should take into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole, and the effects of this considered in accordance with policies HE5 and HE6.

3. Proposals that preserve those elements of a conservation area that make a positive contribution to it (or which better reveal its significance) should be approved.

HE10: Archaeological assets

1. Where a development proposal has the reasonable potential, based on evidence, to affect an archaeological heritage asset, discovered or undiscovered, an appropriate investigation of the asset's significance and the potential effect on this should be undertaken to identify the design of the development proposal, mitigation and implementation of the development.

2. Archaeological assets should be preserved in situ wherever feasible. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, and should be undertaken by suitably-qualified individuals or organisations.

HE11: Loss or removal of heritage assets

1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

a. The development should not be approved without all reasonable steps being taken to make sure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset;

b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by being deposited in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

2. Development proposals to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), should retain the feature in situ wherever possible (and, where appropriate, be supported by an explanation of their historic and social context)

9.2 Local planning policy

9.2.1 South Cambridgeshire District Council's Local Plan was adopted in September 2018. Policy NH/14 covers Heritage Assets

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 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;

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.

9.2.2 Cambridge City Council's Local Plan was adopted in October 2018. Policy 61 cover the historic environment.

Policy 61: Conservation and enhancement of Cambridge's historic environment

To ensure the conservation and enhancement of Cambridge's historic environment, proposals should:

a. preserve or enhance the significance of the heritage assets of the city, their setting and the wider townscape, including views into, within and out of conservation areas;

b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;

c. be of an appropriate scale, form, height, massing, alignment and detailed design which will contribute to local distinctiveness, complement the built form and scale of heritage assets and respect the character, appearance and setting of the locality;

d. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside assessment of the potential impact of the development on the heritage asset and its context; and

e. provide clear justification for any works that would lead to harm or substantial harm to a heritage asset yet be of substantial public benefit, through detailed analysis of the asset and the proposal.

9.2.3 Cambridge City Council and South Cambridgeshire District Council are working together to create the first joint Local Plan for Greater Cambridge. The draft Local Plan was approved for consultation at a joint Cabinet meeting between both councils on Tuesday 25 November. Once this adopted it will replace both above local plans. Policy Great Places/Heritage Assets covers designated Heritage assets and Policy Great Places/Non-Designated covers non-designated heritage assets.

Policy GP/HA: Designated Heritage Assets

1. Harm to a designated heritage asset (regardless of the level of harm), will require clear and convincing justification in line with the National Planning Policy Framework's tests.
2. Development proposals that affect designated heritage assets, including alterations and extensions, retrofit or new development must::
    a. Preserve or enhance the significance of the designated heritage asset(s) and its setting, and the character or appearance of Conservation Areas including views into, within and out of them;;
    b. Be of an appropriate scale, form, height, massing, alignment, and high-quality design that complements the built form and scale of heritage assets.
    c. Use high-quality materials, architectural detailing and methods of construction which complement the character of the building or area;
    d. Retain features important to the settlement form and pattern, such as the hierarchy of buildings, plot divisions, open spaces, gardens, trees, hedges and any other features that contribute to the historic character;
    e. Respect the historic internal layouts and other internal features of importance;
    f. Respect the setting of the designated heritage assets, including inward and outward views, and how the building is experienced and understood;
    g. Retain important traditional features such as original doors, windows, shop fronts, street furniture and boundary treatments.
3. Buildings or structures that make a positive contribution to the special architectural or historic interest of a Conservation Areas should be retained. Demolition will only be permitted where:
    a. the structure has been formally assessed to be unsound or in a state of such disrepair that it is not practical or viable to be repaired;
    b. all possible measures to sustain an existing use or find alternative uses have been explored;
    c. redevelopment would bring substantial public benefits.

Safeguarding heritage at Risk

4. Where development proposals include heritage assets that have been identified as being at risk, they should identify specific opportunities for the positive repair, regeneration, and adaptive reuse of the heritage asset.
5. Enabling development to secure the future of a designated heritage asset will only be supported when all of the following conditions are met:
    a. The public benefit of the preservation or enhancement of the heritage asset outweighs the disbenefits of providing the enabling development;
    b. The scale of the enabling development is the minimum necessary to secure the future of the heritage asset and all aspects of design and layout minimise disbenefits;
    c. The impacts of the enabling development are precisely defined at the outset;
    d. The heritage objective can be securely linked to the enabling development through a planning agreement;
    e. Evidence is submitted that demonstrates that, to the satisfaction of the Local Planning Authority, financial assistance to secure the long-term future of the heritage asset is not available from any other source;
    f. The heritage asset will be repaired or enhanced to an agreed standard at an agreed stage in the course of the enabling development, preferably at the outset and certainly before completion

Policy GP/ND: Designated Heritage Assets

The Local Planning Authority will seek to ensure the retention and enhancement of buildings or other structures identified (at application stage or otherwise) as being non-designated heritage assets.

When determining a planning application, the Local Planning Authority will make a balanced judgement of the potential impacts of the development on non-designated heritage assets. Consideration will be given to the significance of the asset and its setting, the extent of impact on its significance, as well as the scale of any harm or loss to the asset.

Prior to the loss of a non-designated heritage asset, an appropriate level of survey and recording will be expected, including archaeological investigation where appropriate (the results of which should be deposited on the Cambridge Historic Environment Record)

10 Determining significance

10.1.1 ‘Significance’ lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

11 Glossary

Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
Archaeological Priority Area/Zone	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
Brickearth	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
B.P.	Before Present, conventionally taken to be 1950
Bronze Age	2,000–600 BC
Building recording	Recording of historic buildings (by a competent archaeological organisation) is undertaken *'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect',* amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
Built heritage	Upstanding structure of historic interest.
Colluvium	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
Conservation area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
Cropmarks	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
Cut-and-cover [trench]	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
Cut feature	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
Devensian	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from *c* 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
Early medieval	AD 410–1066. Also referred to as the Saxon period.
Evaluation (archaeological)	A limited programme of non–intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
Excavation (archaeological)	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
Findspot	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
Geotechnical	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
Head	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
Heritage asset	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment assessment	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
Historic Environment Record (HER)	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
Holocene	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
Iron Age	600 BC–AD 43
Jersey Transverse Mercator (JTM)	A vertical datum used by Jersey as the basis for deriving altitudes on maps.
Later medieval	AD 1066 – 1500

Last Glacial Maximum	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
Locally listed building	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
Listed building	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
Made Ground	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
Mesolithic	12,000 – 4,000 BC
Neolithic	4,000 – 2,000 BC
Palaeo-environmental	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
Palaeolithic	700,000–12,000 BC
Palaeochannel	A former/ancient watercourse
Peat	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
Pleistocene	Geological period pre-dating the Holocene.
Post-medieval	AD 1500–present
Preservation by record	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
Preservation in situ	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved *in situ* for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
Registered Historic Parks and Gardens	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
Residual	When used to describe archaeological artefacts, this means not *in situ,* i.e. Found outside the context in which it was originally deposited.
Roman	AD 43–410
Scheduled Monument	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
Site	The area of proposed development
Site codes	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
Study area	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
Solifluction, Soliflucted	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
Stratigraphy	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
Truncate	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
Watching brief (archaeological)	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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South Cambridgeshire District Council, 2018, South Cambridgeshire Local Plan

12.2 Other sources

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Historic England designation data

Internet – web-published sources:

https://local-heritage-list.org.uk/cambridgeshire/map last accessed 27.9.24

Ordnance Survey maps

Ordnance Survey 1st edition 6” map (1886).

Ordnance Survey 2nd edition 6” map (1901).

Ordnance Survey 3rd edition 6” map (1928).

Ordnance Survey 1:10,000 scale maps (1959–60, 1972–74, 1981–84, 2024)

12.3 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	N		
Levelled site survey as existing (ground and buildings)	N		

Contamination survey data ground and buildings (inc. asbestos)	N		
Geotechnical report	N		
Envirocheck report	N		
Information obtained from non-client source	**Carried out**		
Site inspection	Y	n/a	
Local area (heritage asset) inspection	Y		

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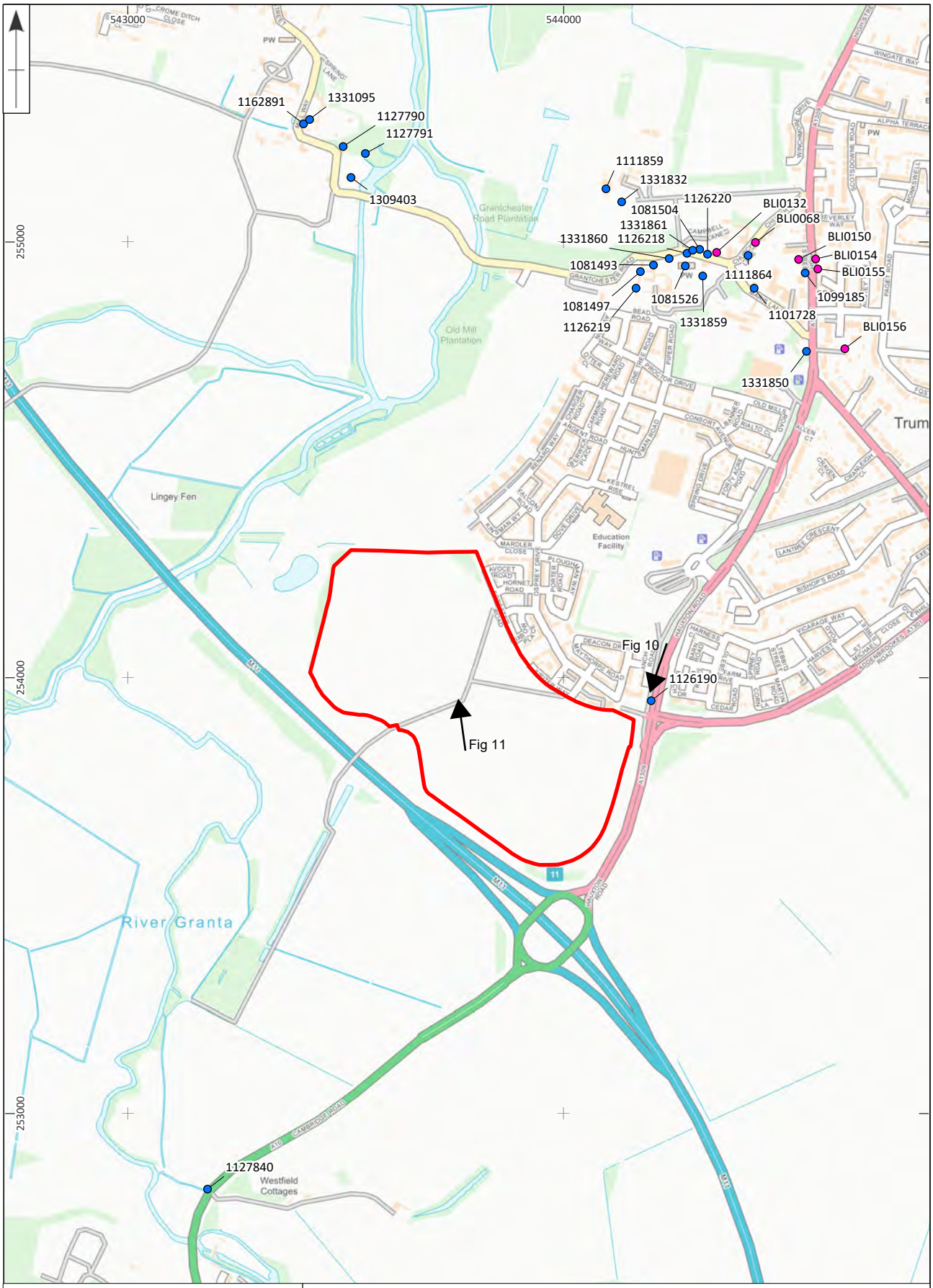
scale: 1:7,500 @ A4

0 250m

Fig 1 Site location



Contains Ordnance Survey data
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scale: 1:12,500 @ A4

0 500m

Designated heritage assets | Non-designated heritage assets | Site location | Location/direction of photograph

Fig 2 Designated and non-designated built heritage assets

Fig 3 Cole's map of Cambridgeshire of 1760 (Cambridgeshire Archives ref: K283/P/6/91)

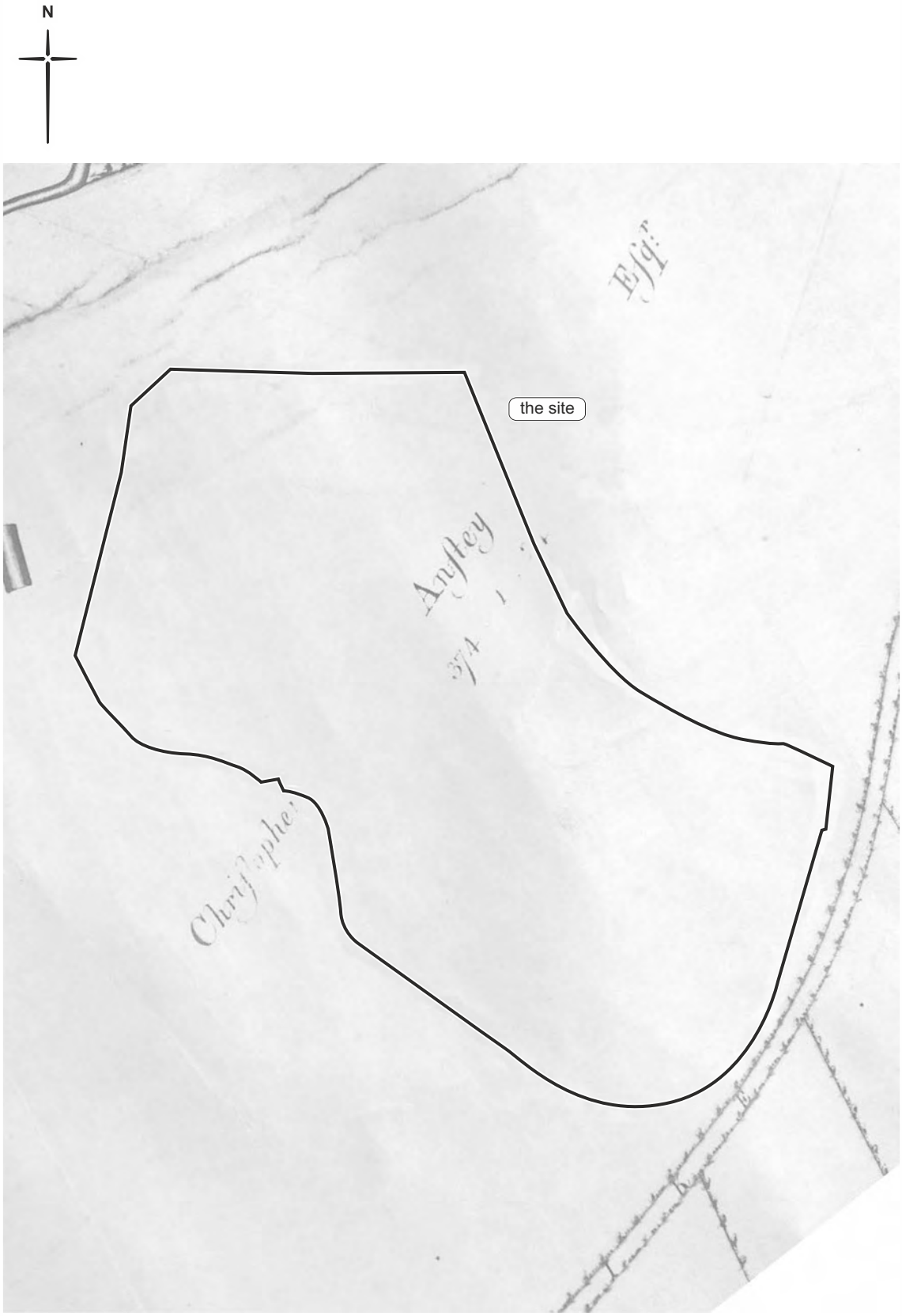

Fig 4 Trumpington Inclosure map of 1804 (Cambridgeshire Archives ref: KCB/8/4/1)

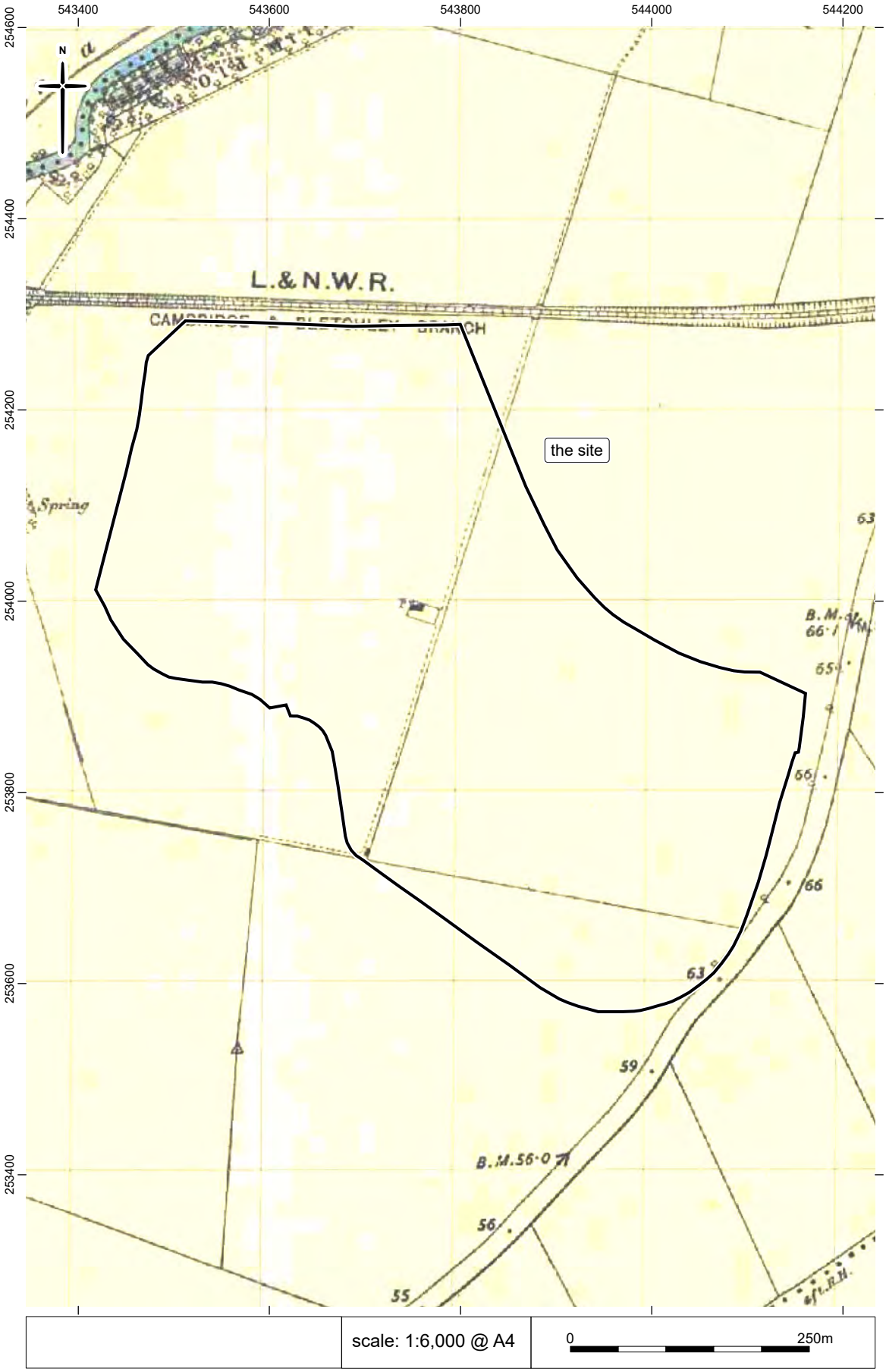

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Fig 5 Ordnance Survey 1st edition 6ft:mile map of 1886 (not to scale)

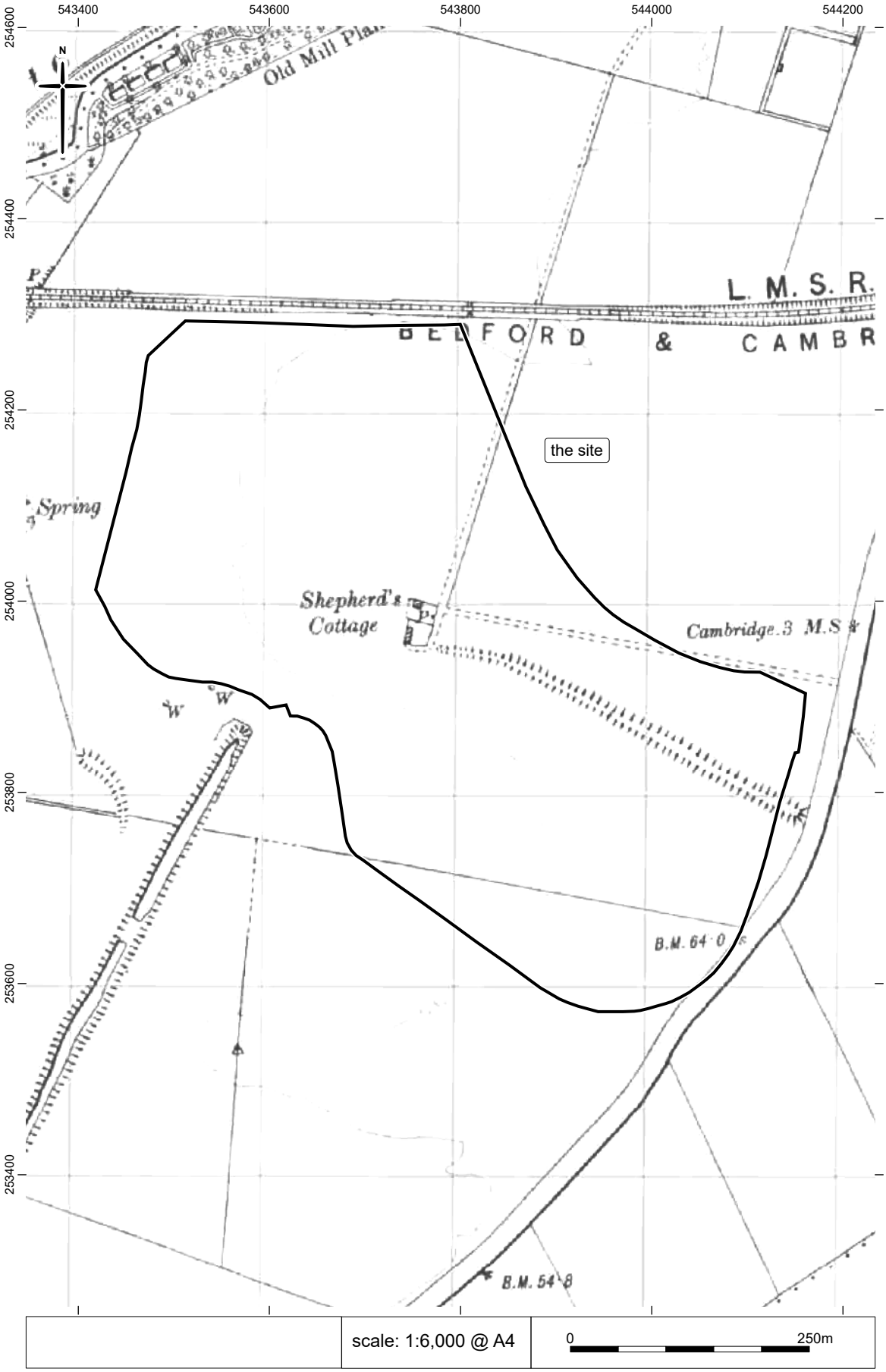

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Fig 6 Ordnance Survey 3rd edition 6ft:mile map of 1928 (not to scale)

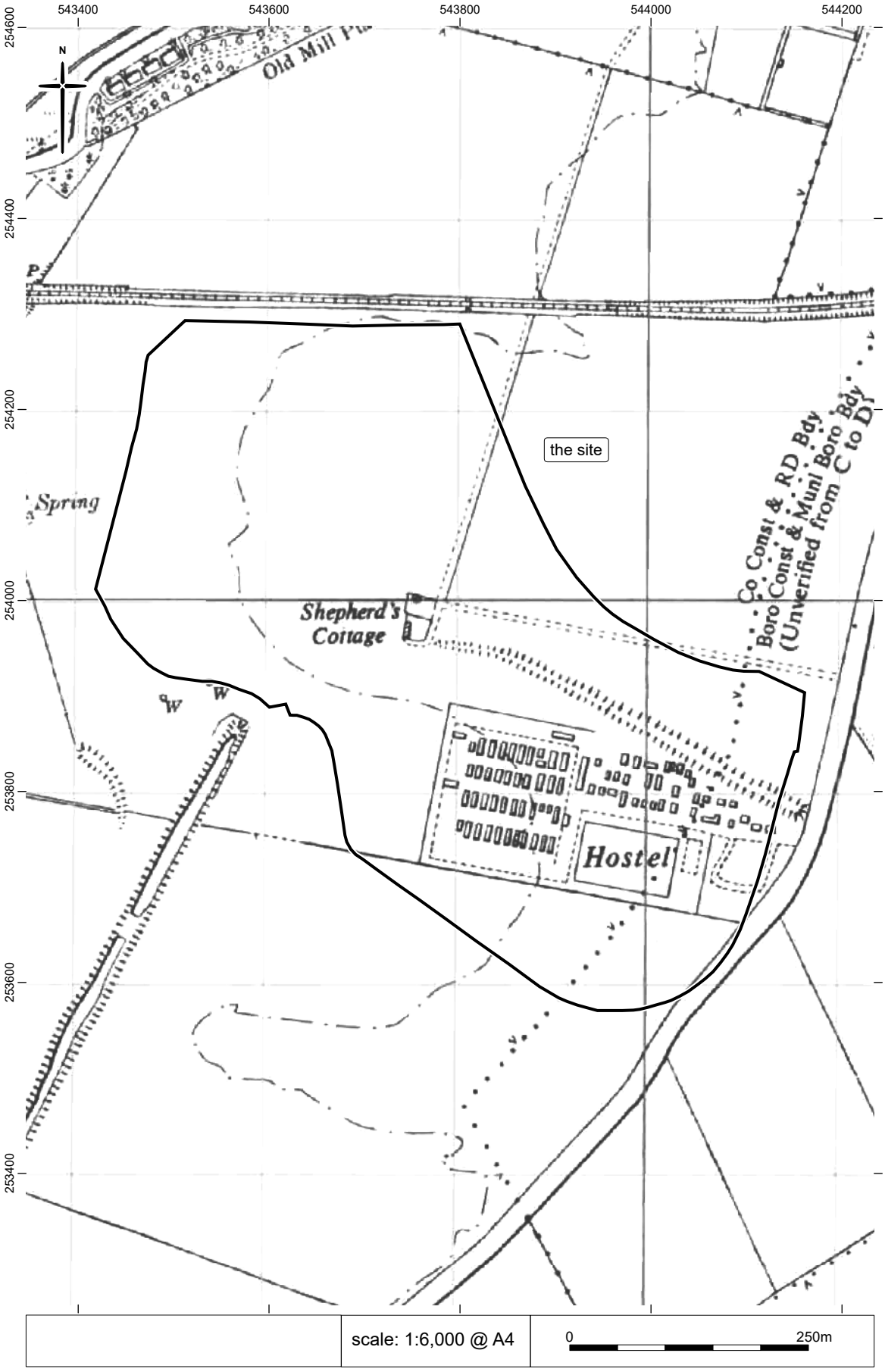

Fig 7 Ordnance Survey 1:10000 scale map of 1959–60 (not to scale)

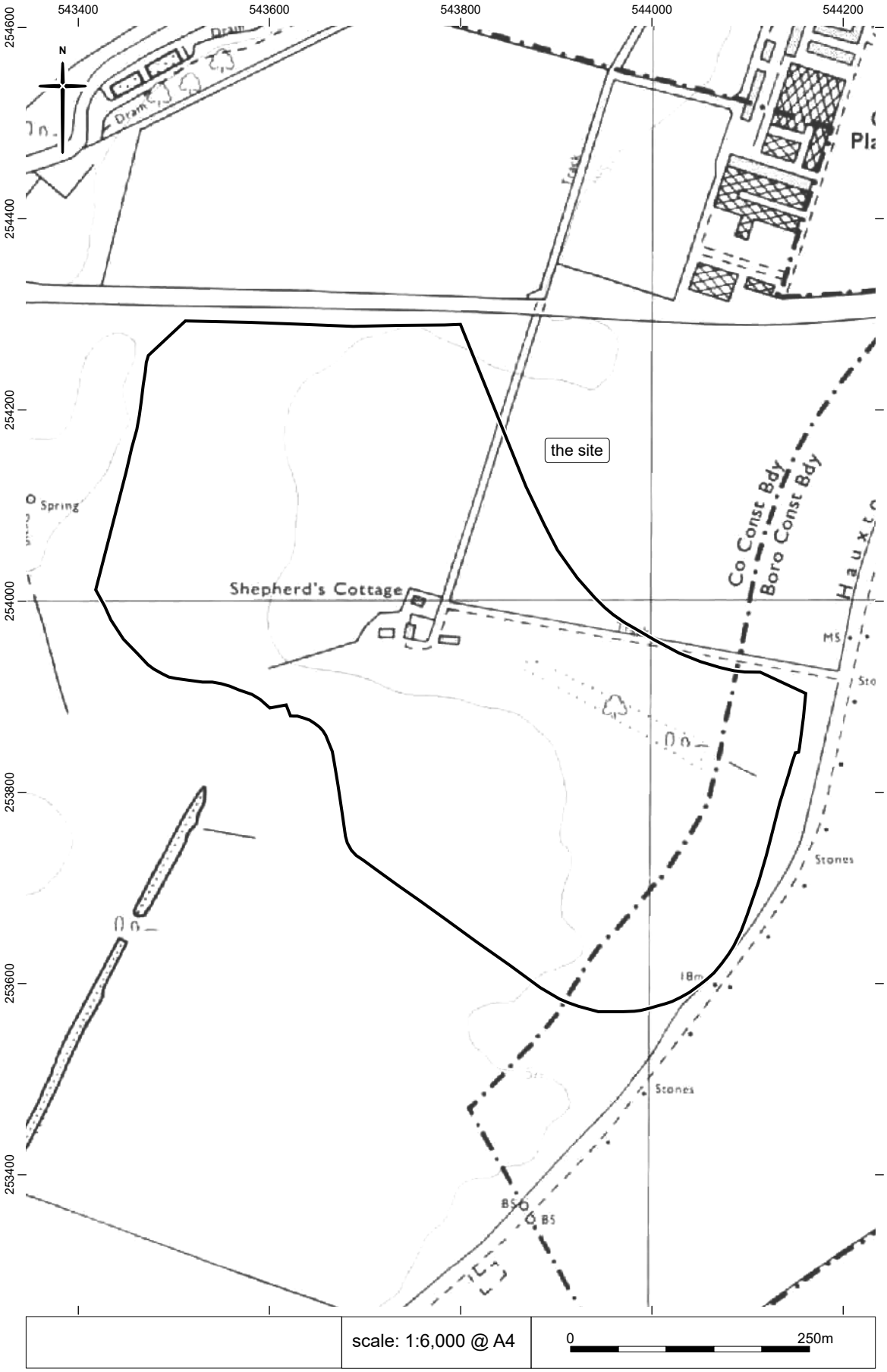

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Fig 8 Ordnance Survey 1:10000 scale map of 1972–74 (not to scale)